



CITY OF KUNA

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

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

SEPTEMBER 16, 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
Pat Jones, Council Member
Joe Stear, Council Member**

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at 922-5546 to make inquiry concerning the nature of the item described on the agenda.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

**CITY OF KUNA
REGULAR CITY COUNCIL MEETING
AMENDED AGENDA
TUESDAY, SEPTEMBER 16, 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: Scott Piper, First Baptist Church

Pledge of Allegiance: Mayor Nelson

Consideration to Amend the Agenda

Amend the agenda packet originally posted on September 12, 2014 to include the following:

3C Packet information for Kuna Summer Crime Update

3D Amended language in section 1.5e of contract with Ada County Sheriff

Remove agenda item 5B Air Quality Vehicle Emission Inspection and Maintenance Program from the agenda.

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 August 26, 2014 Special Meeting
2. Minutes of September 2, 2014 Regular Meeting

B. Accounts Payable Dated September 16, 2014 in the Amount of \$890,153.27

C. Alcohol Licenses:

D. Resolutions:

E. Findings of Facts and Conclusions of Law:

1. 14-04-AN (Annexation), *Ben Bernie Annexation*;
Applicant requests annexation of approximately 1.6 acre parcel into the City of Kuna with an R-4 (Medium Density Residential District) zoning designation.
2. 14-02-AN (Annexation), 14-03-DA and 14-01-LS (Lot Split). *Kirkpatrick Annexation*
Applicant seeks annexation of approx. 6.8 acres into City limits and split the existing parcel into two parcels.

2. Citizen's Reports or Requests:

3. New Business

- A. Idaho Transportation Federal Funding Update – Rhonda Jalbert, Valley Regional Transit and Toni Tisdale, Community Planning Association of Southwest Idaho (COMPASS)
- B. Kuna's Survey Results for Transit and Costs for Service – Valley Regional Transit, Rhonda Jalbert
- C. Kuna Summer Crime Update – Justin Dusseau, Chief of Police
- D. Consideration to Approve Resolution No. R48-2014 Contract with Ada County Sheriff – Richard Roats, City Attorney
- E. Consideration to Approve Resolution No. R49-2014 Contract with Ada County Prosecuting Attorney – Richard Roats, City Attorney
- F. Consideration to Approve Resolution No. R50-2014 Authorizing Execution of a Consultant Services Agreement with J-U-B Engineers to Prepare and Submit Waste Water Reuse Permit – Gordon Law, City Engineer
- G. Consideration to Approve Splitting the Membership Fees with the Chamber of Commerce for the Boise Valley Economic Partnership – Mayor Nelson

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

- A. 14-01-ZC: *Ridley's Family Markets* – Troy Behunin, Sr. Planner
Request by Mark Ridley (For CJM, LLP), for a rezone of approximately 7.98 acres located at the southwest corner (SWC) of Deer Flat Road and Highway 69. This is a request to change the current zoning, R-6 (Medium Density Residential) in the City, to C-1 (Neighborhood Business District) within the forthcoming Merrill Family Center Commercial subdivision.
- B. *J&M Sanitation* – Tim Gordon, J&M Sanitation, Inc.
Public Hearing to Gather Public Testimony Concerning a Proposed Increase in the Solid Waste Collection Service Fees Charged by J&M Sanitation Pursuant to City of Kuna

Ordinance No. 679 Establishing a System for the Collection, Hauling and Removal of Solid Waste within the City and Establishing Fees on the Collection thereof.

1. Consideration to Approve Resolution No. R47-2014 Adopting New Fee Schedule with J&M Sanitation, Inc.

5. Old Business:

A. Sailor Shores Meadows Subdivision – Troy Behunin, Sr. Planner

~~B. Air Quality Vehicle Emission Inspection and Maintenance Program – Mayor Nelson~~

6. Ordinances:

A. First Reading of Ordinance No. 2014-09A Amending 2014-09 Danskin 47 Acres

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 AMENDING KUNA CITY ORDINANCE NO. 2014-09 THAT AMENDED KUNA CITY ORDINANCE NO. 2006-32 TO ADD PARCEL NO. S1311111350 INTO THE ANNEXATION AND REZONE ACTION WHERE SAID PARCEL WAS PREVIOUSLY ANNEXED INTO THE CITY PURSUANT TO KUNA CITY ORDINANCE NO. 2006-34; HOWEVER PARCEL NO. S1311111350 WAS NOT REZONED AS CONSIDERED AND APPROVED FOR REZONE BY THE CITY OF KUNA, IDAHO CITY COUNCIL AFTER PUBLIC NOTICE AND HEARING; THEREFORE THIS ORDINANCE SHALL REZONE PARCEL NO. S1311111350 AND ESTABLISH THE CORRECT ZONING CLASSIFICATION OF R-6; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

7. Mayor/Council Discussion Items:

A. Vandalism Discussion – Mayor Nelson

B. Reminder: Upcoming City Council Joint Meeting with City of Meridian on September 23, 2014 at 3:00 p.m., Kuna City Hall

8. Announcements:

9. Executive Session:

10. Adjournment:

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

TUESDAY, AUGUST 26, 2014

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

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4:00 P.M. SPECIAL CITY COUNCIL

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

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

1. Call to Order and Roll Call

Mayor Nelson welcomed everyone and called the meeting to order at 4:00 p.m. Roll call reflected Council Members Cardoza, Jones, Buban-Vonder Haar and Stear present at the meeting.

2. Urban Renewal Agency

A. Discuss Resolution No. R21-2011 Urban Renewal Agency (Timestamp 00:00:36)

Mayor Nelson explained the need to discuss the Urban Renewal Agency (URA) and is waiting to hear back from the County Assessor's Office and State Tax Commission to see if the increase in value of the new Ridley's store can be included.

The Urban Renewal District (URD) is the only thing that would create money for infrastructure.

A map for the proposed URD was reviewed to decide on areas to include in the district.

Concern was noted that Ada County Highway District (ACHD) economic development funds would go away on areas within the URD.

Economic development needs were discussed noting ideas on professional entities interested in helping out.

1 The URD allows for taxing improvements on property but it will be important to properly
2 educate the public so they understand it is not a tax increase.

3
4 Businesses interested in coming to the Kuna area were discussed noting infrastructure
5 needed in the industrial area and costs involved. Funds created with a URD would help
6 with these types of improvements. If the URD is in place then tax anticipation notes
7 could be issued to fund projects.

8
9 **B. Discuss Existing Urban Renewal Agency Formed in 2011 Versus Forming New**
10 **Urban Renewal Agency by Voter Approval.**

11
12 Attorney Roats explained in early 2000 the City Council approved an eligibility report
13 study for Kuna for the formation of an URD which was completed and updated. In 2011,
14 Resolution No. R21-2011 was approved forming the Urban Renewal Agency but no
15 district was set up nor was any revenue allocation area established at that time. The URA
16 is formed but nothing more. A decision in moving forward with the URA that has
17 already been established needs to be made. A revenue allocation area of the URD and a
18 plan of things that the city would like to do should be considered.

19
20 **C. Discuss Boundaries of Urban Renewal District**

21
22 A map reflecting a proposed URD area was provided for review noting boundaries have
23 to be contiguous.

24
25 Kuna residential property owners carry a huge burden of the tax due to a small
26 commercial base. The URA could be utilized to develop infrastructure to start bringing
27 in commercial type businesses.

28
29 The plan would consist of a map outlining areas of where we want to build and the cost.
30 These can be amended but the revenue allocation area can only be amended one time.
31 Consideration needs to be given on how big we want it but there is a limit. The overall
32 tax from the city plus 10% is the cap for the agency.

33
34 Public hearings will be held to allow citizens opportunities to comment on it.

35
36 The increase in the value of the property is what would be taxed and placed into the
37 URA. A typical property owner would not be impacted. Bare land that is redeveloped is
38 what would be affected. The tax rate does not change.

39
40 Twenty years is the maximum term of the URA.

41
42 The goal is to include property that would have incremental increases.

43
44 The 2003 study was discussed noting areas already developed were included in the URD
45 but they were areas not likely to get incremental increases.

46

1 The Council can be appointed to serve on the board so they can maintain control over its
2 operations. Direction of the plan could change if others were assigned.

3
4 Mayor Nelson explained one of the adjustments the legislature made is to allow the
5 council to serve as the URA board so this is something Council will need to consider.

6
7 **D. Discuss Urban Renewal Plan** (*Timestamp 00:41:00*)

8
9 Public hearings would be held relaying information to properly educate the public and the
10 opportunity to see the overall plan.

11
12 (*Timestamp 00:42:32*)

13 Discussion took place regarding Ridley's to see if the assessments can be included.
14 It may be that the value in July is counted back towards January which is the statutory
15 date of inclusion with the URA.

16
17 It was noted there would be a loss of income in the General Fund during the five-year
18 period of the URA but it benefits the city because the General Fund would not be
19 impacted with infrastructure expenditures.

20
21 The URA has the authority to bond a project; the incremental income would be used to
22 pay the bonds.

23
24 If the URD plan is set at five years, the plan can be amended at any time to extend it by
25 going through the public hearing process.

26
27 The acreage of the original allocation area can be amended one time only up to a 10%
28 increase regardless of the term of the agency.

29
30 Boundaries can be inside or outside Kuna City limits with Ada County approval.

31
32 The Mayor hopes to hear from the tax commission this week for information on Ridley's.

33
34 Importance was placed on educating tax payers so they understand funds are only
35 allocated differently and there will not be an increase in their taxes.

36
37 No decisions were made at this time. The Mayor will report back on info from the State
38 Tax Commission.

39
40 **3. Adjournment**

41
42 Council Member Stear moved to adjourn the meeting at 5:22 p.m.

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W. Greg Nelson, Mayor

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ATTEST:

Brenda S. Bingham, City Clerk

Minutes prepared by Brenda Bingham
Date Approved: CCM 9/16/14

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.kunacity.id.gov

DRAFT

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CITY OF KUNA
REGULAR CITY COUNCIL MEETING
MINUTES
TUESDAY, SEPTEMBER 2, 2014
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 Pat Jones
Council Member Joe Stear

EXCUSED ABSENCE: Council Member Briana Buban-Vonder Haar

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

Call to Order and Roll Call

Mayor Nelson welcomed everyone and called the meeting to order at 7:02 p.m. Roll call reflected Council Members Cardoza, Jones, and Stear present at the meeting. Council Member Buban-Vonder Haar was unable to attend.

Invocation: Chris Bent, Calvary Chapel

Pledge of Allegiance: Mayor Nelson

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

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 August 19, 2014 Regular Meeting

B. Accounts Payable Dated August 26, 2014 in the Amount of \$311,999.22

1
2 C. Alcohol Licenses:

3
4 D. Resolutions:

5
6 E. Findings of Facts and Conclusions of Law:
7

8 **Council Member Stear moved to approve the Consent Agenda as presented. Seconded by**
9 **Council Member Jones, all voting aye. Motion carried 3-0.**

10
11 **2. Citizen's Reports or Requests:** (*Timestamp 00:02:03*)

12
13 A. 2013 Economic Study Presentation – David Yorgason, Government Affairs Consultant,
14 Building Contractors Association of Southwestern Idaho

15
16 David Yorgason gave a PowerPoint presentation on the Ada County – Metro Area
17 Economic Impact of Home Building and Housing Report. He reported on the local
18 economic impact explaining the construction phase, ripple or feed-back from construction
19 and occupancy phase as earnings spent in local economy.

20
21 It was noted St. Luke's Health Systems was the biggest local employers with 7,600 full
22 time jobs.

23
24 A local housing report was also given showing the history of Ada County yearly sales and
25 pending new construction sales for 2014.

26
27 Mayor Nelson thanked Mr. Yorgason for the information and explained the city will be
28 getting more involved with the Building Contractors Association by attending their
29 meetings.
30

31 **3. Old Business**

32
33 **4. Public Hearings:** (7:00 p.m. or as soon thereafter as matters may be heard.)

34
35 A. Kirkpatrick Annexation – Troy Behunin, Senior Planner (*Timestamp 00:34:46*)

36
37 14-02-AN (Annexation), 14-03-DA (Development Agreement) and 14-01-LS (Lot Split)
38 Applicant requests to annex approx. 6.8 acres into the City limits and to split the existing
39 parcel into two parcels. Applicant requests Agriculture zone (Ag) for parcel one (approx.
40 1.3 acres) and seeks an R-6 zone for parcel two (approx. 5.5 acres) to attract a developer
41 in the future. Applicant wishes to continue their existing agricultural uses. Applicant is
42 aware a development agreement will be recorded to guide all future development.

43
44 Troy Behunin explained the request above noting staff found the application items to be in
45 order and all notification requirements fulfilled. It is an original parcel so a lot split would
46 be allowed. The Planning and Zoning Commission has reviewed it and made
47 recommendation for approval.

1
2 Mayor Nelson opened the public hearing at 7:40 p.m. reporting no one signed the list to
3 speak. An invitation was extended to the audience to make public comment. There being
4 no testimony offered, Mayor Nelson closed the Public Hearing.

5
6 The applicant was present but did not have any additional comments to make.

7
8 **Council Member Stear moved to approve 14-02-AN Annexation, 14-03 DA**
9 **Development Agreement and 14-01-LS Lot Split for the Kirkpatrick Annexation with**
10 **all staff recommendations that were listed. Seconded by Council Member Jones, all**
11 **voting aye. Motion carried 3-0.**

12
13 B. Ben Bernier Annexation – Troy Behunin, Senior Planner (*Timestamp 00:40:20*)

14
15 14-04-AN (Annexation)

16 Applicant requests annexation of an approximately 1.6 acre parcel into the City of Kuna
17 with an R-4 (Medium Density Residential District) zoning designation from its current
18 Ada County zoning of R1 (Estate Residential).

19
20 Troy Behunin explained the above application requesting annexation into the city limits.
21 The property is located at 452 S. Swan Falls Road. Staff found the application items to be
22 in order and all notification requirements fulfilled. The Planning and Zoning Commission
23 has reviewed it and made recommendation for approval. No concerns were noted.

24
25 Applicant was present but did not have any additional comments to make.

26
27 Mayor Nelson opened the public hearing at 7:44 p.m. reporting no one signed the list to
28 speak. An invitation was extended to the audience to make public comment. There being
29 no testimony offered, Mayor Nelson closed the Public Hearing.

30
31 **Council Member Stear moved to approve 14-04-AN Annexation for the Ben Bernier**
32 **Annexation along with city staff recommendations. Seconded by Council Member**
33 **Jones, all voting aye. Motion carried 3-0.**

34
35 C. Sailor Shores Meadows Subdivision – Troy Behunin, Senior Planner
36 (*Timestamp 00:44:44*)

37
38 14-01-S (Subdivision)

39 Applicant is seeking preliminary plat re-approval for a residential subdivision in Kuna
40 consisting of 26 buildable lots and 2 common lots on approximately 4.77 acres. This
41 request reflects a different lot arrangement than what was previously approved.

42
43 Troy Behunin presented the information above. Planning Commission has reviewed the
44 request and made recommendation for approval. Notification process as required by state
45 law has been fulfilled. Discussions have taken place with the Kuna School District to
46 accommodate school bus routes. Neighborhood meetings have been held. Sewer and
47 water services will need to be obtained. The property is zoned R6.

1 **Alex Macdonald**, New Horizon Construction Comp, presented the request. They are not
2 asking for any conditional uses or alterations to the city's current planning goals. Lots are
3 between 5,000 and 8,000 square feet. It is a small development under 5 acres near city
4 services. They will address the four recommendations from the Planning and Zoning
5 Commission:

- 6 • Follow all staff recommended conditions of approval
- 7 • They contacted the Kuna School District regarding busing that was a concern among
8 the community members about the safety of school children. The cul-de-sac built into
9 the subdivision can accommodate a school bus to pick up children but at this time the
10 school district does not have any plans to enter the subdivision to pick up children.
11 They can do this at a future date when they decide to go that route.
- 12 • Provide temporary barriers to prevent pass through traffic at stub-outs at subdivision
13 boundary
- 14 • Follow the city forester's recommendations to change out some of the species of the
15 trees on the common lots.

16
17 It was noted the school bus stop will be located at Avalon and Sailer Street. This is the
18 traditional bus stop where it has always been.

19
20 Barriers will be put up to block the Nicholson sheep camp.

21
22 Mayor opened the Public Hearing at 8:53 p.m.

23
24 Support

25 None

26
27 Neutral

28
29 **Bobbie Sailer**, 1185 East Kuna Road, expressed concern with the busing of children. Her
30 driveway is right next to Sailer Place which blocks her access when the bus stops to pick
31 up the three or four children now. If there will be 24 new houses down the lane, it could
32 increase to approximately 48 students. Highway 69 was proposed as a high speed limited
33 thoroughfare. There will be multiple buses picking up students which defeat the purpose
34 of it being a high speed limited access highway. She is concerned about the buses
35 blocking the area and preventing residents from leaving for work at 7:30 in the morning.
36 She suggested that arrangements be made with the school district. Their lane is only 26'
37 wide and there is no place for the children to walk on sidewalks to avoid the traffic.

38
39 Mr. Behunin clarified that the school district was part of the agency packet that was sent
40 out which is routinely sent to them but no comment was received back from them. At the
41 Planning and Zoning Commission meeting, it was a condition of approval and the school
42 district said at this time there is not a need but in the future it will be available to them.

43
44 **Mike Sailer**, 1185 East Kuna Road, asked what the minor changes were from the original
45 plan.

46
47 Mr. Behunin reiterated the changes mentioned by Mr. Macdonald:

- 1 • Follow staff recommendations
- 2 • Contact the school
- 3 • Work with city forester
- 4 • Provide barriers to prevent pass through traffic

5
6 They also need to secure a path for sewer and water.

7
8 Oppose

9 None

10
11 Mr. Behunin explained there will not be an egress west out of the Nicholson property at
12 this time. Nothing beyond the stub street is being proposed.

13
14 Council Member Cardoza and Mr. Sailer remember discussions in 2006 regarding an
15 easement coming out from the west end of the apartments for the children and pedestrians
16 which would help eliminate safety concerns on Sailor.

17
18 Mayor suggested a meeting be held with the developers to discuss if the 15' easement
19 could be made into a path.

20
21 Mr. Macdonald stated in 2006 there was an application submitted that included a pathway
22 for students to access the bus. At that time the logistics of that was reviewed but it fell
23 through. This last year they met with various organizations and submitted the original
24 application that included the pathway through the easement. There was concern from the
25 police department that it would create opportunities for bullying and violence so they
26 were advised not to go that route and work on getting buses into the subdivision or
27 another alternate process. He stated there is availability for the bus to come into the
28 subdivision. The school district has responded that at this time they do not plan to do it
29 because it depends on how many students there are but can do it in the future when it is
30 needed.

31
32 They are looking at the best way to bring in water and sewer according to the engineer's
33 recommendation.

34
35 There is a turn-around easement for the fire truck which will be asphalted.

36
37 It was noted there were documents from the engineer that should have been included with
38 the council packets.

39
40 Mayor suggested he would like to have the school district, sheriff's department and city in
41 the discussion with the developer to figure out the safety concerns for the children.

42
43 Mr. Macdonald will work on solutions for the safety issues.

44
45 Mayor Nelson closed the public hearing at 8:30 p.m.

46

1 Mr. Behunin reported a traffic analysis was not performed since it is not required for
2 developments under 100 lots.

3
4 **Council Member Stear moved to table the Sailor Shores Meadows Subdivision 14-
5 01-S until the September 16th City Council Meeting. Seconded by Council President
6 Cardoza, all voting aye. Motion carried 3-0.**

7
8 Clarification was made to hold a meeting with the developer, school district, Fire
9 Department, P&Z, Sheriff's Department, City Engineer and Mayor prior to the September
10 16 council meeting to address the safety concerns.

11
12 Rodney Ashby, ACHD representative, will check to make sure all of the standards have
13 been met and the development process has been approved.

14
15 **D. Public Hearing for Fiscal Year Ending September 30, 2015 Annual Appropriation Budget**
16 **– John Marsh, City Treasurer (Timestamp 01:41:26)**

- 17
18 1. Annual Appropriation Ordinance No. 2014-12
19 *Consideration to dispense with full reading and three consecutive readings.*
20 *Consideration to approve ordinance.*

21
22 AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE
23 FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2014 AND ENDING
24 SEPTEMBER 30, 2015, APPROPRIATING THE SUM OF \$11,547,483 TO
25 DEFRAY EXPENSES AND LIABILITIES OF THE CITY OF KUNA FOR SAID
26 FISCAL YEAR; AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE
27 TAXABLE PROPERTY; SPECIFYING THE OBJECTS AND PROPOSED
28 EXPENSES FOR WHICH SAID APPROPRIATION IS MADE; AND PROVIDING
29 AN EFFECTIVE DATE.

30
31 Mayor Nelson opened the Public Hearing at 8:46 p.m. reporting no one signed the list
32 to speak. An invitation was extended to the audience to make public comment but no
33 one testified so the Public Hearing closed.

34
35 **Council Member Stear moved to dispense with the full reading and three**
36 **consecutive readings of Ordinance No. 2014-12. Seconded by Council Member**
37 **Jones, all voting aye. Motion carried 3-0**

38
39 **Council Member Stear moved to approve Ordinance No. 2014-12. Seconded by**
40 **Council Member Jones with the following roll call vote:**
41 **Voting Aye: Council Members Cardoza, Jones, and Stear**
42 **Voting No: None**
43 **Absent: Council Member Buban-Vonder Haar**
44 **Motion carried 3-0**

45
46 **5. New Business:**
47

- 1 A. Discuss Air Quality Vehicle Emission Inspection and Maintenance Program – Mayor
2 Nelson (*Timestamp 01:47:16*)
3

4 Mayor Nelson reported the letter from the Air Quality Board was included in the packets.
5 He explained they have tried to get Department of Environmental Quality (DEQ) to come
6 out to provide emissions testing in Kuna but they only came out two times. He asked the
7 council to review the invitation to join the Air Quality program with the hopes of getting
8 testing in Kuna.
9

10 No decision was made at this time but the item will be placed back on the agenda for the
11 September 16 meeting.
12

13 **6. Ordinances:**

14
15 **7. Mayor/Council Discussion Items:**
16

- 17 A. Discuss Notice of Public Hearing Regarding Appeal of a Conditional Use and Master
18 Site Plan for a Cemetery (Islamic Community of Bosniaks in Boise Inc.) to be Located at
19 15000 South Cloverdale Road (*Timestamp 01:52:54*)
20

21 Mayor Nelson informed the council of the Public Hearing notice regarding the proposed
22 Islamic Cemetery explaining it has been appealed due to there not being any vaults for
23 burial and a body only being buried 3 feet deep. Concern expressed on badgers in the
24 area and the fencing needed to keep the wild animals out and making sure the cemetery is
25 landscaped and well maintained.
26

27 The Board of Ada County Commissioners will hold the Public Hearing on September 10
28 at 6 p.m.
29

30 Skate Park (*Timestamp 02:00:15*)
31

32 Council Member Jones expressed concern on the lack of effort to keep the Skate Park clean
33 and trash free from the youth groups using it. Prior discussions suggested putting up a fence
34 and locking it up if not taken care of.
35

36 Mayor Nelson reported on his visit with some of the youth where he encouraged them to keep
37 it clean and to eliminate the vandalism noting the tree identification signs have been ripped
38 off. He suggested offering an award for kids reporting who was doing the damage. Also
39 discussed giving a ticket to them with the requirement of reporting to the Parks Department
40 for a work assignment. If they don't show up, then they have to go to court. Picking up trash
41 in front of their peers may be a good solution to try out. Mayor also addressed the concern in
42 his recent newsletter.
43

44 **8. Announcements:**
45

46 **9. Executive Session:**
47

1 **10. Adjournment:**

2
3 Council Member Stear moved to adjourn the meeting at 9:15 p.m.

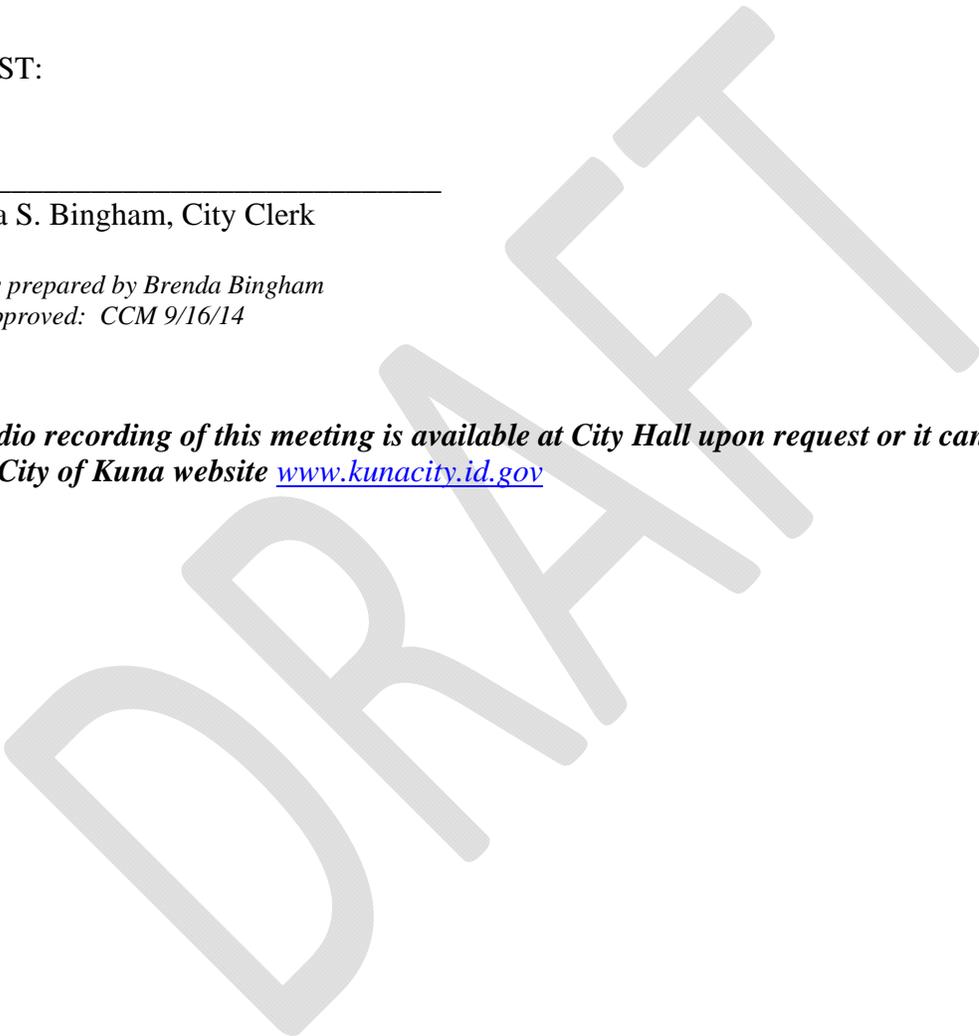
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8 _____
9 W. Greg Nelson, Mayor

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12 ATTEST:

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15 _____
16 Brenda S. Bingham, City Clerk

17
18 *Minutes prepared by Brenda Bingham*
19 *Date Approved: CCM 9/16/14*

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22 ***An audio recording of this meeting is available at City Hall upon request or it can be accessed***
23 ***at the City of Kuna website www.kunacity.id.gov***



Payment Approval Report - City Council Approval
Report dates: 9/1/2014-9/11/2014

City of Kuna

Report Criteria:
Detail report.
Invoices with totals above \$0.00 included.
Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2M COMPANY, INC.												
1461	2M COMPANY, INC.	4087845-000		<u>1 EA. FEMALE NIPPLE/HUNTER ANGLE VALVE, B.BACHMAN, AUG.'14, PARKS</u>	08/18/2014	43.22	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/14		
Total 2M COMPANY, INC.:						43.22	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	073114A		<u>ACHD IMPACT FEE TRANSFER JULY 14</u>	07/31/2014	43,980.00	43,980.00	<u>01-2510 ACHD IMPACT FEE TRANSFER</u>	0	7/14	09/05/2014	
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	082914A		<u>ACHD IMPACT FEE TRANSFER AUG 14</u>	09/04/2014	17,592.00	17,592.00	<u>01-2510 ACHD IMPACT FEE TRANSFER</u>	0	8/14	09/05/2014	
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	12650		<u>IDAHO TRANSPORATION DEPT COST SHARING FOR ORCHARD STREET SIDEWALK PROJECT, J MARSH, JULY 14</u>	07/29/2014	7,000.00	.00	<u>01-6020 CAPITAL IMPROVEMENTS</u>	1004	7/14		
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	ACHDKAY&LI		<u>SEAL COAT REPAIR COST SHARE WITH ACHD FOR BOISE P LINDER WATER LINE PROJECT (G. LAW)</u>	09/01/2014	1,021.63	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	9/14		
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						69,593.63	61,572.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	5455		<u>SEPT 2014 SHERIFF SERVICES</u>	09/02/2014	126,579.56	.00	<u>01-6000 LAW ENFORCEMENT SERVICES</u>	0	9/14		
Total ADA COUNTY SHERIFF'S OFFICE:						126,579.56	.00					

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				BLADES, ALL FOR TRUCK #6, B.BACHMAN, WATER, SEPT.'14	09/08/2014	145.76	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	9/14		
1606	AUTOZONE, INC.	4126583266		1 EAGREAT NECK REP FUNNEL OIL DRAIN, PARKS, SEPT 14	09/08/2014	8.74	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	9/14		
1606	AUTOZONE, INC.	4126583266		1 EAGREAT NECK REP FUNNEL OIL DRAIN, WATER, SEPT 14	09/08/2014	10.50	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/14		
1606	AUTOZONE, INC.	4126583266		1 EAGREAT NECK REP FUNNEL OIL DRAIN, SEWER, SEPT 14	09/08/2014	10.50	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/14		
1606	AUTOZONE, INC.	4126583266		1 EAGREAT NECK REP FUNNEL OIL DRAIN, PI, SEPT 14	09/08/2014	5.25	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	9/14		
Total AUTOZONE, INC.:						276.52	.00					
BOISE RIGGING SUPPLY												
246	BOISE RIGGING SUPPLY	R51748	2033	REPLACING CRANE CABLE ON TRUCK #23, C.KNIGHT, SEWER, AUG.'14	08/18/2014	156.50	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/14		
246	BOISE RIGGING SUPPLY	R52101	2061	PULLY CABLE AND CLAMPS, WATER DEPT., C.DEYOUNG, AUG.'14	08/28/2014	247.33	.00	20-6175 SMALL TOOLS	0	8/14		
Total BOISE RIGGING SUPPLY:						403.83	.00					
BONNEVILLE BLUEPRINT SUPPLY, INC.												
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	PS180308		2 B&W 27 DIGITAL COPY, EAST GREENBELT PROJECT, PARKS, SEPT 14	09/09/2014	21.60	.00	01-6020 CAPITAL IMPROVEMENTS	1004	9/14		
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	PS180309		3 EA JL DARLING 350F FAB COVER FIELD BOOK, WATER, SEPT 14	09/09/2014	23.87	.00	20-6165 OFFICE SUPPLIES	0	9/14		
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	PS180309		3 EA JL DARLING 350F FAB COVER FIELD BOOK, SEWER, SEPT 14	09/09/2014	23.87	.00	21-6165 OFFICE SUPPLIES	0	9/14		

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
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	PS180309		<u>3 EA JL DARLING 350F FAB COVER FIELD BOOK, PI, SEPT 14</u>	09/09/2014	9.11	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	9/14		
Total BONNEVILLE BLUEPRINT SUPPLY, INC.:						78.45	.00					
BRADY INDUSTRIES OF IDAHO LLC												
1240	BRADY INDUSTRIES OF IDAHO LLC	4527091	1969	<u>2 CASES TRI FOLD PAPER TOWELS, 2 CASES SM TOILET PAPER, B WITHROW, PARKS, JUL 14</u>	07/31/2014	70.30	.00	<u>01-6025 JANITORIAL</u>	1004	7/14		
Total BRADY INDUSTRIES OF IDAHO LLC:						70.30	.00					
CBH HOMES												
479	CBH HOMES	083114CBH		<u>PRESSURE IRRIGATION REIMBURSEMENT AGREEMENT, TOMORROW SUB #3, AUG 14</u>	08/31/2014	1,946.83	.00	<u>05-6307 PR IRR MAIN CAPACITY REIMBURSE</u>	0	8/14		
Total CBH HOMES:						1,946.83	.00					
CENTURYLINK												
62	CENTURYLINK	082514C		<u>DEDICATED LANDLINE, AUGUST 2014, WATER</u>	08/25/2014	40.02	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	8/14		
62	CENTURYLINK	082514C		<u>DEDICATED LANDLINE, AUGUST 2014, PI</u>	08/25/2014	10.00	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	8/14		
62	CENTURYLINK	082514C		<u>DEDICATED LANDLINE, AUG 2014, SR CTR</u>	08/25/2014	49.60	.00	<u>01-6255 TELEPHONE</u>	1001	8/14		
62	CENTURYLINK	082514C		<u>DEDICATED LANDLINE, AUG 2014, WATER</u>	08/25/2014	16.50	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	8/14		
62	CENTURYLINK	082514C		<u>DEDICATED LANDLINE, AUGUST 2014, PI</u>	08/25/2014	6.99	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	8/14		

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62	CENTURYLINK	082514C		<u>DEDICATED LANDLINE, AUG 2014, SEWER</u>	08/25/2014	21.53	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	8/14		
Total CENTURYLINK:						144.64	.00					
CESCO												
437	CESCO	R19038	2087	<u>CAT EQUIPMENT RENT FOR GRADING TRAIL ON EAST GREENBELT EXTENSION, UPRR GREENBELT EXTENSION GRANT, BOB BACHMAN</u>	08/29/2014	1,518.00	.00	<u>03-6362 EXPENDITURE-UP-GREENBELT EXTEN</u>	0	8/14		
Total CESCO:						1,518.00	.00					
CHRISTOPHER JAMES DANLEY												
1705	CHRISTOPHER JAMES DANLEY	08202014C		<u>50% PARK SURVEY, HIGH FIVE GRANT, C.ENGELS, AUG.'14</u>	08/20/2014	5,000.00	.00	<u>03-6360 EXPEND.-BLUE CROSS HIGH FIVE</u>	0	8/14		
Total CHRISTOPHER JAMES DANLEY:						5,000.00	.00					
CITY OF KUNA												
473	CITY OF KUNA	091114		<u>HIGH FIVE GRANT, FARMERS MARKET PROMOTION FOR EDUCATION IN NUTRITION, TOKEN REDEMPTION @1.00 EA. REPLENISH PETTY CASH, SEPT 14</u>	09/11/2014	8.00	.00	<u>03-6360 EXPEND.-BLUE CROSS HIGH FIVE</u>	0	9/14		
Total CITY OF KUNA:						8.00	.00					
CIVIL SURVEY CONSULTANTS INC												
23	CIVIL SURVEY CONSULTANTS INC	14005-05		<u>PROFESSIONAL SERVICES, 8-1-14 TO 8-31-14, SCHOOL PI PROJECT, AUG. 14</u>	09/03/2014	1,193.60	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	8/14		
Total CIVIL SURVEY CONSULTANTS INC:						1,193.60	.00					

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CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	7071	2082	<u>1 DWYER SUBMERSIBLE LEVEL TRANSDUCER FOR MEMBRANE TANK #1. T.SHAFFER, SEWER, SEPT.'14</u>	08/29/2014	673.34	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	8/14		
147	CUSTOM ELECTRIC, INC.	7072	1829	<u>QUOTE FOR: NEW ANTENNA POLE, INSTALLATION, PARTS FOR DISCOVERY L/S, SEWER, JUNE '14 - T. FLEMING</u>	08/29/2014	4,900.00	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	8/14		
Total CUSTOM ELECTRIC, INC.:						5,573.34	.00					
D & B SUPPLY												
75	D & B SUPPLY	00249921001		<u>38 PC IMPACT DRIVER ASSY, 1/2 IMPACT WRENCH, 1/2 DR UNIVERSAL JOINT, WATER, AUG 14</u>	08/19/2014	218.47	.00	<u>20-6175 SMALL TOOLS</u>	0	8/14		
Total D & B SUPPLY:						218.47	.00					
DAHLE CONSTRUCTION, LLC												
1708	DAHLE CONSTRUCTION, LLC	082914D		<u>CONSTRUCTION OF SCHOOL PI PROJECT, G LAW, AUG 14</u>	08/29/2014	175,266.45	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	8/14		
Total DAHLE CONSTRUCTION, LLC:						175,266.45	.00					
DENALI DEVELOPMENT CORPORATION												
1405	DENALI DEVELOPMENT CORPORATION	083114DENA		<u>SEWER REIMBURSEMENT AGREEMENT, DENALI SUB, AUG 14</u>	08/31/2014	9,155.24	.00	<u>05-6306 SEWER MAIN CAPACITY REIMBURSE</u>	0	8/14		
Total DENALI DEVELOPMENT CORPORATION:						9,155.24	.00					
DIGLINE												
25	DIGLINE	0050042-IN		<u>DIG FEES, AUG 14 - WATER</u>	08/31/2014	49.94	.00	<u>20-6065 DIG LINE EXPENSE</u>	0	8/14		
25	DIGLINE	0050042-IN		<u>DIG FEES, AUG 14 - PI</u>	08/31/2014	19.02	.00	<u>25-6065 DIG LINE EXPENSE</u>	0	8/14		

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25	DIGLINE	0055042-IN		<u>DIG FEES, AUG 14 - SEWER</u>	08/31/2014	49.94	.00	21-6065 <u>DIG LINE EXPENSE</u>	0	8/14		
Total DIGLINE:						118.90	.00					
EUTEK SYSTEMS, INC.												
1644	EUTEK SYSTEMS, INC.	0011947-IN	2000	<u>1 EA BELT FOR GRIT SNAIL, HEAD WORKS BLDG., NWWTP, M.NADEAU, AUG.'14</u>	08/27/2014	2,716.44	.00	21-6142 <u>MAINT. & REPAIRS - EQUIPMENT</u>	0	8/14		
Total EUTEK SYSTEMS, INC.:						2,716.44	.00					
FERGUSON WATERWORKS #1701												
219	FERGUSON WATERWORKS #1701	0598083	2046	<u>SCHOOL STREET PI PROJECT: VALVE BOX ASSEMBLY, 4' VALVE, 4" LONG SLEEVE, 8 EA GASKETS (C.DEYOUNG)</u>	08/22/2014	720.82	.00	25-6020 <u>CAPITAL IMPROVEMENTS</u>	0	8/14		
219	FERGUSON WATERWORKS #1701	0598087	2046	<u>KUNA CAVES STORAGE UNITS: 12' VALVE, VALVE BOX ASSEMBLY, 4 GASKETS (C. DEYOUNG)</u>	08/22/2014	2,317.13	.00	25-6150 <u>MAINT. & REPAIRS - SYSTEM (PI)</u>	0	8/14		
219	FERGUSON WATERWORKS #1701	0598090	2046	<u>BUTLER PI: 6" VALVE, 12 6X1 SADDLES, 12 TRANS PACKS, 6 GASKETS, 2 6" FITTINGS, 2 22" FITTINGS, COVERS, 6 BOXES (C. DEYOUNG)</u>	08/22/2014	1,976.47	.00	25-6020 <u>CAPITAL IMPROVEMENTS</u>	0	8/14		
219	FERGUSON WATERWORKS #1701	0598294		<u>1 EA MJ SLD PLUG, 1 EA 4MJ C153 ACCY PK, SCHOOL ST PROJECT, PI, C DEYOUNG, AUG 14</u>	08/25/2014	41.53	.00	25-6020 <u>CAPITAL IMPROVEMENTS</u>	0	8/14		
Total FERGUSON WATERWORKS #1701:						5,055.95	.00					
FILTRATION TECHNOLOGY												
108	FILTRATION TECHNOLOGY	S6754	2056	<u>8 BARRELLS OF ALL QUEST, WATER, AUG 14</u>	08/25/2014	2,600.00	.00	20-6150 <u>MAINT. & REPAIRS - SYSTEM</u>	0	8/14		

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Total FILTRATION TECHNOLOGY:						2,600.00	.00					
GALIANO, LLC												
1481	GALIANO, LLC	083114GALI		<u>WATER REIMBURSEMENT AGREEMENT, GALIANO SUBDIVISION, AUG 14</u>	08/31/2014	3,086.88	.00	<u>05-6305 WATER MAIN CAPACITY REIMBBURSE</u>	0	8/14		
1481	GALIANO, LLC	083114GALI		<u>SEWER REIMBURSEMENT AGREEMENT, GALIANO SUBDIVISION, AUG 14</u>	08/31/2014	34,679.33	.00	<u>05-6306 SEWER MAIN CAPACITY REIMBURSE</u>	0	8/14		
Total GALIANO, LLC:						37,766.21	.00					
GARY R. HAWKINS dba GRH INVESTMENTS LLC												
1615	GARY R. HAWKINS dba GRH INVESTMENTS LLC	083114GRH		<u>PRESSURE IRRIGATION REIMBURSEMENT AGREEMENT, WALGREENS KUNA STORE, AUG 14</u>	08/31/2014	17,427.94	.00	<u>05-6307 PR IRR MAIN CAPACITY REIMBURSE</u>	0	8/14		
Total GARY R. HAWKINS dba GRH INVESTMENTS LLC:						17,427.94	.00					
GREENHURST NURSERY & GARDEN CE												
238	GREENHURST NURSERY & GARDEN CE	7566	2098	<u>FLOWERS FOR THE BRIDGE PROJECT, N.PURKEY, SEPT.'14</u>	09/09/2014	72.56	.00	<u>01-6020 CAPITAL IMPROVEMENTS</u>	1004	9/14		
Total GREENHURST NURSERY & GARDEN CE:						72.56	.00					
GREYHAWK DEVELOPMENT LLC												
1406	GREYHAWK DEVELOPMENT LLC	083114GREY		<u>WATER REIMBURSEMENT AGREEMENT, GREYHAWK 1 SUBDIVISION, AUG 14</u>	08/31/2014	27,062.72	.00	<u>05-6305 WATER MAIN CAPACITY REIMBBURSE</u>	0	8/14		
Total GREYHAWK DEVELOPMENT LLC:						27,062.72	.00					
H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	13733783	2086	<u>1 PIECE OF PIPE FOR REPLACEMENT PI/FOR EAST GREENBELT, B.BACHMAN, P.I., SEPT.14</u>	09/03/2014	200.64	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	0	9/14		

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Total H.D. FOWLER COMPANY:						200.64	.00					
HD SUPPLY WATERWORKS LTD												
63	HD SUPPLY WATERWORKS LTD	C864581	2047	400' OF 6" PVC PIPE FOR THE BUTLER PROJECT, C.DEYOUNG, P.I., AUG.'14	08/22/2014	1,648.00	.00	25-6020 CAPITAL IMPROVEMENTS	0	8/14		
Total HD SUPPLY WATERWORKS LTD:						1,648.00	.00					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	S5006237		SOLICITORS LICENSE, TAMBET TALLO, AUG 14	08/21/2014	41.50	.00	01-2075 UNEARNED REVENUE	0	8/14		
Total IDAHO STATE POLICE:						41.50	.00					
IDEXX DISTRIBUTION, INC.												
1620	IDEXX DISTRIBUTION, INC.	280947116	2055	20 PK COLILERT (ECOLI RE-AGENT TESTING), T.SHAFFER, LAB, AUG.'14	08/25/2014	132.09	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	8/14		
Total IDEXX DISTRIBUTION, INC.:						132.09	.00					
INTEGRA TELECOM												
1411	INTEGRA TELECOM	12299109		MONTHLY TELEPHONE/NETWORK, P&Z, SEPT 14	09/01/2014	150.42	.00	01-6255 TELEPHONE	1003	9/14		
1411	INTEGRA TELECOM	12299109		MONTHLY TELEPHONE/NETWORK, ADMIN, SEPT 14	09/01/2014	263.27	.00	01-6255 TELEPHONE	0	9/14		
1411	INTEGRA TELECOM	12299109		MONTHLY TELEPHONE/NETWORK, WATER, SEPT 14	09/01/2014	347.28	.00	20-6255 TELEPHONE EXPENSE	0	9/14		
1411	INTEGRA TELECOM	12299109		MONTHLY TELEPHONE/NETWORK, SEWER, SEPT 14	09/01/2014	429.08	.00	21-6255 TELEPHONE EXPENSE	0	9/14		

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
1411	INTEGRA TELECOM	12299109		<u>MONTHLY TELEPHONE/NETWORK, PL. SEPT 14</u>	09/01/2014	114.54	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	9/14		
Total INTEGRA TELECOM:						1,304.59	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	68621		<u>UBIQUITI NETWORKS UNIFI AP ENTERPRISE WIFI SYSTEM, ADMIN, MAY 14</u>	05/23/2014	31.88	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	5/14		
1595	INTEGRINET SOLUTIONS, INC.	68621		<u>UBIQUITI NETWORKS UNIFI AP ENTERPRISE WIFI SYSTEM, P&Z, MAY 14</u>	05/23/2014	18.22	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	5/14		
1595	INTEGRINET SOLUTIONS, INC.	68621		<u>UBIQUITI NETWORKS UNIFI AP ENTERPRISE WIFI SYSTEM, WATER, MAY 14</u>	05/23/2014	42.06	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	5/14		
1595	INTEGRINET SOLUTIONS, INC.	68621		<u>UBIQUITI NETWORKS UNIFI AP ENTERPRISE WIFI SYSTEM, SEWER, MAY 14</u>	05/23/2014	51.97	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/14		
1595	INTEGRINET SOLUTIONS, INC.	68621		<u>UBIQUITI NETWORKS UNIFI AP ENTERPRISE WIFI SYSTEM, PL, MAY 14</u>	05/23/2014	13.87	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/14		
1595	INTEGRINET SOLUTIONS, INC.	70775		<u>PROACTION MAINTENANCE, RESTORED CORRUPTED FILES, DISCUSS INTERNET SOLUTION, AUG 14</u>	08/24/2014	369.80	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	8/14		
1595	INTEGRINET SOLUTIONS, INC.	70900		<u>PERFORMED PRO ACTION MAINTENANCE, ADMIN, AUG 14</u>	08/31/2014	57.27	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	8/14		
1595	INTEGRINET SOLUTIONS, INC.	70900		<u>PERFORMED PRO ACTION MAINTENANCE, P&Z, AUG 14</u>	08/31/2014	32.72	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	8/14		
1595	INTEGRINET SOLUTIONS, INC.	70900		<u>PERFORMED PRO ACTION MAINTENANCE, WATER, AUG 14</u>	08/31/2014	75.55	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	8/14		
1595	INTEGRINET SOLUTIONS, INC.	70900		<u>PERFORMED PRO ACTION MAINTENANCE, SEWER, AUG 14</u>	08/31/2014	93.34	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	8/14		

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1595	INTEGRINET SOLUTIONS, INC.	70900		<u>PERFORMED PRO ACTION MAINTENANCE. PI. AUG 14</u>	08/31/2014	24.92	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/14		
1595	INTEGRINET SOLUTIONS, INC.	71005		<u>DELL OPTIPLEX 30XX MINITOWER. ADMIN. SEPT 14</u>	09/04/2014	371.11	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	9/14		
1595	INTEGRINET SOLUTIONS, INC.	71005		<u>DELL OPTIPLEX 30XX MINITOWER. P&Z. SEPT 14</u>	09/04/2014	212.04	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	9/14		
1595	INTEGRINET SOLUTIONS, INC.	71005		<u>DELL OPTIPLEX 30XX MINITOWER. WATER. SEPT 14</u>	09/04/2014	489.54	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/14		
1595	INTEGRINET SOLUTIONS, INC.	71005		<u>DELL OPTIPLEX 30XX MINITOWER. SEWER. SEPT 14</u>	09/04/2014	604.85	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/14		
1595	INTEGRINET SOLUTIONS, INC.	71005		<u>DELL OPTIPLEX 30XX MINITOWER. PI. SEPT 14</u>	09/04/2014	161.46	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/14		
Total INTEGRINET SOLUTIONS, INC.:						2,650.60	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	090314I		<u>NATURAL GAS CONSUMPTION NWWTP 04/28/14-5/28/14</u>	09/03/2014	3.60	.00	21-6290 UTILITIES EXPENSE	0	9/14		
Total INTERMOUNTAIN GAS CO:						3.60	.00					
INTERNATIONAL INSTITUTE OF MUN												
112	INTERNATIONAL INSTITUTE OF MUN	081814I		<u>ANN'L MBR. 08-18-14 THRU 09-30-15. B. BINGHAM. AUG 14</u>	08/18/2014	170.00	.00	01-6075 DUES & MEMBERSHIPS	0	8/14		
Total INTERNATIONAL INSTITUTE OF MUN:						170.00	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	08282014-091		<u>08/28/14-09/10/14 SANITATION RECEIPT TRANSFER</u>	09/10/2014	47,473.77	.00	26-7000 SOLID WASTE SERVICE FEES	0	9/14		

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				PUMP STATION, MATT, PI, AUG 14	08/14/2014	5.51	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	8/14		
499	KUNA LUMBER	A68865		RETURN MISC BOLTS, WASHERS, HEX NUTS, D. CROSSLEY, WATER AUG 14	08/14/2014	-.69	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	8/14		
499	KUNA LUMBER	A68988	2041	1 BAG CONCRETE FOR THE BUTLER P.I., R.JONES, P.I. AUG.'14	08/20/2014	3.79	.00	25-6020 CAPITAL IMPROVEMENTS	0	8/14		
499	KUNA LUMBER	B69299	2090	6 BAGS OF CONCRETE, 1 EA, 2"X10"X12' FOR THE PIZZA HUT PROJECT, B.BACHMAN, PARKS, SEPT.'14	09/04/2014	32.63	.00	01-6020 CAPITAL IMPROVEMENTS	1004	9/14		
Total KUNA LUMBER:						78.05	.00					
KUNA TRUE VALUE HARDWARE												
43	KUNA TRUE VALUE HARDWARE	126950	1999	CLOSING TICKET FOR KUNA DAYS FLOAT, PAINT BRUSHES, PAINT, ROLLS OF TAPE, B.BACHMAN, AUG.'14	08/06/2014	65.02	.00	01-6160 MISCELLANEOUS EXPENSES	0	8/14		
43	KUNA TRUE VALUE HARDWARE	127266	2022	MARKING PAINT & WEED BARRIER, GATEWAY PROJECT, P.KAUFMAN, PARKS, AUG.'14	08/14/2014	40.47	.00	01-6020 CAPITAL IMPROVEMENTS	1004	8/14		
43	KUNA TRUE VALUE HARDWARE	127266	2022	PAINTING SUPPLIES & GLOVES FOR GATEWAY PROJECT, P.KAUFMAN, PARKS, AUG.'14	08/14/2014	43.33	.00	01-6140 MAINT. & REPAIR BUILDING	1004	8/14		
43	KUNA TRUE VALUE HARDWARE	127266	2022	AIR HOSE FOR GATEWAY PROJECT, P.KAUFMAN, PARKS, AUG.'14	08/14/2014	11.99	.00	01-6175 SMALL TOOLS	1004	8/14		
43	KUNA TRUE VALUE HARDWARE	127267	2021	REPAIRING NO PARKING SIGNS FOR KUNA DAYS, POST DRIVER, P.KAUFMAN, PARKS, AUG.'14	08/14/2014	29.99	.00	01-6175 SMALL TOOLS	1004	8/14		
43	KUNA TRUE VALUE HARDWARE	127267	2021	REPAIRING NO PARKING SIGNS FOR KUNA DAYS, KEYS, SPONGE, NO PARKING SIGNS, P.KAUFMAN, PARKS, AUG.'14	08/14/2014	17.97	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	8/14		

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43	KUNA TRUE VALUE HARDWARE	127675	2052	<u>SPRINKLER PARTS, B BACHMAN, PARKS, AUG 14</u>	08/25/2014	17.68	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/14		
43	KUNA TRUE VALUE HARDWARE	127675	2052	<u>PAINT AND FERRELL, B BACHMAN, PARKS, AUG 14</u>	08/25/2014	7.46	.00	01-6140 MAINT. & REPAIR BUILDING	1004	8/14		
43	KUNA TRUE VALUE HARDWARE	127675	2052	<u>2 IN BALL, B BACHMAN, PARKS, AUG 14</u>	08/25/2014	8.99	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	8/14		
43	KUNA TRUE VALUE HARDWARE	127865	2066	<u>PIPE, GLUE, SCREWS, PASTE, NIPPLE, EAR PLUGS, C.DEYOUNG, P.I, AUG.'14</u>	08/28/2014	78.18	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	8/14		
43	KUNA TRUE VALUE HARDWARE	127866	2067	<u>4 EA HOSE CLAMPS, 1 EA 3/4 IN POLY M14, 1 EA WASP SPRAY, TOUGH TAPE, WATER, AUG 14</u>	08/28/2014	21.34	.00	20-6175 SMALL TOOLS	0	8/14		
43	KUNA TRUE VALUE HARDWARE	127868	2065	<u>3 IN FINE NUTS, 1 BROOM, 1 STAINLESS WASHER, 2 LEAF RAKES, SEWER, CKNIGHT, AUG 14</u>	08/28/2014	60.44	.00	21-6175 SMALL TOOLS	0	8/14		
43	KUNA TRUE VALUE HARDWARE	127875	2068	<u>1 EA HAMMER, 2 CNS ORANGE SPRAY PAINT, SEWER, CMCDANIEL, AUG 14</u>	08/28/2014	25.97	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	8/14		
43	KUNA TRUE VALUE HARDWARE	128123	2091	<u>REPLACEMENT PARTS FOR SEVERAL DIFFERENT PROJECTS (PVC FITTINGS, SCREWS, NUTS, BUNGEE, GLOVES, BATTERIES, LANDSCAPE SEED), B.BACHMAN, PARKS, SEPT.'14</u>	09/04/2014	18.99	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	9/14		
43	KUNA TRUE VALUE HARDWARE	128123	2091	<u>REPLACEMENT PARTS FOR SEVERAL DIFFERENT PROJECTS (PVC FITTINGS, SCREWS, NUTS, BUNGEE, GLOVES, BATTERIES, LANDSCAPE SEED), B.BACHMAN, PARKS, SEPT.'14</u>	09/04/2014	77.83	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/14		
Total KUNA TRUE VALUE HARDWARE:						525.65	.00					

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				GRANT. BOB BACHMAN	08/29/2014	580.56	.00	03-6360 EXPEND - BLUE CROSS HIGH FIVE	0	8/14		
Total LOW'S READY MIX, INC.:						920.84	.00					
MIKE BAKER												
1518	MIKE BAKER	090514M		PIPE REPAIRS ON FIELD #1. FARM EXP., SEPT.'14	09/05/2014	1,211.00	.00	21-6090 FARM EXPENDITURES	0	9/14		
Total MIKE BAKER:						1,211.00	.00					
MISCELLANEOUS VENDORS												
285	MISCELLANEOUS VENDORS	082214MN		TRAINING AND SCHOOLING, ROCKWELL AUTOMATION CONFERENCE. M NADEU, PARKING FEE, SEWER,AUG 14	08/22/2014	24.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	8/14		
Total MISCELLANEOUS VENDORS:						24.00	.00					
NCH CORPORATION dba CHEMSEARCH DIVISION												
1696	NCH CORPORATION dba CHEMSEARCH DIVISION	1619365	2036	1 CASE DUAL SALT CLEANER, NWWTP, M.NADEAU, AUG.'14	08/21/2014	214.41	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	8/14		
Total NCH CORPORATION dba CHEMSEARCH DIVISION:						214.41	.00					
NORCO, INC.												
222	NORCO, INC.	14252246		CYLINDER RENT FROM 8/1/14- 8/31/14, PARKS, AUG.'14	08/31/2014	4.65	.00	01-6212 RENT- EQUIPMENT	1004	8/14		
222	NORCO, INC.	14252246		CYLINDER RENT FROM 8/1/14- 8/31/14, WATER, AUG.'14	08/31/2014	5.86	.00	20-6212 RENT - EQUIPMENT	0	8/14		
222	NORCO, INC.	14252246		CYLINDER RENT FROM 8/1/14- 8/31/14, SEWER, AUG.'14	08/31/2014	5.86	.00	21-6212 RENT- EQUIPMENT	0	8/14		
222	NORCO, INC.	14252246		CYLINDER RENT FROM 8/1/14- 8/31/14, P.I, AUG.'14	08/31/2014	2.23	.00	25-6212 RENT - EQUIPMENT	0	8/14		

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Total NORCO, INC.:						18.60	.00					
PARTS, INC.												
470	PARTS, INC.	059753	1832	6 EA SPARK PLUGS FOR WHEEL LINE MOTORS. FARM, JUNE '14 - C. MCDANIEL	06/18/2014	11.70	.00	21-6090 FARM EXPENDITURES	0	6/14		
470	PARTS, INC.	061244		1 EA. WATER WETTER FOR THE MOWER. PARKS. JUL.'14	07/07/2014	9.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/14		
Total PARTS, INC.:						21.69	.00					
PAULS MARKET												
56	PAULS MARKET	002026021081		FUEL PURCHASE/FUEL CARD TURNED OFF. JUNE '14 - PARKS	06/23/2014	75.00	.00	01-6300 FUEL	1004	6/14		
56	PAULS MARKET	002086480900		SNACKS FOR THE SUMMER RANGER PROGRAM AT PAULS. B.PRENTICE. HIGH FIVE GRANT	07/14/2014	27.32	.00	03-6360 EXPEND.- BLUE CROSS HIGH FIVE	0	7/14		
56	PAULS MARKET	003030210848		SNACKS FOR THE SUMMER RANGER PROGRAM AT PAULS. B.PRENTICE. HIGH FIVE GRANT	07/21/2014	33.48	.00	03-6360 EXPEND.- BLUE CROSS HIGH FIVE	0	7/14		
56	PAULS MARKET	003049560852		SNACKS FOR THE SUMMER RANGER PROGRAM AT PAULS. B.PRENTICE. HIGH FIVE GRANT	07/28/2014	27.87	.00	03-6360 EXPEND.- BLUE CROSS HIGH FIVE	0	7/14		
56	PAULS MARKET	003066810855	1987	SNACKS FOR THE SUMMER RANGER PROGRAM AT PAULS. B.PRENTICE. HIGH FIVE GRANT	08/04/2014	15.66	.00	03-6360 EXPEND.- BLUE CROSS HIGH FIVE	0	8/14		
56	PAULS MARKET	003067961247	1987	SNACKS FOR THE SUMMER RANGER PROGRAM AT PAULS. B.PRENTICE. HIGH FIVE GRANT	08/04/2014	25.75	.00	03-6360 EXPEND.- BLUE CROSS HIGH FIVE	0	8/14		
56	PAULS MARKET	008016271247		4 PK. ISOPROPYL ALCOHOL PADS FOR LAB USE. SEWER. JUL.'14	07/08/2014	7.56	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	7/14		

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Total PAULS MARKET:						212.64	.00					
RAIN FOR RENT												
144	RAIN FOR RENT	096538979	1996	3 EA DRIVER CHAINS, GENERAL REPAIRS, SEWER, C.KNIGHT, AUG.'14	08/05/2014	111.00	.00	21-6090 FARM EXPENDITURES	0	8/14		
144	RAIN FOR RENT	096539139	2045	REPLACEMENT SPOKES, HUBS, NUTS, & BOLTS, FOR THE FARM, C.MCDANIELS, SEWER, AUG.'14	08/21/2014	415.98	.00	21-6090 FARM EXPENDITURES	0	8/14		
144	RAIN FOR RENT	096539236	2084	REPLACEMENT PARTS FOR WHEEL LINE DUE TO STORM DAMAGE, T.FLEMING, FARM, SEPT.'14	09/02/2014	5,718.70	.00	21-6090 FARM EXPENDITURES	0	9/14		
Total RAIN FOR RENT:						6,245.68	.00					
RENTAL CONNECTION												
893	RENTAL CONNECTION	35419		CYLINDER RENTAL FOR WELDING, JUL.'14 - PARKS	07/21/2014	7.75	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/14		
Total RENTAL CONNECTION:						7.75	.00					
REPUBLIC SERVICES #884												
1610	REPUBLIC SERVICES #884	0884-0006459		DISPOSAL/HAULING SERVICE OF SLUDGE, 8/1/14-8/31/14, SEWER	08/31/2014	1,628.75	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	8/14		
Total REPUBLIC SERVICES #884:						1,628.75	.00					
RIDLEY'S FOOD CORP dba												
1673	RIDLEY'S FOOD CORP dba	1234	2088	LUNCH FOR THE ECONOMIC DEVELOPMENT COMMITTEE MEETING, C.ENGELS, SEPT.'14	09/03/2014	72.26	.00	01-6155 MEETINGS/COMMI TEES	0	9/14		

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Total RIDLEY'S FOOD CORP dba:						72.26	.00					
SPECTER INSTRUMENTS, INC.												
1626	SPECTER INSTRUMENTS, INC.	1408033440		<u>ANNUAL RENEWAL OF SCADA SOFTWARE MAINTENANCE & SUPPORT FOR WIN-911.11/2014-11/2015. WATER</u>	08/21/2014	165.90	.00	<u>20-6052 CONTRACT SERVICES</u>	0	8/14		
1626	SPECTER INSTRUMENTS, INC.	1408033440		<u>ANNUAL RENEWAL OF SCADA SOFTWARE MAINTENANCE & SUPPORT FOR WIN-911.11/2014-11/2015. SEWER</u>	08/21/2014	165.90	.00	<u>21-6052 CONTRACT SERVICES</u>	0	8/14		
1626	SPECTER INSTRUMENTS, INC.	1408033440		<u>ANNUAL RENEWAL OF SCADA SOFTWARE MAINTENANCE & SUPPORT FOR WIN-911.11/2014-11/2015. P.I</u>	08/21/2014	63.20	.00	<u>25-6052 CONTRACT SERVICES</u>	0	8/14		
Total SPECTER INSTRUMENTS, INC.:						395.00	.00					
STAPLES ADVANTAGE												
1292	STAPLES ADVANTAGE	8031083905	2042	<u>1 EA MESSAGE BOOKS, 1 EA SUCKERS, 1 EA SUCKERS, 1 EA 9FT EXTENTION CORD, 2 EA 1X2 IN STICKIES, ADMIN, AUG 14</u>	08/23/2014	67.60	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/14		
1292	STAPLES ADVANTAGE	8031174970	2060	<u>1 EA SCANNED STAMP, 1 EA WALL CALENDAR, 1 EA HP LASERJET INK CARTRIDGE, 1 EA TRAY, 2 EA BOX COPIER PAPER, ADMIN SUPPLIES, AUG.'14</u>	08/30/2014	185.42	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/14		
Total STAPLES ADVANTAGE:						253.02	.00					
STAR CONSTRUCTION, L.L.C.												
260	STAR CONSTRUCTION, L.L.C.	082614S		<u>FINE SCREEN INSTALLATION, SEWER, G LAW, AUG 14</u>	08/26/2014	158,689.05	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	8/14		
Total STAR CONSTRUCTION, L.L.C.:						158,689.05	.00					

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STETSON PROPERTIES, LP												
1415	STETSON PROPERTIES, LP	08312014STE		<u>PUMP STATION REIMBURSEMENT AGREEMENT, CRIMSON POINT PUMP STATION</u>	08/31/2014	40,065.08	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	0	8/14		
1415	STETSON PROPERTIES, LP	08312014STE		<u>WATER REIMBURSEMENT AGREEMENT, CRIMSON POINT NO.4</u>	08/31/2014	3,550.87	.00	<u>05-6305 WATER MAIN CAPACITY REIMBBURSE</u>	0	8/14		
1415	STETSON PROPERTIES, LP	08312014STE		<u>SEWER REIMBURSEMENT AGREEMENT, CRIMSON POINT NO.4</u>	08/31/2014	2,294.41	.00	<u>05-6306 SEWER MAIN CAPACITY REIMBURSE</u>	0	8/14		
1415	STETSON PROPERTIES, LP	08312014STE		<u>WATER REIMBURSEMENT AGREEMENT, DANSKIN WATER LINE</u>	08/31/2014	25,050.45	.00	<u>05-6305 WATER MAIN CAPACITY REIMBBURSE</u>	0	8/14		
1415	STETSON PROPERTIES, LP	08312014STE		<u>WATER REIMBURSEMENT AGREEMENT, MASON CREEK WATER LINE</u>	08/31/2014	5,168.72	.00	<u>05-6305 WATER MAIN CAPACITY REIMBBURSE</u>	0	8/14		
Total STETSON PROPERTIES, LP:						76,129.53	.00					
SYRINGA BANK C/O BRIAN HEIM, CONTROLLER												
1614	SYRINGA BANK C/O BRIAN HEIM, CONTROLLER	08312014SYR		<u>WATER REIMBURSEMENT AGREEMENT, PROFILE SUBDIVISION</u>	08/31/2014	23,267.70	.00	<u>05-6305 WATER MAIN CAPACITY REIMBBURSE</u>	0	8/14		
1614	SYRINGA BANK C/O BRIAN HEIM, CONTROLLER	08312014SYR		<u>SEWER REIMBURSEMENT AGREEMENT, PROFILE SUBDIVISION</u>	08/31/2014	41,825.62	.00	<u>05-6306 SEWER MAIN CAPACITY REIMBURSE</u>	0	8/14		
Total SYRINGA BANK C/O BRIAN HEIM, CONTROLLER:						65,093.32	.00					
TATES RENTS, INC.												
59	TATES RENTS, INC.	697148-5	2025	<u>WEED EATER STRING AND 2-CYCLE OIL, B.BACHMAN, PARKS, AUG.'14</u>	08/14/2014	80.87	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	8/14		
59	TATES RENTS, INC.	700699-5	2077	<u>CONCRETE BUGGY FOR DISC GOLF TEE PAD INSTALLATION, HIGH FIVE GRANT BOB BACHMAN</u>	08/29/2014	259.68	.00	<u>03-6360 EXPEND.- BLUE CROSS HIGH FIVE</u>	0	8/14		

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Total TATES RENTS, INC.:						340.55	.00					
THE WESTPARK COMPANY, INC.												
1710	THE WESTPARK COMPANY, INC.	08312014WES		<u>WATER REIMBURSEMENT AGREEMENT, CRIMSON NORTH PROJECT</u>	08/31/2014	3,145.39	.00	05-6305 WATER MAIN CAPACITY REIMBBURSE	0	8/14		
1710	THE WESTPARK COMPANY, INC.	08312014WES		<u>PRESSURE IRRIGATION REIMBURSEMENT AGREEMENT, CRIMSON NORTH PROJECT</u>	08/31/2014	1,967.23	.00	05-6307 PR IRR MAIN CAPACITY REIMBURSE	0	8/14		
Total THE WESTPARK COMPANY, INC.:						5,112.62	.00					
TIM GORDON												
997	TIM GORDON	08262014T		<u>CITY HALL RENT-SEPT 2014-ADMIN</u>	08/26/2014	-1,259.87	.00	01-6211 RENT-BUILDINGS & LAND	0	8/14		
997	TIM GORDON	08262014T		<u>CITY HALL RENT - AUGUST 2014 - P&Z</u>	08/26/2014	-420.11	.00	01-6211 RENT-BUILDINGS & LAND	1003	8/14		
997	TIM GORDON	08262014T		<u>CITY HALL RENT - AUGUST 2014 - WATER</u>	08/26/2014	-1,031.16	.00	20-6211 RENT-BUILDINGS & LAND	0	8/14		
997	TIM GORDON	08262014T		<u>CITY HALL RENT - AUGUST 2014 - SEWER</u>	08/26/2014	-1,345.68	.00	21-6211 RENT - BUILDINGS & LAND	0	8/14		
997	TIM GORDON	08262014T		<u>CITY HALL RENT - AUGUST 2014 - PI</u>	08/26/2014	-436.28	.00	25-6211 RENT - BUILDINGS & LAND	0	8/14		
Total TIM GORDON:						-4,493.10	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	240552342122	1971	<u>CRAFT WAREHOUSE, DECORATIONS FOR THE CITY FLOAT IN KUNA DAYS PARADE, G.SMITH, JUL.'14</u>	07/30/2014	28.41	.00	01-6045 CONTINGENCY FUND	0	7/14		
1444	U.S. BANK (VISA)	243230042122	1971	<u>ZURCHERS PARTY STORE, DOWELS & DECORATIONS FOR CITY HALL FLOAT FOR KUNA DAYS PARADE, G.SMITH, JUL.'14</u>	07/30/2014	76.26	.00	01-6045 CONTINGENCY FUND	0	7/14		

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1444	U.S. BANK (VISA)	244450042124	1971	WALMART SUPERCENTER, CANDY FOR THE CITY HALL FLOAT IN KUNA DAYS PARADE, G.SMITH, JUL.'14	07/30/2014	136.98	.00	01-6045 CONTINGENCY FUND	0	7/14		
1444	U.S. BANK (VISA)	247170542127		PARKS & REC-BOISE, COMMUNITY FORESTRY, 24 YDS. MULCH/CHIPS FOR TREES, N.PURKEY, JUL.'14	07/29/2014	359.98	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/14		
1444	U.S. BANK (VISA)	247170542267	2019	LIMA LIMON PERUVIAN, MAYOR MEETING FOR RECREATION FACILITY SITE ANALYSIS, AUG.'14	08/13/2014	66.10	.00	01-6155 MEETINGS/COMMITTEES	0	8/14		
1444	U.S. BANK (VISA)	247554242192		WE'RE SMOKIN' BBQ LLC, LUNCH FOR THE MAYOR'S ECONOMIC DEVELOPMENT MEETING, C.ENGELS, AUG.'14	08/07/2014	88.00	.00	01-6155 MEETINGS/COMMITTEES	0	8/14		
Total U.S. BANK (VISA):						755.73	.00					
ULTIMATE HEATING & AIR, INC.												
1538	ULTIMATE HEATING & AIR, INC.	63592		SERVICE AND REPAIRS TO AIR CONDITIONING UNIT, SENIOR CENTER, AUG.'14	08/26/2014	123.00	.00	01-6140 MAINT. & REPAIR BUILDING	1001	8/14		
Total ULTIMATE HEATING & AIR, INC.:						123.00	.00					
UNITED OIL												
316	UNITED OIL	0365361	1941	1500 GALS UNLEADED FUEL @\$3.686 FOR N.WWTP, JULY '14 - T. SHAFFER	07/18/2014	5,507.62	5,507.62	21-6300 FUEL	0	7/14	09/05/2014	
316	UNITED OIL	0440625	2017	CHEVRON ISO 220 GEAR OIL- EQUIPMENT, AUG 14, M NADEAU	08/14/2014	225.23	225.23	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/14	09/05/2014	
Total UNITED OIL:						5,732.85	5,732.85					
UNIVAR USA, INC.												
1410	UNIVAR USA, INC.	NA363812		CONTAINER & DEPOSIT RETURN, RETURN #10787845, SEWER, AUG.'14	08/25/2014	-1,450.00	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	8/14		

City of Kuna
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Report dates: 9/1/2014-9/11/2014

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
1410	UNIVAR USA, INC.	NA558064	2040	48 BUCKETS OF CALCIUM HYPOCHLORITE FOR THE CHLORINATORS AT THE LAGOON, T.SHAFFER, AUG.'14	08/21/2014	5,134.30	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	8/14		
Total UNIVAR USA, INC.:						3,684.30	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	26302		POSTAGE, ESTATEMENT, AUG.'14 - ADMIN	08/31/2014	747.92	.00	01-6190 POSTAGE & BILLING	0	8/14		
857	VALLI INFORMATION SYSTEMS, INC	26302		POSTAGE, ESTATEMENT, AUG.'14 - WATER	08/31/2014	1,042.49	.00	20-6190 POSTAGE & BILLING	0	8/14		
857	VALLI INFORMATION SYSTEMS, INC	26302		POSTAGE, ESTATEMENT, AUG.'14 - SEWER	08/31/2014	1,360.77	.00	21-6190 POSTAGE & BILLING	0	8/14		
857	VALLI INFORMATION SYSTEMS, INC	26302		POSTAGE, ESTATEMENT, AUG.'14 - P.I	08/31/2014	441.13	.00	25-6190 POSTAGE & BILLING	0	8/14		
857	VALLI INFORMATION SYSTEMS, INC	26303		LOCKBOX, ESTATEMENT, AUG.'14-ADMIN	08/31/2014	74.88	.00	01-6190 POSTAGE & BILLING	0	8/14		
857	VALLI INFORMATION SYSTEMS, INC	26303		LOCKBOX, ESTATEMENT, AUG.'14-WATER	08/31/2014	104.38	.00	20-6190 POSTAGE & BILLING	0	8/14		
857	VALLI INFORMATION SYSTEMS, INC	26303		LOCKBOX, ESTATEMENT, AUG.'14-SEWER	08/31/2014	136.24	.00	21-6190 POSTAGE & BILLING	0	8/14		
857	VALLI INFORMATION SYSTEMS, INC	26303		LOCKBOX, ESTATEMENT, AUG.'14-P.I	08/31/2014	44.17	.00	25-6190 POSTAGE & BILLING	0	8/14		
Total VALLI INFORMATION SYSTEMS, INC:						3,951.98	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9731266741		MOBILE CHARGES AUG 2 - SEPT 1, 2014 - PARKS	09/01/2014	84.13	.00	01-6255 TELEPHONE	1004	9/14		
1575	VERIZON WIRELESS	9731266741		MOBILE CHARGES AUG 2 - SEPT 1, 2014 - WATER	09/01/2014	149.94	.00	20-6255 TELEPHONE EXPENSE	0	9/14		

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
1575	VERIZON WIRELESS	9731266741		<u>MOBILE CHARGES AUG 2 - SEPT 1, 2014 - P.]</u>	09/01/2014	37.48	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	9/14		
Total VERIZON WIRELESS:						271.55	.00					
VICTORY GREENS												
364	VICTORY GREENS	340023		<u>PLANTS FOR THE GATEWAY PROJECT, N.PURKEY, PARKS, AUG.'14</u>	08/21/2014	238.39	.00	<u>01-6020 CAPITAL IMPROVEMENTS</u>	1004	8/14		
Total VICTORY GREENS:						238.39	.00					
VICTORY STONE ENGRAVING, LLC												
1490	VICTORY STONE ENGRAVING, LLC	082114V	2043	<u>ENGRAVING ON THE "WELCOME TO KUNA" STONE, PIZZA HUT PROJECT, PARKS, AUG.'14</u>	08/21/2014	550.00	.00	<u>01-6020 CAPITAL IMPROVEMENTS</u>	1004	8/14		
Total VICTORY STONE ENGRAVING, LLC:						550.00	.00					
WATER DEPOSIT REFUNDS #7												
1685	WATER DEPOSIT REFUNDS #7	140530.01		<u>TIMOTHY W GORDON, 140530.01, OVERPAYMENT</u>	09/04/2014	459.92	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/14		
1685	WATER DEPOSIT REFUNDS #7	150930.01		<u>JAMES KAMINSKI, 150930.01, OVERPAYMENT</u>	09/04/2014	32.86	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/14		
1685	WATER DEPOSIT REFUNDS #7	181180.01A		<u>FRED N FARMER, 181180.01, OVERPAYMENT</u>	09/02/2014	73.11	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/14		
1685	WATER DEPOSIT REFUNDS #7	181530.02		<u>PAUL CARSON, 181530.02, OVERPAYMENT</u>	09/04/2014	52.80	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/14		
1685	WATER DEPOSIT REFUNDS #7	181980.03		<u>ROBERT REEDER, 181980.03, WATER REFUND</u>	09/04/2014	68.60	.00	<u>20-2200 WATER DEPOSITS HELD</u>	0	9/14		
1685	WATER DEPOSIT REFUNDS #7	183540.01		<u>TELMA R LANTZ, 183540.01, OVERPAYMENT</u>	09/04/2014	66.93	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/14		
1685	WATER DEPOSIT REFUNDS #7	190060.02		<u>AMANDA DAVIS, 190060.02, WATER REFUND</u>	09/04/2014	95.70	.00	<u>20-2200 WATER DEPOSITS HELD</u>	0	9/14		

City of Kuna
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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1685	WATER DEPOSIT REFUNDS #7	190330.01		<u>DAWN JOHNSON, 190330.01, WATER REFUND</u>	09/04/2014	33.34	.00	<u>20-2200 WATER DEPOSITS HELD</u>	0	9/14		
1685	WATER DEPOSIT REFUNDS #7	200785.02		<u>KAYLA WURTZ, 200785.02, WATER DEPOSIT REFUND</u>	09/02/2014	17.05	.00	<u>20-2200 WATER DEPOSITS HELD</u>	0	9/14		
1685	WATER DEPOSIT REFUNDS #7	201155.01		<u>STEPHEN J LIMANI JR, 201155.01, OVERPAYMENT</u>	09/04/2014	4.43	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/14		
1685	WATER DEPOSIT REFUNDS #7	240715.02		<u>LEXI HILPERT, 240715.02, OVERPAYMENT</u>	09/04/2014	12.51	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/14		
1685	WATER DEPOSIT REFUNDS #7	240885.02		<u>AMANDA M TURNEY, 240885.02, WATER REFUND</u>	09/04/2014	6.43	.00	<u>20-2200 WATER DEPOSITS HELD</u>	0	9/14		
1685	WATER DEPOSIT REFUNDS #7	260270.02		<u>MARKETPLACE MORTGAGE, 260270.02, OVERPAYMENT</u>	09/04/2014	18.57	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/14		
1685	WATER DEPOSIT REFUNDS #7	270080.01		<u>CHAD LARSON, C/O MANAGEMENT PRO, 270080.01, OVERPAYMENT</u>	09/04/2014	52.80	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/14		
1685	WATER DEPOSIT REFUNDS #7	274635.02		<u>SUZANNE L CREAGER, 274635.02, OVERPAYMENT</u>	09/04/2014	58.86	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/14		
Total WATER DEPOSIT REFUNDS #7:						1,053.91	.00					
WESTERN STATES CHEM												
274	WESTERN STATES CHEM	141368		<u>REPLENISHING STOCK FOR CLEANING SUPPLIES AND WASP-X FOR PARK BATHROOMS, N.PURKEY, PARKS, AUG.'14</u>	08/11/2014	880.02	.00	<u>01-6025 JANITORIAL</u>	1004	8/14		
Total WESTERN STATES CHEM:						880.02	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	WO070095951	2074	<u>PERFORMED ANNUAL SERVICE, TEN MILE, SEWER, AUG 14</u>	08/29/2014	1,364.57	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	8/14		
98	WESTERN STATES EQUIPMENT CO.	WO070095952	2076	<u>PERFORMED ANNUAL SERVICE, BUTLER WELL, WATER, AUG 14</u>	08/29/2014	522.61	.00	<u>20-6150 MAINT. & REPAIRS - SYSTEM</u>	0	8/14		

Payment Approval Report - City Council Approval
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City of Kuna

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
98	WESTERN STATES EQUIPMENT CO.	WO070095953	2075	PERFORMED SEMI-ANNUAL INSPECTION AND MAINTENANCE, CEDAR WELL, WATER, AUG 14	08/29/2014	1,460.64	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	8/14		
98	WESTERN STATES EQUIPMENT CO.	WO070095954	2071	PERFORMED ANNUAL INSPECTION AND SERVICE, DANSKIN, WATER, AUG 14	08/29/2014	475.47	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/14		
98	WESTERN STATES EQUIPMENT CO.	WO070095955	2070	PERFORMED ANNUAL INSPECTION, DEER HORN, WATER, AUG '14	08/29/2014	386.77	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/14		
98	WESTERN STATES EQUIPMENT CO.	WO070095956	2073	PERFORMED ANNUAL SERVICE, DANSKIN WELL, WATER, AUG '14	08/29/2014	1,186.56	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	8/14		
98	WESTERN STATES EQUIPMENT CO.	WO070095957	2072	PERFORMED ANNUAL SERVICE, DANSKIN, WATER, AUG '14	08/29/2014	2,822.51	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	8/14		
Total WESTERN STATES EQUIPMENT CO.:						8,219.13	.00					
WEX BANK												
1234	WEX BANK	37985003		FUEL, AUG.'14 - PARKS	08/31/2014	571.17	.00	01-6300 FUEL	1004	8/14		
1234	WEX BANK	37985003		FUEL, AUG.'14 - BLDG.INSP	08/31/2014	152.07	.00	01-6300 FUEL	1005	8/14		
1234	WEX BANK	37985003		FUEL, AUG.'14 - WATER	08/31/2014	108.28	.00	20-6300 FUEL	0	8/14		
1234	WEX BANK	37985003		FUEL, AUG.'14 - SEWER	08/31/2014	498.83	.00	21-6300 FUEL	0	8/14		
1234	WEX BANK	37985003		FUEL, AUG.'14 - P.I	08/31/2014	44.12	.00	25-6300 FUEL	0	8/14		
Total WEX BANK:						1,374.47	.00					
ZATICA FAMILY LIMITED PARTNERSHIP												
1557	ZATICA FAMILY LIMITED PARTNERSHIP	08312014Z		PRESSURE IRRIGATION REIMBURSEMENT AGREEMENT, ZATICA SUBDIVISION NO.2	08/31/2014	4,790.63	.00	05-6307 PR IRR MAIN CAPACITY REIMBURSE	0	8/14		

City of Kuna

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Report dates: 9/1/2014-9/11/2014

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 ZATICA FAMILY LIMITED PARTNERSHIP:						4,790.63	.00					
Grand Totals:						890,153.27	67,304.85					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.



City of Kuna

Findings of Fact and Conclusions of Law

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

To: City Council

Case Number(s): 14-04-AN (Annexation)
Ben Bernier Annexation

Location: 452 S. Swan Falls Rd.
 Kuna, ID 83634

Planner: Troy Behunin, Senior Planner

Hearing Date: September 2, 2014
Findings of Fact: **September 16, 2014**

Applicant: **Ben Bernier**
 452 S. Swan Falls Rd.
 Kuna, ID 83634
 208.571.3780
sks2bu77@gmail.com

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- A. Course Proceedings
- B. Applicants Request
- C. Vicinity and Aerial Maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Findings of Fact
- J. Conclusions of Law
- K. Recommendation by the Planning and Zoning Commission
- L. Order of decision by City Council

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation into City limits is designated 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 | March 28, 2014 (Zero people attended) |
| ii. Agencies | May 28, 2014 |
| iii. 300' Property Owners | August 18 2014 |
| iv. Kuna, Melba Newspaper | August 13, 2014 |
| v. Site Posted | August 19, 2014 |

B. Applicants Request:

1. Request:

- Applicant is requesting annexation of an approximately 1.6 acre parcel into the City of Kuna with an R-4 (Medium Density Residential District) zoning designation from its current Ada County zoning of R1 (Estate Residential).

C. Vicinity and Aerial Maps:



D. History: The parcel is adjacent to the City limits and is currently zoned R1 (Estate Residential) and contains a residence and two out buildings.

E. General Projects Facts:

1. **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.

2. **Surrounding Land Uses:**

North	L-O	Limited Office – Ada County
South	R1	Estate Residential – Kuna City
East	R1	Estate Residential – Ada County
West	R-6, Ag	Medium Density Residential, Agriculture – Kuna City

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

- Approx. 1.6 acres
- R1, Estate Residential
- Parcel # - S1325233780

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** Currently there is a residence where the applicant lives and two out buildings. Existing vegetation is similar to typical residential parcels.

6. **Transportation/Connectivity:** The existing access for the parcel is off S. Swan Falls Road. This application does not seek additional or alternative access.

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

8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Central District Health Department and Boise Project Board of Control. The responding agency comments are included as exhibits with this case file.

F. Staff Analysis:

This site is located near the southeast corner (SEC) of Swan Falls & Stagecoach Roads. Applicant requests to annex into the City limits. There is an existing residence which will rely on a septic tank & well for now.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and Kuna Comprehensive Plan; and forwards a recommendation of approval for Case #'s 14-02-AN, 14-03-DA and 14-01-LS, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,

2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

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

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

GOALS AND POLICY – Property Rights

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

Policy 1: As part of a land use action review, 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 POLICY – 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 POLICY – 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. Findings of Fact:

1. This request appears to be in compliance with all ordinances and laws of the City and appears to be consistent with Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna’s Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation application is not likely to cause adverse public health problems.
6. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna City Council accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.

9. Based on the evidence contained in Case No. 14-04-AN, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The Kuna City Council has the authority to approve or deny these applications.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Conclusions of Law:

1. Based on the evidence contained in Case No. 14-04-AN the Kuna City Council finds Case No. 14-04-AN complies with Kuna City Code.
2. Based on the evidence contained in Case No. 14-04-AN, the Kuna City Council finds Case No. 14-04-AN, is consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Recommendation by the Planning and Zoning Commission:

On July 22, 2014, the Planning and Zoning Commission voted 5-0, to *recommend approval* for Case No. 14-04-AN, based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends *approval* for Case No. 14-04-AN, a request for annexation from Ben Bernier, with the following conditions of approval:

- *Follow all staff and agency recommendations as appropriate.*

L. Order of decision by City 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.

On September 2, 2014, the City Council voted 4-0, to *approve* Case No. 14-04-AN, based on the facts outlined in staff's report and the public testimony during the public hearing by the City Council of Kuna, Idaho. The Council hereby *approves* Case No. 14-04-AN, a request for annexation from Ben Bernier, with the following conditions of approval:

- *Approved as presented,*
- *Follow all staff and agency recommendations as appropriate.*

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved 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 approve any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
2. 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– With future development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. In the event of future development, lighting within the site shall comply with Kuna City Code as stated in KCC 5-9-5-B.
 6. In the event of future development, 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. In the event of future development, future 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 approved by the public entities owning the property.
 10. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 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 Council, or seek amendment to them through public hearing processes.
 12. In the event of future development, the applicant’s landscape plan shall be considered a binding site plan, or as modified by the Commission through DRC.
 13. Any future development is subject to landscaping design review, among other land use applications as applicable, at time of development. The entire site will also be subject to the same.
 14. Applicant shall follow all staff, City engineer and other agency recommended requirements as applicable.
 15. Developer shall comply with all local, state and federal laws.

DATED this 16, day of September, 2014.

W. Greg Nelson, Mayor
Kuna City

ATTEST:

Brenda Bingham
Kuna City Clerk



City of Kuna

Findings of Fact and Conclusions of Law

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

To: City Council

Case Number(s): 14-02-AN (Annexation), 14-03-DA (Development Agreement) and 14-01-LS (Lot Split).
Kirkpatrick Annexation

Location: 2021 W. Ardell Road
 Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Hearing Date: September 2, 2014
Findings of Fact: September 16, 2014

Applicant: Mark and Yvonne Kirkpatrick
 2021 W. Ardell Road
 Kuna, Idaho 83634
 208.922.1942
ymkirk@gmail.com

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- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Findings of Fact
- J. Conclusions of Law
- K. Recommendation by the Planning and Zoning Commission
- L. Decision by the Council

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation and a development agreement is designated 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 | February 20, 2014 (3 people attended) |
| ii. Agencies | March 27, 2014 |
| iii. 300' Property Owners | August 18 2014 |
| iv. Kuna Melba Newspaper | August 13, 2014 |
| v. Site Posted | August 19, 2014 |

B. Applicants Request:

1. Request:

Applicant requests approval to annex approximately 6.8 acres into the City limits and to split the existing parcel into two parcels. Applicant requests the Agriculture zone (Ag) for parcel one (approx. 1.3 acres), where the applicant will continue to grow crops and live. Applicant seeks an R-6 (Medium Density) zone for parcel two (approx. 5.5 acres) and hopes to attract a subdivision developer in the future. Until such time, it is anticipated the two will continue enjoying its existing agricultural uses, just in the City limits. Applicant is aware a development agreement will be recorded to guide all future development.

C. Vicinity and Aerial Maps:



D. History: The parcel is adjacent to the City limits and is currently zoned RUT (Rural Urban Transition) and contains a home, out buildings and the majority of the lands are currently farmed. This parcel has historically been farmed.

E. General Projects Facts:

1. **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.

2. Surrounding Land Uses:

North	RR	Rural Residential – Ada County
South	R-3	Low Density Residential – Kuna City
East	RUT	Rural Urban Transition – Ada County
West	R-6	Medium Density Residential – Kuna City

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

- Approx. 6.8 total acres
- RUT, Rural Urban Transition
- Parcel # - S1315427807

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** Currently there is a home where the applicant lives and a couple of out buildings. The site has been used for agriculture activities and it is anticipated it will continue its historic uses on both parcels, until the larger parcel is developed in the future.

6. **Transportation / Connectivity:** The existing access for the parcel is off Ardell Road. This site will be required to provide connections to existing stubs when development occurs along with a possible connection to Ardell Road for the future subdivision.

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

8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Central District Health Department, Ada County Highway District (ACHD), Department of Environmental Quality (DEQ) and Boise Project Board of Control. The responding agency comments are included as exhibits with this case file.

F. Staff Analysis:

This site is located near the southwest corner (SWC) of Ten Mile & Ardell Roads and near Crimson Point North and Crimson Point Subdivisions. Applicant requests to annex into the City and split the parcel into two. Parcel one will be approx. 1.3 acres in size and an existing residence will remain on it which will rely on a septic tank & well for now. The remaining 5.5 acres has been historically farmed and it is anticipated those uses will continue. In the future, those 5.5 acres will likely be developed into a subdivision.

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 14-02-AN and 14-03-DA, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

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

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

GOALS AND POLICY – Property Rights

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

Policy 1: As part of a land use action review, 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 POLICY – 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 POLICY – 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. Findings of Fact:

1. This request appears to be in compliance with all ordinances and laws of the City and appears to be consistent with Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna’s Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation application is not likely to cause adverse public health problems.
6. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna City Council accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No.s 14-02-AN, 14-01-LS and 14-03-DA, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The Kuna City Council has the authority to approve or deny these applications.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Conclusions of Law:

1. Based on the evidence contained in Case No.s 14-02-AN, 14-01-LS and 14-03-DA, the Kuna City Council finds Case No.s 14-02-AN, 14-01-LS and 14-03-DA, comply with Kuna City Code.
2. Based on the evidence contained in Case No.s 14-02-AN, 14-01-LS and 14-03-DA, the Kuna City Council finds Case No.s 14-02-AN, 14-01-LS and 14-03-DA, 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 by the Planning and Zoning Commission:

On July 22, 2014, the Planning and Zoning Commission voted 5-0, to *recommend approval* for Case No.s 14-02-AN, 14-01-LS and 14-03-DA, based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby *recommends approval* for Case No.s 14-02-AN, 14-01-LS and 14-03-DA, a request for annexation and a development agreement from Mark and Yvonne Kirkpatrick, with the following conditions of approval:

- *Follow all staff and agency recommendations as appropriate.*

L. Order of decision by City Council:

14-02-AN, 14-03-DA, 14-01-LS *Note: This proposed motion is for approval or denial of this request. However, if the City Council wishes to approve or deny specific parts of the request as detailed in this report, they must be specified.*

On September 2, 2014, the City Council voted 4-0, to *approve* Case No.s 14-02-AN, 14-01-LS and 14-03-DA, based on the facts outlined in staff's report and the public testimony during the public hearing by the City Council of Kuna, Idaho. The Council hereby *approves* Case No.s 14-02-AN, 14-01-LS and 14-03-DA, a request for annexation and a development agreement from Mark and Yvonne Kirkpatrick, with the following conditions of approval:

- *Follow all staff and agency recommendations as appropriate.*
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 any 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- With future development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.

3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. Future lighting within the site shall comply with Kuna City Code as stated in KCC 5-9-5-B.
6. Future 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. Future 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 to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).
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 Council, or seek amending them through public hearing processes.
12. The applicant's future landscape plan shall be considered a binding site plan, or as modified by the Commission through DRC.
13. Any future development is subject to landscaping design review, among other land use applications as applicable, at time of development. The entire site will also be subject to the same.
14. Applicant shall follow all staff, City engineer and other agency recommended requirements as applicable.
15. Developer shall comply with all local, state and federal laws.

DATED: This 16 day of September, 2014.

W. Greg Nelson, Mayor
Kuna City

ATTEST:

Brenda Bingham
Kuna City Clerk



TOPIC: City of Kuna – Public Transportation Plan and Budget

DATE: September 11, 2014

FOR INFORMATION ONLY

Valley Regional Transit (VRT) has been working with the city of Kuna and major stakeholders on developing a strategic plan and budget for public transportation for the Kuna Area. The plan will consider a medium-term service plan with short-term emphasis on developing public transportation options to meet short-term service needs.

A charter was drafted and objectives and options were developed by the stakeholder group. VRT posted a survey for Kuna residents to give input into the types of public transportation options that they would prefer. Below are the results of the survey.

Survey Results

Valley Regional Transit (VRT) received 78 responses to the Kuna Bus Survey. Of the responses received it appears that the respondents preferred:

- Commuter Service - 54%
 - Fixed Route Circulator – 42%
- Suggested locations of existing and proposed Park and Ride Locations
- Respondents tended to be 24-49 years old
- Other comments
 - Would not be interested in giving up their vanpool
 - Were glad to see VRT and Kuna looking at transit service

Proposed Routes/Types

Proposed options for a Commuter Service route could be:

- Option 1: Service from locations within Kuna to Meridian
- Option 2: Service from locations within Kuna to downtown Boise Main Street Station located at 8th & Main.

A commuter service route would typically run weekdays only. The frequency which the service would operate would depend upon the budget. Operating costs are estimated by revenue hour, which is the time when a vehicle is available to the general public and there is an expectation of carrying passengers. The match ratio for the operating costs would be 60% Federal funding and 40% Local Match. The city of Kuna would provide the Local Match

Capital Expenditures for vehicles would be 92% Federal funding and 8% Local Match. It is unknown at this time whether or not Capital dollars would be needed to fund vehicle procurement for the service.

See attached proposed routes and operating budgets.

Schedule

Schedule will be determined by the options selected, but it is anticipated that service could be provided starting in FY16.

Next Steps

The next steps to move the project forward would be:

- Kuna City Council to provide input on the survey results - **September**
- Kuna City Council to provide a preliminary budget to be submitted to ITD in an application for Rural dollars to fund the operations – **October**
- Submit application to ITD for the project - **November**

More Information: For additional information contact: - Rhonda Jalbert, Development Director, 208.258.2707, rjalbert@valleyregionaltransit.org

Attachments

- City of Kuna – Public Transportation Plan and Budget – Charter
- Survey Results and Proposed Budget with Routes

City of Kuna

Public Transportation Plan and Budget

Project Purpose

Complete a strategic plan and budget for public transportation operations to serve Kuna. The plan will consider a medium-term service plan with short-term emphasis on developing public transportation options to meet short-term service needs.

Project Objectives and Outcomes

Review and analysis of:

- Projected land use patterns associated with the Comprehensive Plan of Kuna
- Existing and projected markets
- Key nodes and/or corridors
- Possibilities of regional integration and service coordination
- Local demographics and environmental justice

Development and implementation of a public outreach plan to inform and seek input from stakeholders and community members

Completion of short-term and mid-term service development plans, including:

- Operations plan
 - Outline of services that will meet the need of Kuna in the medium-term
 - Prioritization of routes within the medium-term service plan and selection of short-term service option
 - Detailed implementation plan for short-term service option
- Capital equipment and infrastructure plan
- Marketing plan to reach out to potential riders and maximize return on investment for Kuna citizens.
- Performance measures and evaluation process to assure services are meeting the stated goals and objectives contained in the plan
- Summary of financing options; emphasizing methods of maximizing federal and local funds; including possible cost-sharing partnerships in non-profit and private sectors
- Regional Coordination review process to ensure alternatives are consistent with Valleyconnect.

Decision Making Process

- Project team will develop and review findings and preliminary proposal of service plan
- Kuna will assist in forming a community steering committee to advise and guide system development
- A community workshop will allow public to review findings and provide recommendations
- Workshop results will be used to draft final plan
- Final plan will be presented to the Kuna City Council at a scheduled public hearing

Project Team

City of Kuna

- Wendy Howell, Kuna P & Z Director
- Briana Buban-Vonder Haar, Kuna City Council
- Travis Jeffers, Planning Technician
- Gordon Law, City Engineer

- Layne Saxton, Kuna School District

Valley Regional Transit

- Kelli Fairless, Executive Director
- Jacob Hassard, Regional Project Manager
- Rhonda Jalbert, Development Director
- Rick Thompson, Finance Director

Ada County Highway District

- Maureen Gresham, Commuteride

Project Manager

- The project manager Rhonda Jalbert, Development Director, Valley Regional Transit

Opportunities

- Meridian Road, a five (5) lane arterial connecting the cities of Kuna and Meridian, exhibits strong development potential.
- Prospective park & ride site near central business district, at parcels R507000565 and R507000540.
- Increasing fuel prices and the cost of driving may create incentives for public transportation utilization.
- The average commute time from Kuna to Boise is 25.9 minutes, implying an existing demand for commuter ridership.
- The project timeframe will coincide with the development of the Meridian and Eagle Transportation Plans.

Constraints

- A stretch of approximately five (5) miles of rural space separates urban land uses along Meridian Road.
- Plan needs to consider various federal requirements for rural funding, in the context of federal match, operating issues, and overall system efficiency.
- Federal rural funds are limited and difficult to access

Data Review

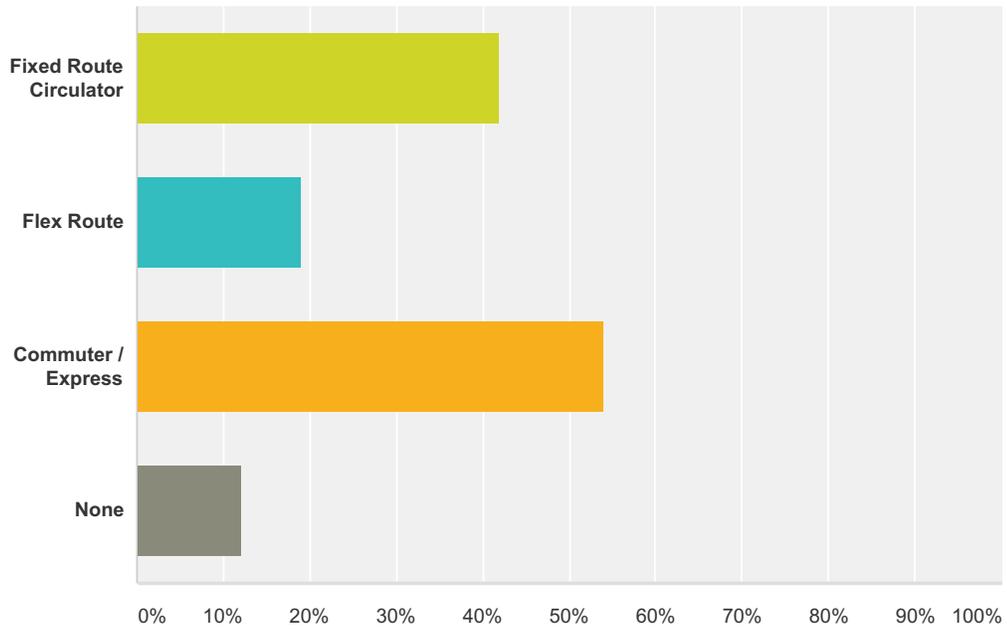
- Valleyconnect
- Performance Measures
- Peer system analysis
- VRT six-year operating budget
- VRT ten-year capital plan
- VRT strategic plan update
- Communities in Motion
- City of Kuna Comprehensive Plan

Project Timeline and Approach

- The project team will meet monthly, beginning in April
- It is suggested that each meeting be structured to review one of the major objectives, reserving 15-20 minutes to scope the objective for the subsequent meeting.
- Budget Development will begin in fall 2014 for the FY 2016 budget.

Q1 Which of the proposed route alternatives would be most useful to you?

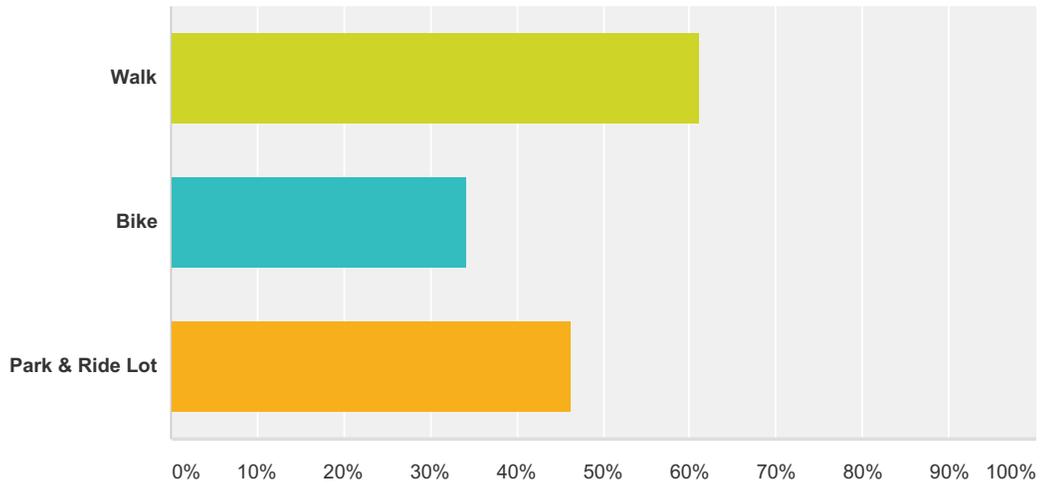
Answered: 74 Skipped: 1



Answer Choices	Responses
Fixed Route Circulator	41.89% 31
Flex Route	18.92% 14
Commuter / Express	54.05% 40
None	12.16% 9
Total Respondents: 74	

Q2 How would you get to the public transportation?

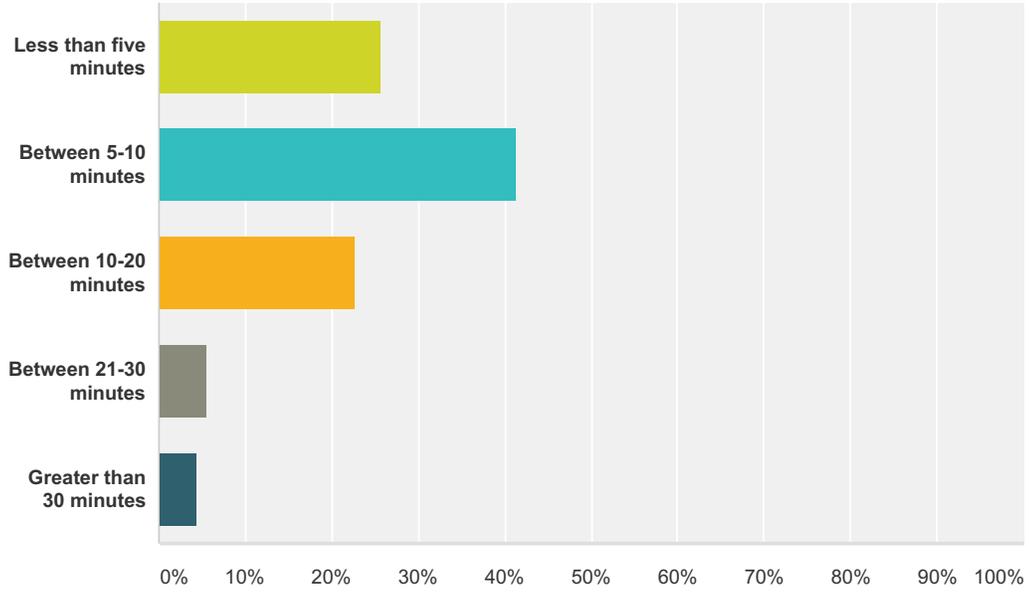
Answered: 67 Skipped: 8



Answer Choices	Responses
Walk	61.19% 41
Bike	34.33% 23
Park & Ride Lot	46.27% 31
Total Respondents: 67	

Q3 How long would it take you to walk/bike from your house/business to the alternative you selected in question 1?

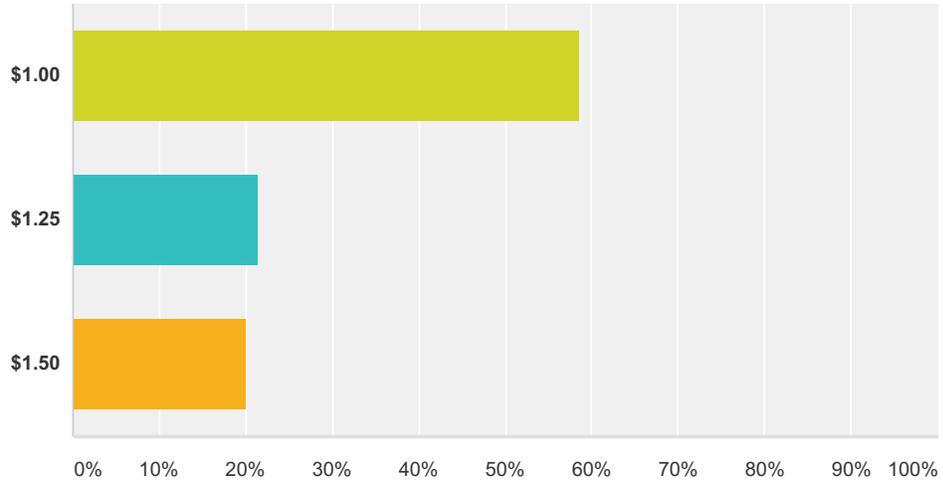
Answered: 70 Skipped: 5



Answer Choices	Responses
Less than five minutes	25.71% 18
Between 5-10 minutes	41.43% 29
Between 10-20 minutes	22.86% 16
Between 21-30 minutes	5.71% 4
Greater than 30 minutes	4.29% 3
Total	70

Q5 How much would you be willing to pay a fare to ride any of the proposed alternatives? If so, how much would be a reasonable price (per ride)?

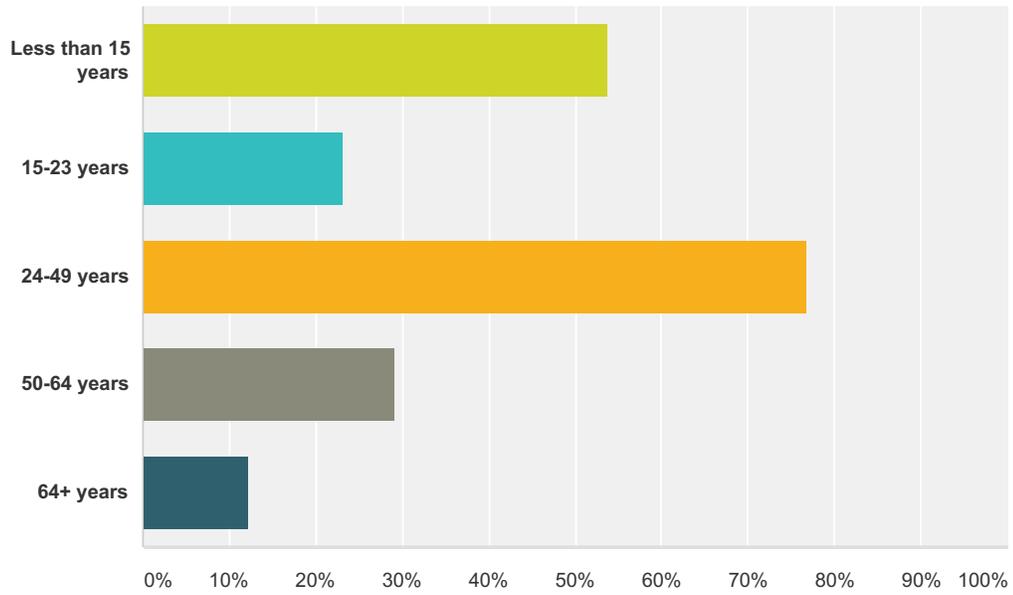
Answered: 70 Skipped: 5



Answer Choices	Responses
\$1.00	58.57% 41
\$1.25	21.43% 15
\$1.50	20.00% 14
Total	70

Q8 What are the ages of the people who live in your household? Check all that apply.

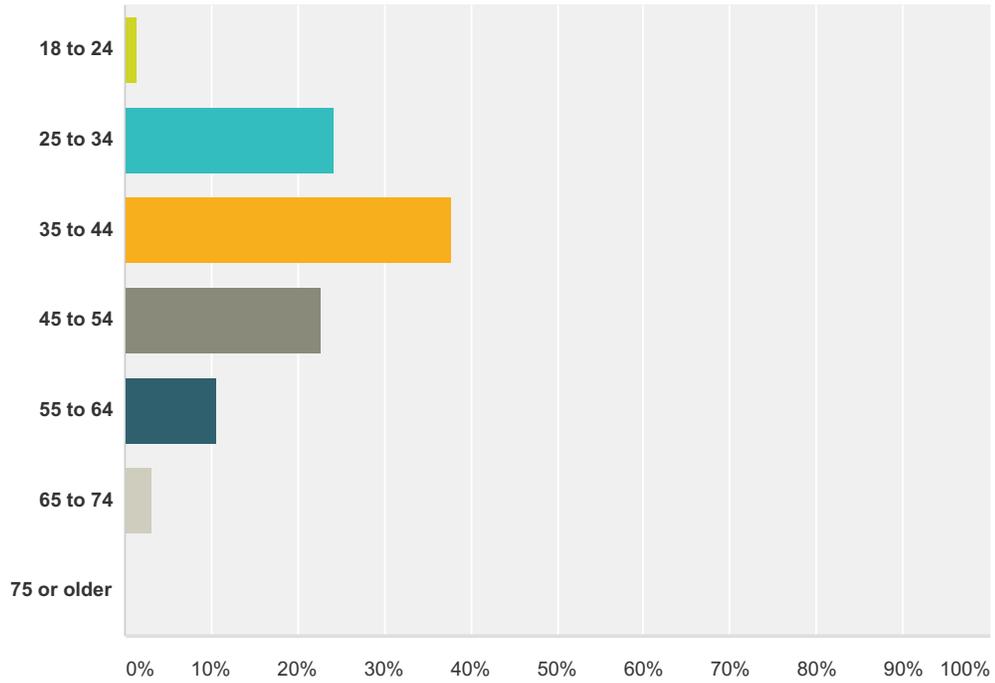
Answered: 65 Skipped: 10



Answer Choices	Responses	Count
Less than 15 years	53.85%	35
15-23 years	23.08%	15
24-49 years	76.92%	50
50-64 years	29.23%	19
64+ years	12.31%	8
Total Respondents: 65		

Q9 What is your age?

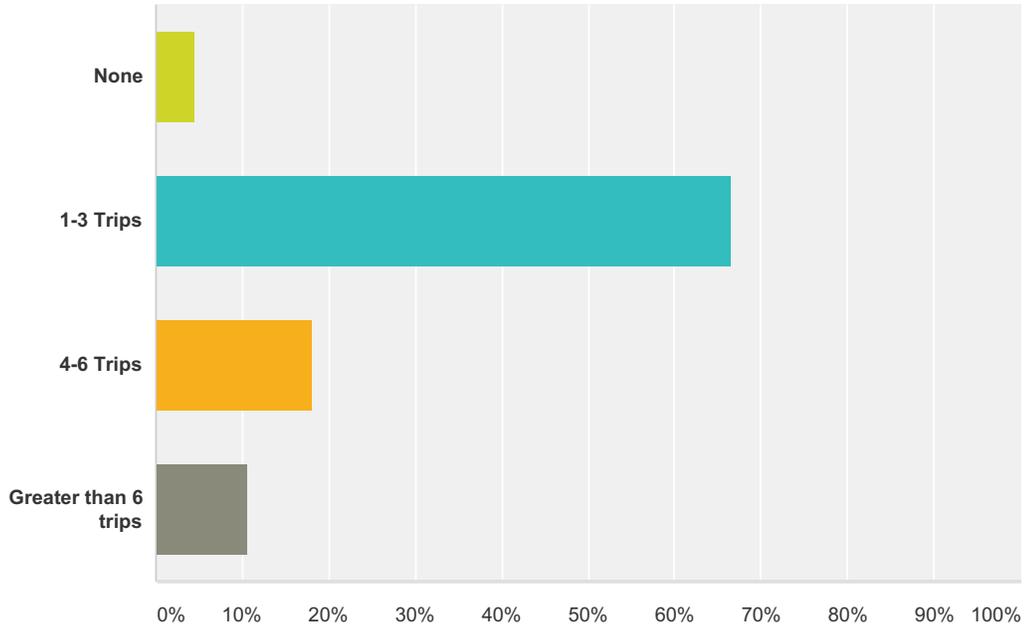
Answered: 66 Skipped: 9



Answer Choices	Responses
18 to 24	1.52% 1
25 to 34	24.24% 16
35 to 44	37.88% 25
45 to 54	22.73% 15
55 to 64	10.61% 7
65 to 74	3.03% 2
75 or older	0.00% 0
Total	66

Q10 How many vehicle round-trips do members of your family make within Kuna, on a typical weekday?

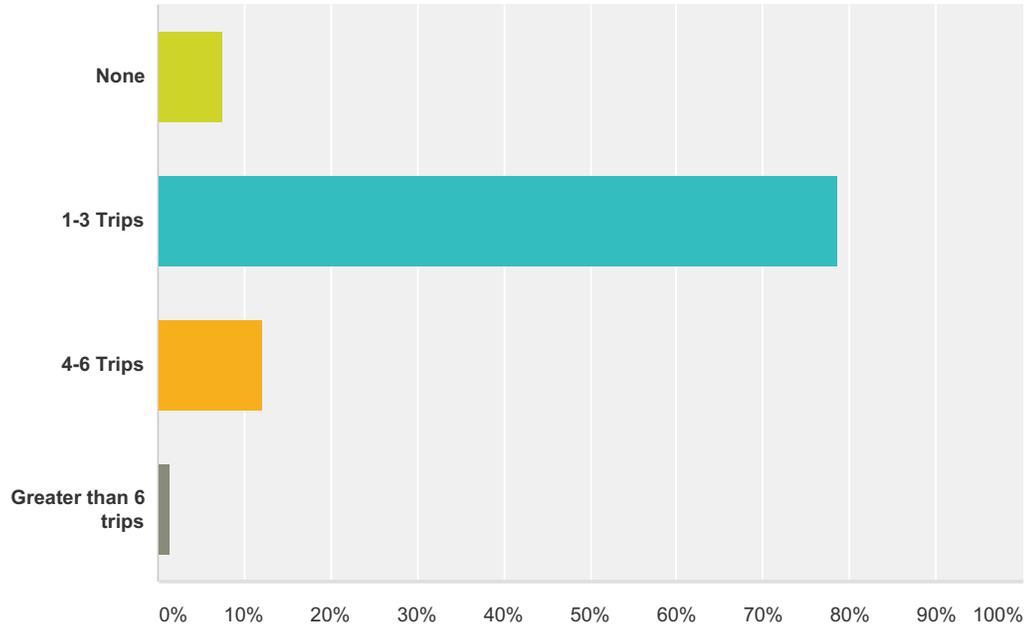
Answered: 66 Skipped: 9



Answer Choices	Responses
None	4.55% 3
1-3 Trips	66.67% 44
4-6 Trips	18.18% 12
Greater than 6 trips	10.61% 7
Total	66

Q11 How many vehicle round-trips do members of your family make within Kuna, on a typical Saturday?

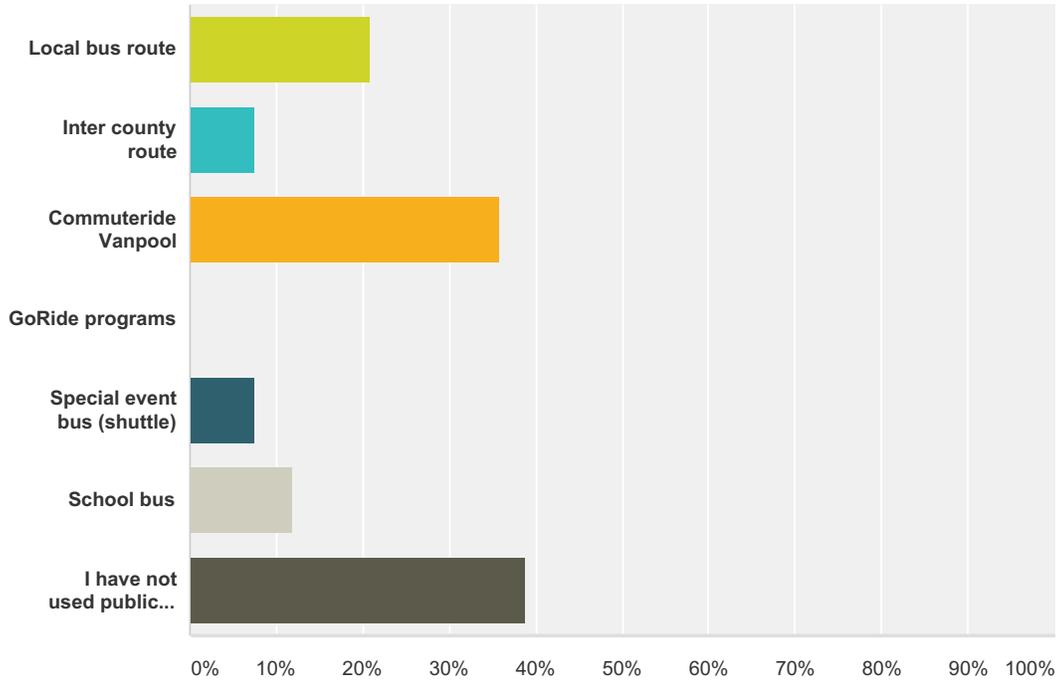
Answered: 66 Skipped: 9



Answer Choices	Responses
None	7.58% 5
1-3 Trips	78.79% 52
4-6 Trips	12.12% 8
Greater than 6 trips	1.52% 1
Total	66

Q13 Have you used public transportation in the Treasure Valley before? If so, which type of service?

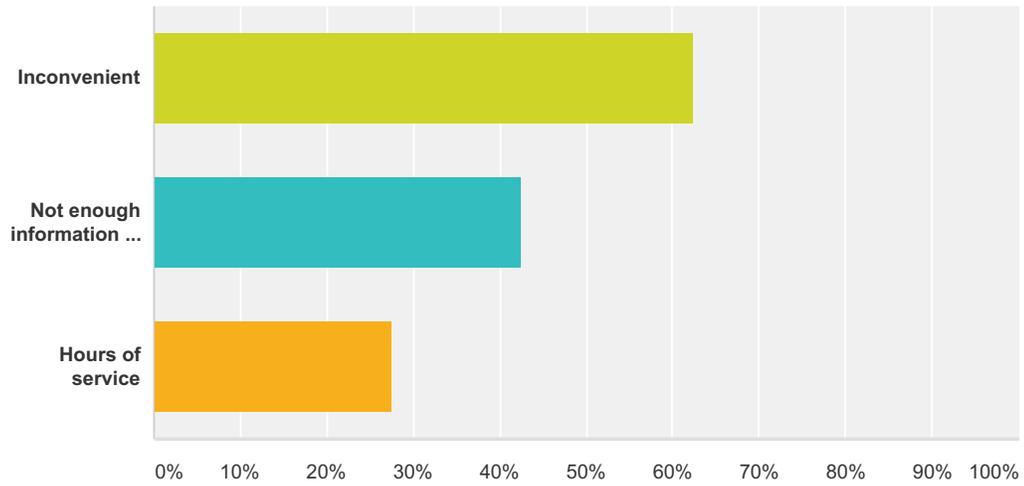
Answered: 67 Skipped: 8



Answer Choices	Responses
Local bus route	20.90% 14
Inter county route	7.46% 5
Commuteride Vanpool	35.82% 24
GoRide programs	0.00% 0
Special event bus (shuttle)	7.46% 5
School bus	11.94% 8
I have not used public transportation locally	38.81% 26
Total Respondents: 67	

Q14 If you do not take public transportation, what are your reasons?

Answered: 40 Skipped: 35



Answer Choices	Responses
Inconvenient	62.50% 25
Not enough information on services/options	42.50% 17
Hours of service	27.50% 11
Total Respondents: 40	

Additional Open Ended Questions Asked:

Q4 If you use or would use a Park and Ride Lot, which location would you use?

Q6 What major intersection do you live closest to?

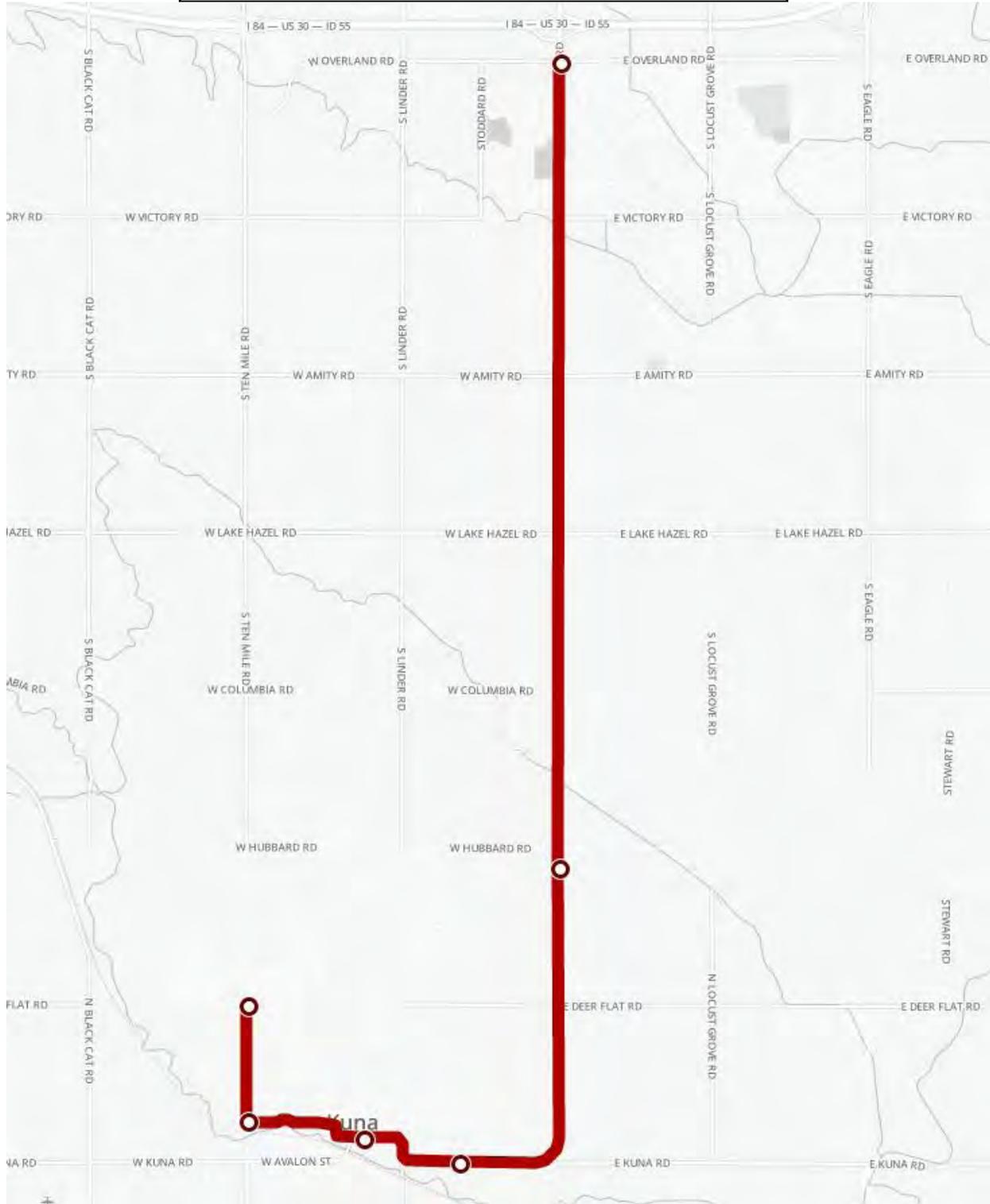
Q7 If you own a business within Kuna, what major intersection is that business located closest to?

Q12 What are some of your family's most common destinations in Kuna area?

Q15 Where would you like to see future Park and Ride locations in the future in the Kuna Area?

Q16 Do you have any other comments, questions, or concerns?

ONE WAY				
Revenue Miles per Trip	Revenue Hours per Trip	Ballpark Yearly Operating Cost	Local Match	
10	0.5	\$25,480	\$10,192	Meridian Connection
ROUND TRIP				
Revenue Miles per Trip	Revenue Hours per Trip	Ballpark Yearly Operating Cost	Local Match	
20	1	\$50,960	\$20,384	



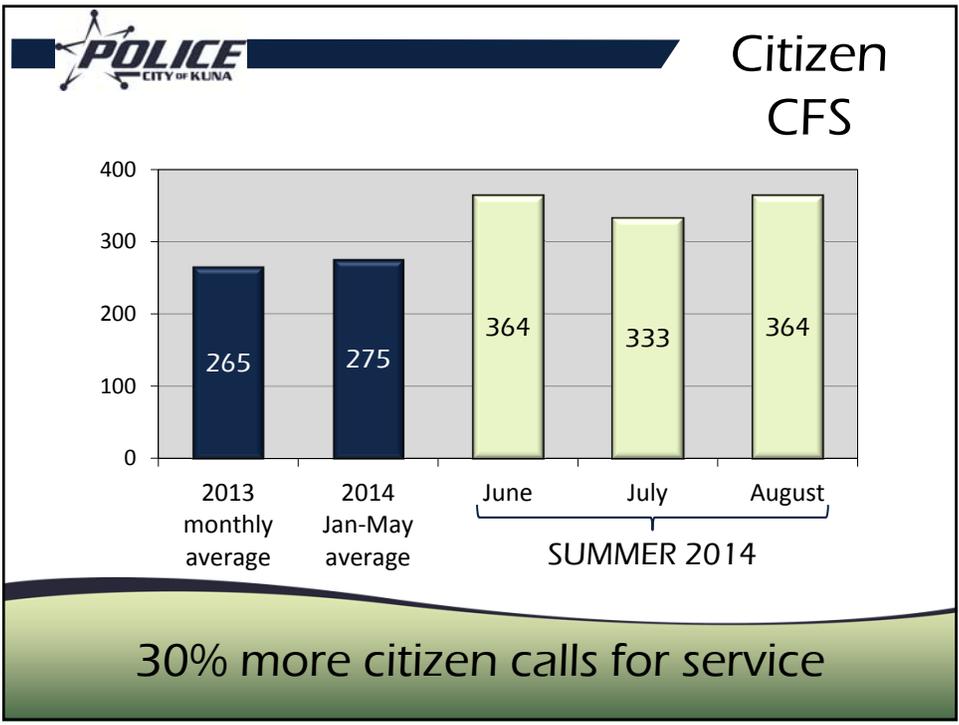
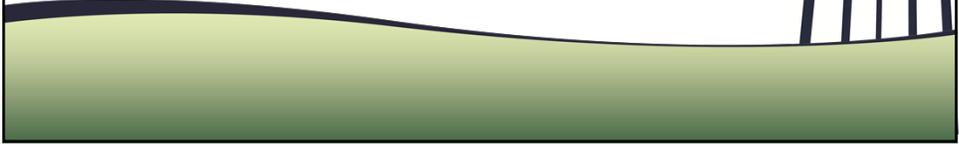


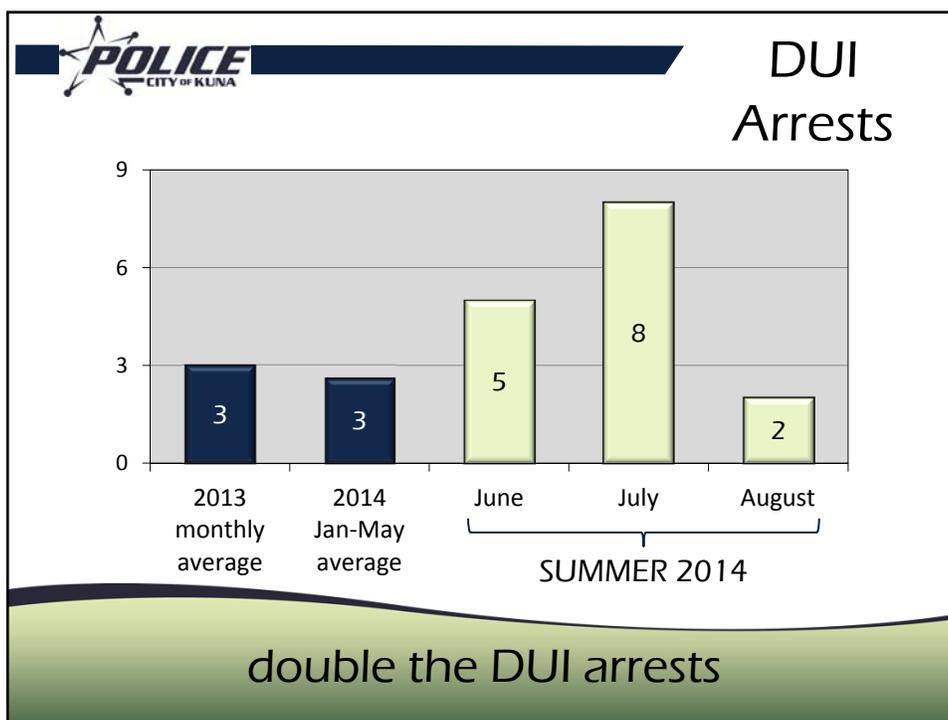
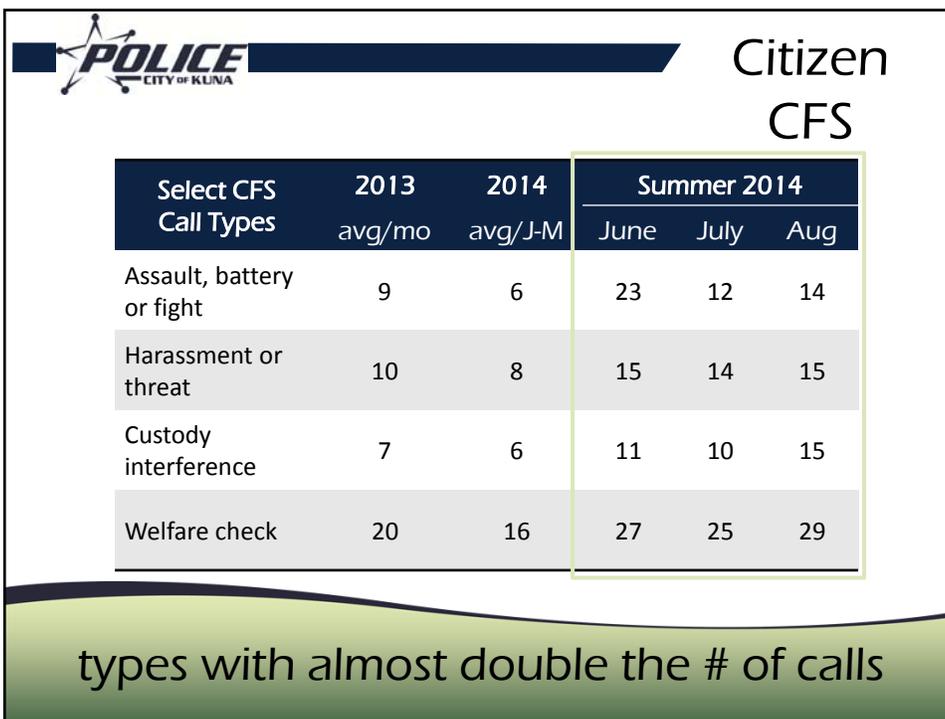
Summer 2014

Police Activity and Crime in Kuna City

June, July and August

Chief Justin Dusseau
September 16, 2014





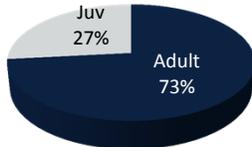


Drug Arrests

Drug Crime Type	# of charges
Paraphernalia	14
Marijuana	5
Legend drug w/o a prescription	2
Other prescription drugs	1
Hallucinogen	1
Total Charges	23

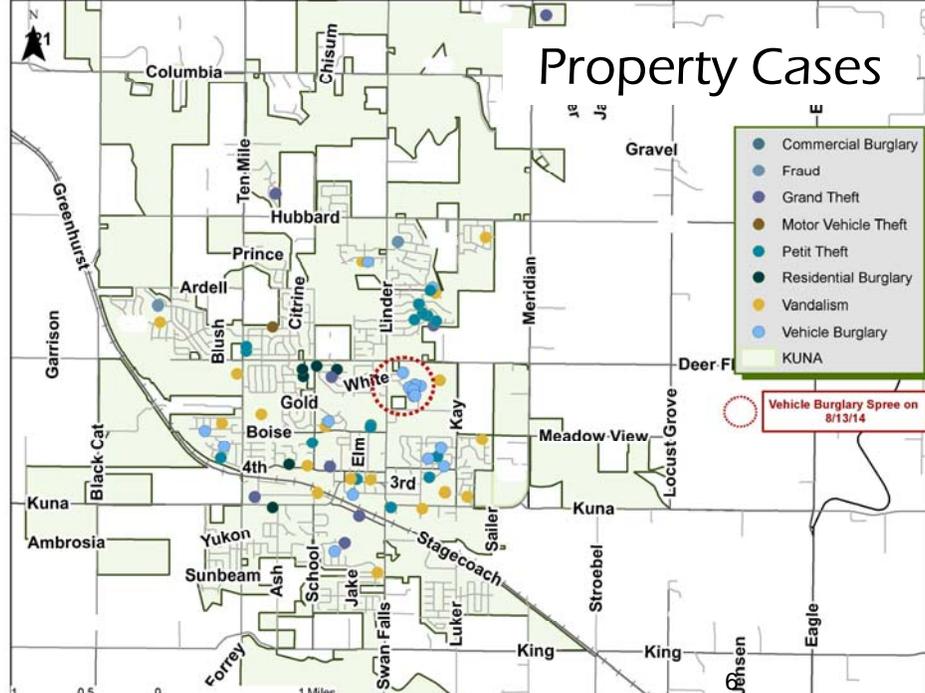
Total suspects:
4 juveniles &
11 adults

usually there are
multiple charges
per person



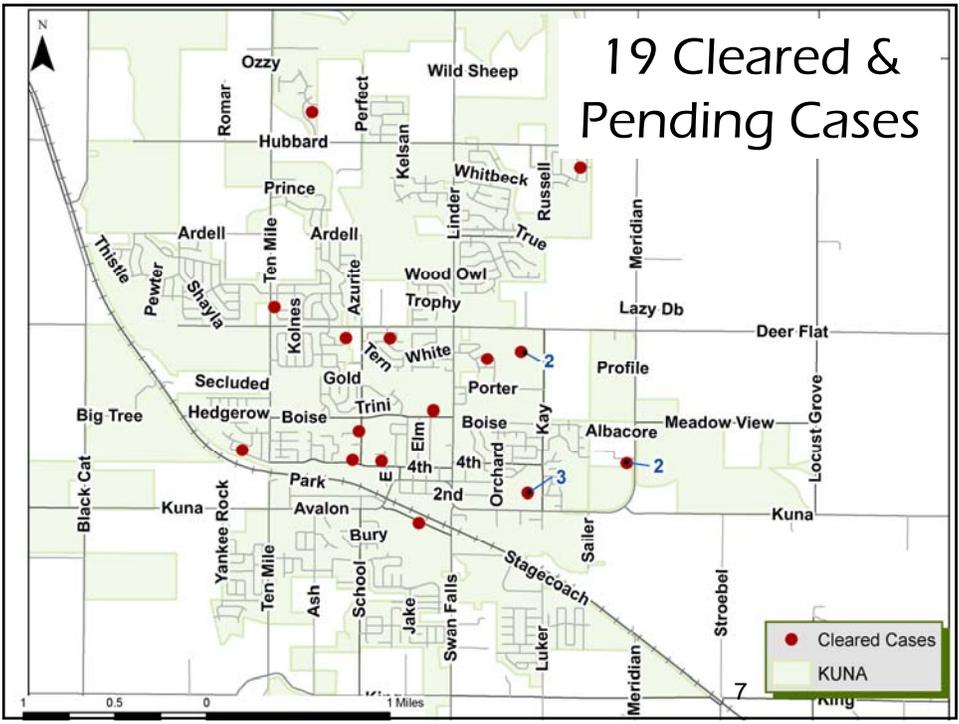
Juv 27%
Adult 73%

Property Cases



- Commercial Burglary
- Fraud
- Grand Theft
- Motor Vehicle Theft
- Petit Theft
- Residential Burglary
- Vandalism
- Vehicle Burglary
- KUNA

Vehicle Burglary Spree on 8/13/14



Suspects

Primary Property Crime Type	# of cases cleared or pending	# of suspects
Commercial Burglary	1	2 juveniles
Grand Theft	5	2 juveniles 7 adults
Petit Theft	5	5 juveniles 3 adults
Residential Burglary	2	2 adults
Vandalism	6	4 juveniles 6 adults
TOTAL CASES	19	13 juveniles 18 adults

Juveniles were more likely to commit misdemeanor crimes

Felony cases were usually adults

RESOLUTION NO. R48-2014

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH THE ADA COUNTY SHERIFF

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute the contract with the Ada County Sheriff to provide law enforcement services in the city of Kuna for the fiscal year commencing October 1, 2014 and ending September 30, 2015 pursuant to the terms of said contract.

PASSED BY THE COUNCIL of Kuna, Idaho this 16th day of September 2014.

APPROVED BY THE MAYOR of Kuna, Idaho this 16th day of September 2014.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

AGREEMENT NO. _____

**JOINT POWERS AGREEMENT BETWEEN
THE ADA COUNTY SHERIFF'S OFFICE AND THE CITY OF KUNA
RELATING TO LAW ENFORCEMENT SERVICES**

This Joint Powers Agreement (“Agreement”) made and entered into this _____ day of _____, 2014, by and between Ada County, a duly formed and existing county pursuant to the laws and Constitution of the State of Idaho, the **Ada County Sheriff’s Office** (“ACSO”) and the **City of Kuna**, Idaho, a municipal corporation of the State of Idaho ("City").

WITNESSETH

WHEREAS, the ACSO desires to contract with the City to provide high quality, well trained, law enforcement personnel, services, and functions in the County and within the City, and

WHEREAS, the City desires to contract with the ACSO for high quality, well-trained law enforcement personnel, services, and functions within the boundaries of the City, as provided by the ACSO;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, it is mutually agreed as follows:

1. Law Enforcement Services. The ACSO will provide to the City, the law enforcement personnel, services, and functions described in this Section 1, at the rates listed in Exhibit A, attached hereto and incorporated herein by reference.

1.1. City Services. The services provided to the City shall consist of law enforcement and other related services provided by personnel assigned primarily for the benefit of the

geographic areas within the boundaries of the City, except as may be modified by Section 1.4, below. City services include:

- a. Reactive patrol to enforce state law and City-adopted municipal, criminal, and traffic codes and to respond to residents' and business' calls for service;
- b. Proactive patrol to prevent and deter criminal activity;
- c. Traffic patrol to enforce applicable traffic codes;
- d. Detectives to investigate local felony crimes and other incidents including misdemeanor crimes, as directed by the Chief of Police;
- e. Community crime prevention; and
- f. Communications services, including call receiving, and dispatch.

1.2. Discretionary Services. Specialized support services for major crimes, major incidents, and other isolated events outside the capabilities of assigned personnel shall be provided only at the discretion of the ACSO.

1.3. Administrative Services. Administrative services include planning and statistics, subpoena control, training, accounting, payroll, personnel, media relations, fleet control, radio maintenance, purchasing, records, and inspections/internal investigations. ACSO shall provide administrative services in line with law enforcement authority and, in general, will not provide investigative services for the City for civil matters; for example, personnel issues. These services may be performed at the request of the City in extraordinary circumstances at the discretion of the ACSO.

1.4. Method of Service. The level, degree and type of services and the number of positions assigned to those services shall be determined by the City in consultation with the Ada County Sheriff or his/her designee. It is the intent of the parties that this consultation will occur

at the beginning of the City's budget cycle and that both parties will work to complete this process in an expeditious manner.

a. Such positions shall be assigned to the City and shall be dedicated to work within the City limits, subject to responses to assist another jurisdiction or ACSO unit.

b. The number of such positions assigned to the City will remain constant. The City recognizes that the deputies assigned to the City may be unavailable at times due to training, vacation, sick leave, or other leave. Notwithstanding a deputy's absence, calls for service in the City will be responded to by appropriate personnel at the discretion of the Police Services Supervisor. The transfer of personnel will be coordinated by the ACSO, in consultation with the City Chief Executive Officer or designee, to minimize the impact of potential vacancies.

c. Support and administrative services shall be provided to the City at the level, degree and type as provided by the ACSO in unincorporated Ada County.

d. Additional support services may be purchased by the City and assigned for the sole benefit of the City.

1.5. Compensation.

a. Total Cost. Total cost is reflected on Exhibit A.

b. Development of Service Costs. Service costs shall include, but not be limited to, salary, benefits and special pays, if any, for personnel providing the service, along with any associated clothing allowance, quartermaster, supplies, services, telephone, motor pool, systems services, insurance, equipment and associated administrative costs.

c. Billing. In consideration for duties, services, and functions heretofore described in Section 1, the City shall pay to the ACSO the sum of **\$1,525,148.07** for the term of this Agreement. Said sum shall be paid in twelve (12) equal monthly installments due no later than the tenth day of each month. Payments shall commence October 10th.

d. Application. The City may request special services for citywide events and agrees to pay for actual overtime, salary, special pay, and benefit costs for these special events. ACSO agrees to work with the City to minimize the costs applicable to such requests.

e. Discretionary Overtime. When agreed to in advance by the parties, It is the intent of the City and the ACSO shall to provide operational overtime when requested by the City for special city events or dignitary protection. Overtime, when requested in these categories, will be billable at the actual overtime rate of the deputy(s) working. Where the ACSO has sufficient advance notice, the ACSO agrees to work with the City prior to the event to minimize the costs applicable to such requests.

1.6. Special Provisions.

a. Stabilization of Personnel¹. The ACSO will coordinate transfers of personnel to minimize the time positions are vacant, as well as the impact of vacancies to the City. Any reduction in level of service will be reported to the City.

b. Computers. The ACSO Information Technology Unit will be responsible for the repair and maintenance of all equipment, software, and accessories that are used in conjunction with the mobile computing program.

c. City Police Facility. The City may purchase or lease its own facility and provide for the operation and maintenance of said facility. The facility must meet or

exceed all applicable City, state and federal codes and requirements. The facility must also adequately meet the space and security needs of permanently assigned ACSO personnel. The City will be responsible for all charges associated with the planning, design, construction, and/or renovation of the facility and property.

1.7. Reporting.

a. Reporting Districts. Reporting districts coterminous with the City boundaries will be maintained to enable accurate data collection on law enforcement services provided and criminal activity.

b. Notification of Criminal Activity. The ACSO will notify the City in the event of a significant occurrence within the City.

c. Monthly Reports. The ACSO will provide monthly reports on traffic incidents and criminal activity to the City, which can be provided electronically. On a quarterly basis, the ACSO will appear before the City Council and provide further information as requested.

1.8. Personnel and Equipment. The ACSO is acting hereunder as an independent contractor so that:

a. Control of Personnel. Control of personnel, standards of performance, discipline and all other aspects of performance shall be governed entirely by the ACSO. Allegations of misconduct shall be investigated in accordance with ACSO protocol.

b. Status of Employees. All persons rendering service hereunder shall be for all purposes employees of the ACSO.

c. Liabilities. All liabilities for salaries, wages, any other compensation, injury, or sickness arising from performance of the law enforcement services by the ACSO hereunder shall be that of the ACSO.

d. Provision of Personnel. The ACSO shall furnish all personnel and such resources and material deemed by the ACSO as necessary to provide the level of law enforcement service herein described. Ownership of equipment purchased by the ACSO is retained by the ACSO.

e. Municipal Violations. ACSO commissioned personnel may cite violations of City ordinances.

1.9. City Responsibilities. In support of the ACSO providing the services described herein, the City promises the following.

a. Municipal Police Authority. The City promises to confer municipal police authority on such ACSO deputies as might be engaged hereunder in enforcing City ordinances within City boundaries, for the purposes of carrying out this Agreement.

b. Special Supplies. The City promises to supply, at its own cost and expense, any special supplies, stationery, notices, forms, and the like where such must be issued in the name of the City.

1.10. Duration. This Agreement is effective upon authorization and signature by all parties, except that services and charges shall commence on October 1, 2014, and unless otherwise terminated, shall continue in effect until September 30, 2015. This Agreement may be renewed upon the mutual written consent of the parties.

1.11. Termination Process. Each party may initiate a process to terminate this Agreement as follows:

a. Notice of Termination. In the event either party hereto desires to terminate the Agreement prior to the expiration date, such party may do so by giving (60) days written notice to other parties.

b. Transition Plan. Within 30 days of the receipt of such written termination notice, the parties shall commence work on and complete a mutually agreed-upon transition plan providing for an orderly transition of responsibilities from the ACSO to the City. The planning method should proceed along the lines of a project management approach to facilitate the joint planning process by the City and the ACSO. The overarching goal of the transition plan will be to ensure there is no disruption in service to the community. Each party shall bear its respective costs in developing the transition plan.

c. Termination and/or Interest Charge. In the event the City fails to make a monthly payment within 60 days of billing, the ACSO may charge an interest rate within two percentage points of the interest rate on the monthly ACSO investment earnings. In addition, in the event the City fails to make a monthly payment within 120 days of billing, the ACSO may terminate this Agreement.

1.12. Indemnification.

a. City To Hold County Harmless. The County, its officers, agents, and employees, shall not be deemed to have assumed any liability for the acts of said City or any officers, agents or employees thereof, and the City hereby covenants and agrees to hold and save the County and all of its officers, agents, and employees harmless from all claims whatsoever that might arise against the County, its officers, agents, or employees,

by reasons of any acts or failures to act on the part of the City, its officers, agents or employees.

b. County to Hold City Harmless. The County hereby covenants to hold and save the City and all its officers, agents, and employees, harmless from all claims whatsoever that might arise against the City, its officers, agents, or employees by reason of any acts or failures to act on the part of the County, its officers, agents, or employees in the performance of the duties required by the terms of this Agreement.

c. Liability Related to City Ordinances, Policies, Rules and Regulations. In executing this Agreement, the ACSO does not assume liability or responsibility for or in any way release the City from any liability or responsibility which arises in whole or in part from the existence or effect of City ordinances, policies, rules or regulations. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any such City ordinance, policy, rule or regulation is at issue, the City shall defend the same at its sole expense and, if judgment is entered or damages are awarded against the City, the ACSO, or both, the City shall satisfy the same, including all chargeable costs and reasonable attorney's fees.

1.13. Audits and Inspections. The records and documents with respect to all matters covered by this Agreement shall be subject to inspection, review or audit by the ACSO or City during the term of this Agreement and three (3) years after termination unless such records are exempt from disclosure under Idaho Code sections 9-335 and 9-337 et seq.

1.14. Amendments. This Agreement may be amended at any time by mutual written agreement of the City and the ACSO.

1.15. Agreement Administration.

a. Agreement Administrators. The City Mayor or his/her designee and the ACSO Law Enforcement Chief for the City shall serve as agreement administrators to review performance and resolve operational problems.

b. Referral of Unresolved Problems. The City Mayor shall refer any police service operational problem, which cannot be resolved with the Chief of Law Enforcement Services, to the Ada County Sheriff. The Sheriff, Prosecuting Attorney, and Mayor shall meet as necessary to resolve such issues.

1.16. Entire Agreement/Waiver of Default. The parties agree that this Agreement is the complete expression of the terms hereto and any oral or written representations or understandings not incorporated herein are excluded. Both parties recognize that time is of the essence in the performance of the provisions of this Agreement. Waiver of any default shall not be deemed to be a waiver of any subsequent default. Waiver or breach of any provision of the agreement shall not be deemed to be waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Agreement unless stated to be such through written approval by the County, which shall be attached to the original Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement.

CITY OF KUNA

By: _____
W. Greg Nelson, Mayor

ATTEST:

Kuna City Clerk

ADA COUNTY SHERIFF'S OFFICE

Gary Raney, Sheriff

BOARD OF ADA COUNTY COMMISSIONERS

David L. Case, Commissioner

Jim Tibbs, Commissioner

Rick Yzaguirre, Commissioner

ATTEST:

Christopher D. Rich, Ada County Clerk

|

EXHIBIT A
ADA COUNTY SHERIFF'S SERVICE RATE
EFFECTIVE 10/1/2014

City of Kuna 2014-2015 Budget Summary				2015
	<u>Personnel</u>			\$ 1,444,017.13
	<u>Equipment / Uniforms</u>			\$ 22,476.83
	<u>Operational</u>			36,162.00
	<u>Vehicles</u>			\$ 136,550.89
	<u>Support</u>	<u>\$/Part A Crimes</u>	<u># Part A Crimes</u>	\$ 16,695.00
		\$ 35.00	477	
Budget Subtotal				\$ 1,655,901.85
<u>Credits</u>				130,753.78
Credit Subtotal				\$130,753.78
<u>Budget Subtotal</u>				\$ 1,655,901.85
<u>Credit Subtotal</u>				\$130,753.78
Grand Total				\$ 1,525,148.07

Personnel Position	Number	Cost	Annual Total
Lieutenant	1	\$ 139,662.91	\$ 139,662.91
Sergeant	2	\$ 124,815.50	\$ 249,630.99
Detective	2	\$ 107,413.10	\$ 214,826.20
Deputy	8	\$ 103,032.22	\$ 824,257.76
Code Enforcement	0	\$ 54,576.00	\$ -
Clerk (FT)	0	\$ 46,781.50	\$ -
Clerk (PT)	0.5	\$ 15,639.27	\$ 15,639.27
Personnel Subtotal	13.5		\$ 1,444,017.13

Contract Amount \$ 1,525,148.07

Payments

October	\$ 127,095.67
November	\$ 127,095.67
December	\$ 127,095.67
January	\$ 127,095.67
February	\$ 127,095.67
March	\$ 127,095.67
April	\$ 127,095.67
May	\$ 127,095.67
June	\$ 127,095.67
July	\$ 127,095.67
August	\$ 127,095.67
September	\$ 127,095.67

Total Payments \$ 1,525,148.07

RESOLUTION NO. R49-2014

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONTRACT WITH THE ADA COUNTY PROSECUTING ATTORNEY

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute the contract with the Ada County Prosecuting Attorney to provide prosecutorial services in the city of Kuna for the fiscal year commencing October 1, 2014 and ending September 30, 2015 pursuant to the terms of said contract.

PASSED BY THE COUNCIL of Kuna, Idaho this 16th day of September 2014.

APPROVED BY THE MAYOR of Kuna, Idaho this 16th day of September 2014.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

AGREEMENT NO. _____

**JOINT POWERS AGREEMENT BETWEEN ADA COUNTY,
THE ADA COUNTY PROSECUTING ATTORNEY'S OFFICE,
AND THE CITY OF KUNA
RELATING TO PROSECUTION SERVICES**

This Joint Powers Agreement (“Agreement”) made and entered into this _____ day of _____, 2014, by and between Ada County, a duly formed and existing county pursuant to the laws and Constitution of the State of Idaho, the Ada County Prosecuting Attorney, (“PA”) and the City of Kuna, Idaho, Idaho, a municipal corporation of the State of Idaho (“City”).

WITNESSETH

WHEREAS, the City desires to contract with the PA for the performance of the hereinafter described prosecutorial services within its boundaries by the PA; and

WHEREAS, the PA desires to provide prosecutorial services to the City.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, it is mutually agreed as follows:

1. Prosecution Services.

1.1 The PA agrees to prosecute such City code or state code violations as may be investigated and/or charged by Ada County Sheriff’s Office (“ACSO”) subject to the PA’s absolute discretion in such matters as set forth in Section 1.2.

1.2 Services provided pursuant to this Agreement shall encompass duties and functions of the type directly related or incidental to the jurisdiction of, and customarily rendered by, the PA under the statutes of the State of Idaho or the code of the City. The PA shall have and retain absolute discretion on all matters included in this Agreement, such as, but not limited to, decisions on charging, case strategy, and dismissal. In cases where the City is the victim, the PA

JOINT POWERS AGREEMENT BETWEEN ADA COUNTY, THE ADA COUNTY PROSECUTING ATTORNEY'S OFFICE, AND THE CITY OF KUNA RELATING TO PROSECUTION SERVICES – PAGE 1

shall afford the City all of the rights outlined in Idaho Code § 19-5306. Services rendered in accordance with this subsection are understood to include defending the constitutionality of City's ordinances in a criminal case when the PA has determined to charge pursuant to City code.

1.3 The PA agrees to provide to the City written monthly reports detailing the number of citations and formal complaints filed for misdemeanor cases, a summary of all charges filed, the number of court appearances for each case, if there is a victim or victims in each case, the final disposition of the case, including if the charges were amended or reduced, and the term of any jail sentence imposed.

1.4 In consideration for duties, services, and functions heretofore described in Section 1, the City shall pay to the PA the sum of **\$53,700.00** for the term of this Agreement. Said sum shall be paid in twelve (12) equal monthly installments. Payments shall be due on the tenth of the month, commencing on October tenth.

1.5. Personnel and Equipment. The PA is acting hereunder as independent contractor so that:

a. Control of Personnel. Control of personnel, standards of performance, discipline and all other aspects of performance shall be governed entirely by the PA.

b. Status of Employees. All persons rendering service hereunder shall be for all purposes employees of the PA.

c. Liabilities. All liabilities for salaries, wages, any other compensation, injury, or sickness arising from performance of the law enforcement services by the PA hereunder shall be that of the PA.

d. Provision of Personnel. The PA shall furnish all personnel and such resources and material deemed by the PA, in its sole discretion, as necessary to provide

the level of prosecution service herein described. Ownership of equipment purchased by the PA to perform its duties under this agreement is retained by the PA.

1.6. Duration. This Agreement is effective upon authorization and signature by all parties, except that services and charges shall commence on October 1, 2014, and unless otherwise terminated, shall continue in effect until September 30, 2015. This Agreement may be renewed upon the mutual written consent of the parties.

1.7. Termination Process. Each party may initiate a process to terminate this Agreement as follows:

a. Notice of Termination. In the event either party hereto desires to terminate the Agreement prior to the expiration date, such party may do so by giving (60) days written notice to other parties.

b. Transition. Within 30 days of the receipt of such written termination notice, the parties shall work together to provide for an orderly transition of responsibilities from the PA to the City. The overarching goal of the transition will be to ensure there is no disruption in service to the City. Each party shall bear its respective costs, if any, in the transition process.

c. Termination. In the event the City fails to make a monthly payment within 60 days of billing, the PA may terminate this Agreement without further notice.

1.8. Indemnification and Insurance.

a. City To Hold County Harmless. The County, its officers, agents, and employees, shall not be deemed to have assumed any liability for the acts of said City or any officers, agents or employees thereof, and the City hereby covenants and agrees to hold and save the County and all of its officers, agents, and employees harmless from all

claims whatsoever that might arise against the County, its officers, agents, or employees, by reasons of any acts or failures to act on the part of the City, its officers, agents or employees.

b. County to Hold City Harmless. The County hereby covenants to hold and save the City and all its officers, agents, and employees, harmless from all claims whatsoever that might arise against the City, its officers, agents, or employees by reason of any acts or failures to act on the part of the County, its officers, agents, or employees in the performance of the duties required by the terms of this Agreement.

c. Liability Related to City Ordinances, Policies, Rules and Regulations. In executing this Agreement, the PA does not assume liability or responsibility for or in any way release the City from any liability or responsibility which arises in whole or in part from the existence or effect of City ordinances, policies, rules or regulations. If any cause, claim, suit, action or administrative proceeding is commenced in which the enforceability and/or validity of any such City ordinance, policy, rule or regulation is at issue, the City shall defend the same at its sole expense and, if judgment is entered or damages are awarded against the City, the PA, or both, the City shall satisfy the same, including all chargeable costs and reasonable attorney's fees.

d. Insurance. Each party shall procure and maintain insurance as required by applicable federal and state law and as may be appropriate and reasonable to cover its staff, equipment, vehicles, and property, including but not limited to liability insurance, workers' compensation, automobile liability, and property damage. Each party has the right to self-insure all or part of the insurance requirements set forth in this paragraph.

1.9. Amendments. This Agreement may be amended at any time by mutual written agreement of the City and the PA.

1.10. Agreement Administration.

a. Agreement Administrators. The City Mayor or his/her designee and the elected Ada County Prosecuting Attorney or his/her designee shall serve as agreement administrators to review performance and resolve operational problems.

1.11 Entire Agreement/Waiver of Default. The parties agree that this Agreement is the complete expression of the terms hereto and any oral or written representations or understandings not incorporated herein are excluded. Both parties recognize that time is of the essence in the performance of the provisions of this Agreement. Waiver of any default shall not be deemed to be a waiver of any subsequent default. Waiver or breach of any provision of the Agreement shall not be deemed to be waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Agreement unless stated to be such through written approval by the County, which shall be attached to the original Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement.

CITY OF KUNA

By: _____
W. Greg Nelson, Mayor

ATTEST:

Kuna City Clerk

BOARD OF ADA COUNTY COMMISSIONERS

David L. Case, Chairman

Jim Tibbs, Commissioner

Rick Yzaguirre, Commissioner

ATTEST:

Christopher D. Rich, Ada County Clerk

GORDON N. LAW
CITY ENGINEER



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

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

MEMORANDUM

TO: Mayor Nelson and Members of City Council

FROM: Gordon N. Law
Kuna City Engineer

RE: Kuna Public Works Projects
Reuse Permit - Consultant

DATE: September 8, 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 water, sewer and pressurized irrigation projects. Of the three qualified firms, J-U-B Engineers was determined to be the best qualified for the above referenced project. The work includes preparing and submitting an application for permit to reuse highly treated wastewater in our pressurized irrigation system. J-U-B has provided a Professional Services Agreement and an estimate of costs in the amount of \$24,870 for the Scope of Work. The City Engineer requests the attached Professional Services Agreement, Scope of Work and Estimate of Costs is approved and the services of J-U-B are secured for the work. A resolution is attached, which if approved, the Mayor, Clerk and City Engineer are authorized to execute the requisite documents.

The FY2014-15 budget reserves \$35,000 for this project.

Attachments:

CITY OF KUNA, IDAHO PROFESSIONAL SERVICES AGREEMENT

This AGREEMENT is made between the City of Kuna, Idaho, a political subdivision of the state of Idaho, herein "*KUNA*" and J-U-B ENGINEERS, Inc., herein "*CONTRACTOR*").

THE PARTIES AGREE AS FOLLOWS:

1. **SCOPE OF WORK:**

KUNA engages *CONTRACTOR* to do work and compile necessary information and documents for the preparation of, and submission to the Idaho Department of Environmental Quality associated with a *Recycled Water Permit to Idaho Department of Environmental Quality*, as detailed in Attachment 1- Scope of Services, Schedule, and Basis of Fee (*Project*) as set forth in "**Exhibit A**" attached hereto.

2. **KUNA'S RESPONSIBILITIES:**

1. *KUNA* agrees to provide *CONTRACTOR* with information as to *KUNA*'s requirements for the *Project*, including design objectives, capacity and performance requirements, and other documents in its possession, or reasonably obtainable.
2. *KUNA* agrees to obtain, arrange and pay for all advertisements for bids, permits and licenses, and similar fees and charges required, and provide all land, easements, rights-of-ways and access necessary for *CONTRACTOR*'s services and the *Project*.
3. *KUNA* agrees to provide right of access to all properties as required during the execution of the work.

3. **CONTRACTOR'S RESPONSIBILITIES:**

1. *CONTRACTOR* agrees to provide the services of all professional and technical personnel required by this Agreement and detailed in **Exhibit A**.

4. **RISK ALLOCATION:**

KUNA agrees that *CONTRACTOR* is not responsible for damages arising directly or indirectly from any delays for causes beyond *CONTRACTOR*'s control. For purposes of this Agreement, such causes include, but are not limited to, strikes or labor disputes; severe weather disruptions or other natural disasters; fire, riots, war or other emergencies or acts of God; failure of any government agency or other third party to act in a timely manner; failure of performance by *KUNA* or *KUNA*'s contractors or consultants; or discovery of any hazardous substance or differing site conditions. In addition, if said delays directly result in the increase in cost or time required by *CONTRACTOR* to perform its services in an orderly and efficient manner, *CONTRACTOR* shall be entitled to request an equitable adjustment in the schedule and payment.

5. PAYMENT:

KUNA agrees to pay *CONTRACTOR* for its services rendered under this Agreement an amount not to exceed the total sum of **\$24,870.00** for said services rendered from for the Project. The parties agree that *CONTRACTOR* will invoice *KUNA* for payment under this Agreement for services rendered herein.

6. RIGHT OF CONTROL:

KUNA agrees that it will have no right to control or direct the details, manner, or means by which *CONTRACTOR* accomplishes the results of the services performed hereunder. *CONTRACTOR* has no obligation to work any particular hours or days or any particular number of hours or days. *CONTRACTOR* agrees, however, that his other contracts or services shall not interfere with the performance of his services under this Agreement.

7. INDEPENDENT CONTRACTOR RELATIONSHIP:

CONTRACTOR is an independent contractor and is not an employee, servant, agent, partner, or joint venturer of *KUNA*. *KUNA* shall determine the work to be done by *CONTRACTOR*, but *CONTRACTOR* shall determine the legal means by which it accomplishes the work specified by *KUNA*.

8. FEDERAL, STATE, AND LOCAL PAYROLL TAXES:

Neither federal, state or local income taxes, nor payroll taxes of any kind shall be withheld and paid by *KUNA* on behalf of *CONTRACTOR* or the employees of *CONTRACTOR*. *CONTRACTOR* shall not be treated as an employee with respect to the services performed hereunder for federal or state tax purposes. *CONTRACTOR* understands that *CONTRACTOR* is responsible to pay, according to law, *CONTRACTOR's* income tax. *CONTRACTOR* further understands that *CONTRACTOR* may be liable for self-employment (Social Security) tax to be paid by *CONTRACTOR* according to law.

9. LICENSES AND LAW:

CONTRACTOR represents that he possess the skill and experience necessary and all licenses required to perform the services under this agreement. *CONTRACTOR* further agrees to comply with all applicable laws in the performance of the services hereunder.

10. FRINGE BENEFITS:

Because *CONTRACTOR* is engaged in its own independently established business, *CONTRACTOR* is not eligible for, and shall not participate in, any employee pension, health, or other fringe benefit plans of *KUNA*.

11. WORKER'S COMPENSATION:

CONTRACTOR shall maintain in full force and effect worker's compensation for *CONTRACTOR* and any agents, employees, and staff that the *CONTRACTOR* may employ, and provide proof to *KUNA* of such coverage or that such worker's compensation insurance is not required under the circumstances.

12. EQUIPMENT, TOOLS, MATERIALS OR SUPPLIES:

CONTRACTOR shall supply, at *CONTRACTOR's* sole expense, all equipment, tools, materials and/or supplies to accomplish the services to be provided herein.

13. EFFECTIVE DATE:

This contract shall be completed on or before _____, 2014.

14. WARRANTY:

CONTRACTOR warrants that work performed in this agreement shall be in accordance with and limited to the applicable standard of care for like professional services. *CONTRACTOR* acknowledges that it will be liable for any breach of this warranty.

15. INDEMNIFICATION AND INSURANCE PROVISIONS:

CONTRACTOR agrees to the following:

1. As respects acts, errors or omissions in the performance of professional services, *CONTRACTOR* agrees to indemnify and hold harmless KUNA, its officers, employees, and KUNA-designated volunteers from and against any and all claims, demands, defense costs, or liability of any kind or nature to the extent arising directly out of *CONTRACTOR*'s negligent acts, errors or omissions in the performance of its professional services under the terms of this contract.
2. As respects all acts or omissions which do not arise directly out of the performance of professional services, but limited to those acts or omissions ~~all~~ covered by *CONTRACTOR*'s general and automobile liability insurance, *CONTRACTOR* agrees to indemnify, defend (at *KUNA*'s option), and hold harmless *KUNA*, its officers, agents, employees, representatives, and volunteers from and against any and all claims, demands, defense costs, liability, or consequential damages of any kind or nature arising out of or in connection with *CONTRACTOR*'s (or *CONTRACTOR*'s subcontractors, if any) performance or failure to perform, under the terms of this contract; excepting those which *CONTRACTOR* is not legally liable.

Without limiting *KUNA*'s right to indemnification, it is agreed that *CONTRACTOR* shall secure prior to commencing any activities under this Agreement, and maintain during the term of this Agreement, insurance coverage as follows:

1. Worker's compensation insurance as required by Idaho statutes.
2. Comprehensive general liability insurance or commercial general liability insurance, including coverage for premises and operations, contractual liability, personal injury liability, products/completed operations liability, broad-form property damage (if applicable) and independent contractor's liability (if applicable), in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.
3. Comprehensive automobile liability coverage including, as applicable, owned, nonowned and hired autos, in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.

4. Professional liability insurance coverage, in an amount not less than One Million Dollars (\$1,000,000.00), and *CONTRACTOR* shall maintain such coverage for at least four (4) years from the termination of this Agreement; and during this four-year period, *CONTRACTOR* shall use *CONTRACTOR*'s best efforts to ensure that there is no change of the retroactive date on this insurance coverage.

The policy or policies shall provide *CONTRACTOR* thirty (30) days prior notice in case of cancellation, non-renewal, or significant coverage changes. *CONTRACTOR* shall immediately provide notice to *KUNA* in such an event.

KUNA is hereby authorized to reduce the requirements set forth above in the event he/she determines that such reduction is in *KUNA*'s best interest.

It is agreed that any insurance maintained by *KUNA* shall apply in excess of and not contribute with insurance provided by this policy.

Each insurance policy required by this Agreement, excepting policies for worker's compensation and professional liability shall provide that:

KUNA, its officers, agents, employees, representatives and volunteers are added as additional insureds as respects operations and activities of, or on behalf of, the named insured, performed under contract with *KUNA*. Prior to commencing any work under this Agreement, *CONTRACTOR* shall deliver to *KUNA* insurance certificates confirming the existence of the insurance required by this Agreement, and including the applicable clauses referenced above. Also, within thirty (30) days of the execution date of this Agreement, *CONTRACTOR* shall provide to *KUNA* endorsements to the above-required policies, which add to these policies the applicable clauses referenced above. Said endorsements shall be signed by an authorized representative of the insurance company and shall include the signature's company affiliation and title. Should it be deemed necessary by *KUNA*, it shall be *CONTRACTOR*'s responsibility to see that *KUNA* receives documentation acceptable to *KUNA* which sustains that the individual signing said endorsements is indeed authorized to do so by the insurance company. Also, *KUNA* has the right to demand, and to receive within a reasonable time period, copies of any insurance policies required under this Agreement.

In addition to any other remedies *KUNA* may have if *CONTRACTOR* fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, *KUNA* may, at its sole option:

1. Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
 - A. Order *CONTRACTOR* to stop work under this Agreement and/or withhold any payment(s) which become due to *CONTRACTOR* hereunder until *CONTRACTOR* demonstrates compliance with the requirements hereof.

B. Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies KUNA may have and is not the exclusive remedy for CONTRACTOR's failure to maintain insurance or secure appropriate endorsements.

Nothing herein contained shall be construed as limiting in any way the extent to which CONTRACTOR may be held responsible for payments of damages to persons or property resulting from CONTRACTOR's, or its subcontractor's, negligent performance of the work covered under this Agreement.

16. NON-WAIVER:

Failure of either party to exercise any of the rights under this Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

17. CHOICE OF LAW:

Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Idaho.

18. ENTIRE AGREEMENT:

This is the entire Agreement of the parties and can only be modified or amended in writing by the parties.

19. SEVERABILITY:

If any part of this Agreement is held unenforceable, the remaining portions of the Agreement will nevertheless remain in full force and effect.

20. ATTORNEY FEES:

Determination of how reasonable attorney fees shall be awarded in any action to enforce this Agreement or to declare forfeiture or termination of this Agreement shall be in accordance with state law.

DATED this _____ day of _____, 2014.

KUNA:

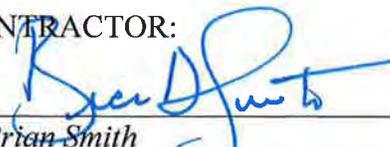
 KUNA

W. Greg Nelson
Mayor

ATTEST:

CONTRACTOR:

By _____


Brian Smith
J-U-B ENGINEERS, Inc.
250 S. Beechwood Ave. No. 201
Boise, Idaho 83709

Its _____

AREA MANAGER

Area Manager

Brenda S. Bingham
City Clerk

WITNESS:

(Signature of Witness or Notary Public)

Form and content approved by _____, as attorney *KUNA*.

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

FOR
City of Kuna
2014 Recycled Water Permit

Exhibit A – Scope of Services, Schedule, and Basis of Fee

PROJECT UNDERSTANDING

CLIENT has requested J-U-B to provide professional services to develop a Recycled Water Permit application, and to submit the application to the Idaho Department of Environmental Quality (IDEQ). The permit application will include the delivery of Class A recycled water to the City's pressure irrigation system for residential irrigation uses within the City of Kuna. The entire City will be considered one hydraulic management unit (HMU), and will be included in the permit application.

Key elements of the Recycled Water Permit Application conceptual approach based on J-U-B's current understanding of the CLIENTS's objectives are listed below:

- The initial permit will be for residential irrigation of Class A recycled water within the City limits.
- The permit application will include performance monitoring provisions that can be used to monitor system performance during operation and the data collected will be used to develop subsequent renewals or major modifications to the permit.

An Environmental Information Document (EID) will not be prepared under this scope of services. Public Involvement, Preliminary engineering reports, preliminary and final designs, bidding and construction phase services, and operations and maintenance manuals will be determined after the conclusion of the Recycled Water Permit effort and are not included in this scope of services.

PART 1 – SCOPE OF SERVICES

A. Basic Services - J-U-B's Basic Services under this Agreement are limited to the following tasks. CLIENT reserves the right to add subsequent phases or related work to the scope of services upon mutual agreement of scope, additional fees, and schedule.

Task 1 - Project Administration, Meetings & Agency/Government Coordination

- 1.1 Provide updates on tasks, schedule, budget, and project related issues to the CLIENT on a weekly basis.
- 1.2 Provide information and participate in two (2) progress meetings with the CLIENT; the purpose of the meetings will be to review preliminary findings, submit deliverables, or provide other updates on the project as deemed necessary.

Task 2 – Develop Draft Recycled Water Permit Application**2.1 Pre-Application Forms and Meetings**

- A. J-U-B will fill out the online IDEQ pre-application forms to initiate the application process.
- B. J-U-B will meet with IDEQ staff to kick-off the application process and to outline the method of disposal and the intent of the permit. Identify and discuss potential permit barriers with IDEQ.

2.2 Site Visit

- A. IDEQ, a CLIENT representative, and J-U-B will visit the proposed sites together. This step will familiarize everyone with the proposed sites. Elements of the Draft Recycled Water Permit Application will be discussed and issues requiring further evaluation or potential modifications to the application will be identified.

2.3 Develop Recycled Water Permit Application

- A. Prepare a Draft Recycled Water Permit Application in accordance with IDAPA 58.01.17 "Recycled Water Rules". Draft application will include items identified in 58.01.17.300 except for the operation and maintenance manual required to comply with 58.01.16 "Wastewater Rules".
- B. The contents of the Draft Recycled Water Permit Application and the scope of services provided by J-U-B in the application preparation are further described below:
 - i. General facility information.
 - a. Name, location and contact information for facility and facility owner and operator including the nature of the entities that will own and operate the facility.
 - b. List of local, state and federal permits, licenses and approvals related to the Recycled Water Permit Application and the current status of the same, including any approval dates.
 - ii. Topographic mapping of area within ¼ mile of the limits of the facility identified features. Maps will be prepared based on existing available mapping data and records combined with field review and verification. Additional topographic field survey is not anticipated to be necessary to complete this mapping and is not included in this scope.
 - a. Wastewater inlets, outlets, pump stations, and storage structures.
 - b. Land application areas including usable acreages.
 - c. Springs, wetlands and surface waters.

- d. 25, 50 and 100 year flood plains as determined through the Federal Insurance Administration of the Federal Emergency Management Agency.
 - e. Both public roads and private service and access roads including current conditions and future conditions as currently anticipated for the planned development.
 - f. Natural and manmade features that are part of the facility.
 - g. Buildings and structures including dwellings and private and public gathering places.
 - h. Public and private drinking water supply wells and any associated source water assessment areas.
 - i. Other documented wells including irrigation and monitoring wells.
 - j. Key hydrogeologic features and aquifer boundaries.
- iii. Wastewater characterization.
- a. Information related to the physical, chemical, and biological characteristics of the anticipated recycled water will be taken from the Wastewater Facility Plan and included in the application.
 - b. Information related to the volume of anticipated recycled water will be taken from the Wastewater Facility Plan and included in the application.
- iv. Site characterization.
- a. Climatic conditions at the site will be summarized and based upon records maintained for local weather stations.
 - b. Surface soils at the site will be described based on Natural Resources Conservation Service data and mapping in conjunction with existing geotechnical evaluations provided by the CLIENT.
 - c. Existing surface water features will be identified and discussed and the potential for surface soil erosion at the sites will be examined and control mechanisms identified and included in the planned improvements.
 - d. Hydrogeologic conditions at the site will be described using existing information provided by CLIENT that has been developed during prior site investigations.
 - e. Perform a well susceptibility analysis for documented wells within ¼ mile of the facility. The analysis will be based on the review of available construction documentation of all wells identified in prior tasks. Information will be reviewed and the susceptibility of each well will be examined.
- v. Site management plans. Plans for the management of the facility once in operation will be established for several different aspects identified below.
- a. Buffer Zone Plan: Class A recycled water does not require buffers zones. However, buffer zones for potable water wells, setbacks to prevent discharge to surface waters, and minimum separation between recycled water piping and potable water piping will be addressed. Other land use issues including public accessibility will be considered.
 - b. Cropping Plan: Turf grass will be used as the basis for operation and initial determination of acceptable loading rates. Both hydraulic and constituent loading rates will be estimated and incorporated in the irrigation plan.

- c. Site Run-off Plan: Proposed actions and Best Management Practices to control, reduce or eliminate runoff water from leaving the land application sites will be developed and included in the application.
- d. Monitoring Plan: Soil and aquifer monitoring plans will be developed for operation of the facility. The plan will include locations, frequencies, and monitored parameters for both vadose zone and aquifer monitoring. Infrastructure required to conduct the proposed monitoring will be included in the preliminary design portion of this scope.
- vi. Compliance with IDAPA 58.01.11 "Groundwater Quality Rule".
 - a. Prepare statements and discussion related to compliance with the "Groundwater Quality Rule".
 - b. Basis of analysis and compliance will be that the intent is to have recycled water applied at agronomic rates in accordance with the developed irrigation plan, thereby theoretically reducing aquifer recharge from treated effluent to zero. The developed monitoring plan will include measures and procedures to evaluate performance of the system and potential impacts to groundwater.
 - c. A groundwater mixing zone analysis will not be performed. If such modeling is required by IDEQ for a complete application, additional scope, fee and schedule will have to be mutually agreed to.

2.4 Preliminary Sizing

- A. Identify and establish key design criteria for the required system infrastructure including operational storage, pipe sizing and length, approximate pump station sizing information.
- B. Adequate preliminary design information and schematics will be provided to allow PERs to be developed based on this information. The development of any PERs for the reuse system is not included in this scope of work.

2.5 Internal QC and CLIENT Review.

- A. J-U-B will have a senior engineer review of the Draft Permit Report. Appropriate internal review comments will be incorporated into the Draft Permit Report.
- B. J-U-B will submit a Draft Permit Report to the Client for review and comment. J-U-B will review comments with Client and will incorporate where appropriate.

Task 3 – Submit Permit Application

3.1 Submit Permit Application

- A. J-U-B will prepare and submit the Permit Application, by updating the Draft Permit Report with pertinent comments/concerns brought up during the Task 2.5 reviews. The application will be submitted to IDEQ for comment and decision.
- B. Attend one (1) meeting with IDEQ to review and discuss agency comments.
- C. Due to the uncertainty of the response from IDEQ regarding the Permit Application, it is difficult to scope the cost of resubmittal. Therefore, we assume our resubmittal will only address minor IDEQ comments. Additional work required by IDEQ for a complete and approvable application, not specifically identified in this scope of work, will require mutual agreement of scope, additional fees, and schedule.

Deliverables

1. Draft Recycled Water Permit Application to CLIENT for review – Two (2) hard copies, one (1) electronic (pdf) copy.
2. Recycled Water Permit Application to IDEQ for review – Two (2) hard copies each, one (1) electronic (pdf) copy each.
3. Recycled Water permit Application resubmittal to IDEQ for approval— Two (2) hard copies each, one (1) electronic (pdf) copy each.

PART 2 – CLIENT’S RESPONSIBILITIES

Authorizing others to complete all tasks not specifically included above in J-U-B’s Basic Services that may be required for the project, including, but not limited to:

1. Provide J-U-B with all criteria and full information as to CLIENT’s requirements for the Project, including design objectives and constraints; space capacity and performance requirements; flexibility and expansibility requirements; phasing plans; budgetary limitations; and design and construction standards.
2. Furnish to J-U-B any other available information pertinent to the Project including, but not necessarily limited to, reports, data, and drawings relative to previous design or investigations at or adjacent to the Site. Specific items include:
 - 2.1 All reports, test data and other information pertaining to soil and groundwater investigations conducted on the property.
3. Examine the alternatives, reports, drawings, and other documents as presented by J-U-B and render timely decisions in writing pertaining thereto.
4. Provide safe site access.
5. Coordination with any regulatory agencies beyond what is specifically included in this scope.

PART 3 – SCHEDULE OF SERVICES

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

Task Number	Task Name	Anticipated Schedule
Task1	Project Admin, Meetings, and Agency/Government Coordination	Schedule to be determined as appropriate and dependent on other parties.
Task 2	Develop Draft Recycled Water Permit Application	Draft Recycled Water Permit Application to be completed within 50 calendar days of signed Agreement and receipt of required information from CLIENT.
Task 3	Submit Draft Permit Application	Submit Draft Permit Application to be completed within 14 calendar days of the receipt of all written comments from the CLIENT.

PART 4 - BASIS OF FEE

1. CLIENT shall pay J-U-B for the identified Basic Services as follows:

1.1. For Lump Sum fees:

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

1.2. For Time and Materials fees:

1.2.1. CLIENT shall pay J-U-B an amount equal to the cumulative hours charged to the Project for each J-U-B employee multiplied by employees' standard billing rates for all services performed on the Project, plus Reimbursable Expenses and J-U-B's Consultants' charges, if any.

The fee types and amounts for each task are presented in the following table:

Task Number	Task Name	Fee Type	Amount
Task1	Project Admin, Meetings, and Agency/Government Coordination	Lump Sum	\$2,490.00
Task 2	Prepare Draft Recycled Water Permit Application	Lump Sum	\$20,280.00
Task 3	Submit Permit Application	Lump Sum	\$2,100.00
		Total:	\$24,870.00

2. Period of Service: If the period of service for the tasks identified above is extended beyond 12 months, the compensation amount for J-U-B's services shall be appropriately adjusted to account for inflation and salary adjustments.

RESOLUTION NO. R50-2014

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Mayor, City Engineer and City Clerk of said city are hereby authorized to execute that certain agreement titled “City of Kuna, Idaho: Professional Services Agreement”, by and between said city and J-U-B Engineers, Inc., which Agreement is for consulting services related to preparing and submitting an application for a permit to reuse highly treated waste water in the City Pressure Irrigation system, which agreement and associated scope of work is estimated to cost twenty-four thousand eight hundred seventy dollars (\$24,870) and which Agreement is attached hereto, and made a part hereof, as if set forth in full.

PASSED BY THE CITY COUNCIL of Kuna, Idaho this 16th day of September, 2014.

APPROVED BY THE MAYOR of Kuna, Idaho this 16th day of September, 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
www.Kunacity.id.gov

To: City Council

File Numbers: 14-01-ZC (Zone Change) Ridley's Family Markets

Location: 1403 N. Meridian Road, Kuna, Idaho

Planner: Troy Behunin, Senior Planner

Hearing date: September 16, 2014

Applicant: CJM, LLP
 Mark Ridley
 621 Washington St. South
 Twin Falls, Idaho 83301
 (208) 320-2070
mark@shopsridleys.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 by the Planning and Zoning Commission
- L. Proposed Order of Decision by the Council

A. Course of Proceedings:

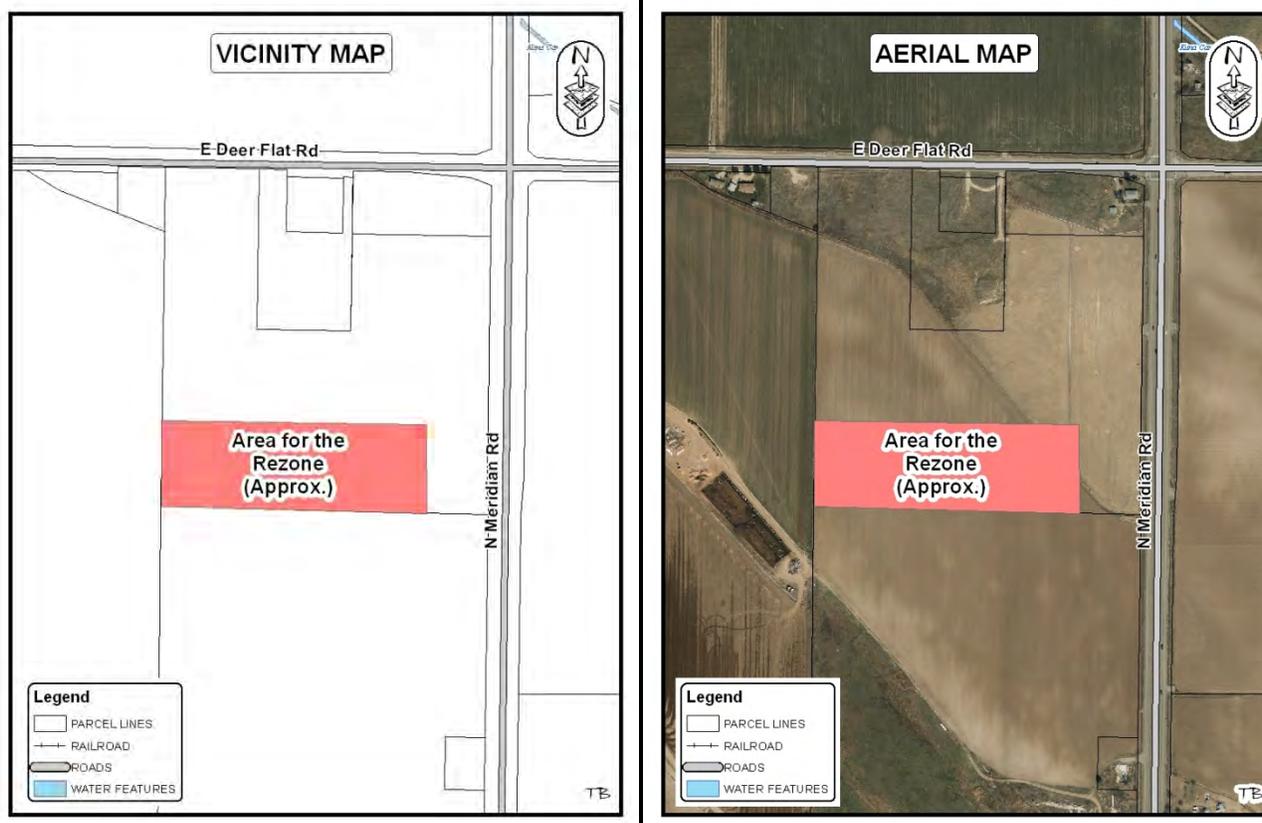
1. Kuna City Code 1-14-3 (KCC), states a Rezone is designated as a public hearing, with the City Council as the decision making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|----------------------------|------------------------------|
| i. Neighborhood Meeting | May 6, 2014 (Zero Attendees) |
| ii. Agency Comment Request | May 27, 2014 |
| iii. 300' Property Owners | August 18, 2014 |
| iv. Kuna, Melba Newspaper | August 20, 2014 |
| v. Site Posted | Sept. 5, 2014 |
2. Case No. (14-01-ZC – Ridley's Family Markets Rezone), and the supplementary documents for this application are available for review in the Planning and Zoning Department. The public is invited to make arrangements for copies by calling (208) 922-5274, or visiting Planning and Zoning located at 763 W. Avalon Street, Kuna, Idaho, during normal business hours.

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

- Request by Mark Ridley (For CJM, LLP), for a rezone of approximately 7.98 acres located at the southwest corner (SWC) of Deer Flat Road and Highway 69. This is a request to change the current zoning, R-6 (Medium Density Residential) in the City, to C-1 (Neighborhood Business District) within the forthcoming Merrill Family Center Commercial subdivision.

C. Vicinity and Aerial Maps:**D. History:**

This site was farmed until the spring of 2013, when construction of a Ridley's Market and Ace Hardware store began. The store(s) opened in December of 2013 and the property will soon be subdivided to encourage future commercial development on site, however it has not yet been recorded as of today.

The rezone of this part of the property is a condition of approval from earlier land use actions and CJM, LLP is seeking this rezone preparatory to attracting additional commercial business to the City. While there is not a committed party, this rezone will set the stage for commercial development, in the southwest corner of the CJM, LLP property.

E. General Projects Facts:

1. **Legal Description:** A legal description was included with the submitted request.
2. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Mixed-Use General.

3. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition – Ada County
South	R-6	Medium Residential - Kuna City
East	RUT	Rural Urban Transition – Ada County
West	RUT	Rural Urban Transition – Ada County

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

- Parcel Size: 29.39 acres (Approximately)
- Zoning: Neighborhood Commercial District; (C-1) & R-6 Med. Res. Density.
- Parcel #: S1324110085

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 Rural Fire District
- Police Protection – Kuna Police (Ada County Sheriff’s office)
- Sanitation Services – J&M Sanitation

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

The site currently has a combined store, which houses Ridley’s Family Market, and Ace Hardware stores. Pads for future commercial are also available. The vegetation on site is typically associated with a parking lot and commercial business(s) on site.

7. **Transportation / Connectivity:**

The site has frontage along Highway 69 on the east side of the property, and Deer Flat Road on the north side. Future development will add another point of access on the west side.

8. **Environmental Issues:**

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

9. **Comprehensive Future Land Use Map:**

The site is identified as Mixed–Use Commercial on Kuna’s Future Land Use Map (FLU). Staff views this proposed land use request to be consistent with the surrounding area land uses and approved FLU map designations.

10. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.), Central District Health Department, Ada County Highway District (ACHD), Idaho Transportation Department and Boise Project Board of Control. The responding agency comments are included with this case file.

F. Staff Analysis:

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case # 13-02-ZC, subject to the recommended conditions of approval.

G. Applicable Standards:

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

H. Comprehensive Plan Analysis:

The Kuna planning commission accepts the Comprehensive Plan components as described below:

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

GOALS AND POLICIES – Property Rights

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

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

GOALS AND POLICIES – Economic Development

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

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

GOALS AND POLICIES – Land Use

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

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

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

I. Proposed Findings of Fact:

1. The site is physically suitable for a commercial use.
2. The commercial use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
3. The commercial use is not likely to cause adverse public health problems.
4. The commercial use appears to be in compliance with all ordinances and laws of the City.
5. The commercial use appears to not be detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for commercial purposes.
7. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.

8. The Kuna Planning and Zoning Commission, has the authority to recommend this case be approved or denied, to City Council.
9. The neighborhood meeting was held and the public notice requirements were met.
10. 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. 14-01-ZC, Kuna Planning and Zoning Commission finds Case No. 14-01-ZC, complies with Kuna City Code.
2. Based on the evidence contained in Case No. 14-01-ZC, Kuna Planning and Zoning Commission finds Case No. 14-01-ZC, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Recommendation by the Commission:

On July 22, 2014, the Planning and Zoning Commission voted 5-0, to *recommend approval* for Case No. 14-01-ZC, based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends *approval* for Case No. 14-01-ZC, a rezone request from CJM, LLP (Mark Ridley), with the following conditions of approval:

Recommended Conditions of Approval:

- *Follow all staff and agency recommendations as appropriate.*

L. Proposed Order of Decision by Council

Note: This proposed motion is for approval or denial of this request. However, if City 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 presented at the public hearing, the City Council of Kuna, Idaho, the Council hereby (*approves / denies*) Case No. 14-01-ZC, a rezone request from CJM, LLP (Mark Ridley), (with or with-out) the following conditions of approval / denial:

At the time of future development:

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 any 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 commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.

- 2.1– With future development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 6. Future lighting within the site shall comply with Kuna City Code.
 7. Future parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 8. Future fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
 9. Future signage within the site shall comply with Kuna City Code.
 10. Future required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
 11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
 12. Any development will be subject to landscaping and building design reviews, among other land use applications as applicable, at time of future development.
 13. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 14. Developer/Owner/Applicant shall comply with all local, state and federal laws.

DATED this ____, day of _____, 2014

RECEIVED

MAY 16 2014

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

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)	14-01-2C
Project name	RIDLEY'S REZONE
Date Received	
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: CJM LLP	Phone Number: 208-324-4633
Address: 621 Washington St S	E-Mail: Mark@shopridleys.ca
City, State, Zip: Twin Falls ID 83301	Fax #: 208-324-1190
Applicant (Developer): Rick Millap	Phone Number:
Address: 5755 Willow Lane	E-Mail: rick.millap@cutconsecorp.com
City, State, Zip: Lake Oswego OR 97035	Fax #: 503-699-1106
Engineer/Representative: Jeff Ward CCHA	Phone Number: 208-343-4635
Address: 200 Broad St	E-Mail: Jeff.ward@schgk.com
City, State, Zip: Boise ID 83702	Fax #: 208-343-1858

Subject Property Information

Site Address: 1403 N Meridian Road Kuna ID	
Site Location (Cross Streets): Deer Flat and Meridian Road	
Parcel Number (s): Par H 0085 center of NE 1/4 NE 1/4 S1324110085	
Section, Township, Range: SEC 24 2 N 1 W	
Property size: 12.35 Acres	
Current land use: Bare	Proposed land use: Commercial
Current zoning district: R-6	Proposed zoning district: C-1

RECEIVED

MAY 16 2014

CITY OF KUNA

Project Description

Project / subdivision name: Merrell Family Center

General description of proposed project / request: Rezone

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

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: _____ Number of building lots: _____

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

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

Percentage of open space provided: _____ Acreage of open space: _____

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

Non-Residential Project Summary (if applicable)

Number of building lots: 5 Other lots: _____

Gross floor area square footage: 85296 Existing (if applicable): 55000

Hours of operation (days & hours): 6AM - 11 PM Building height: 22'

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: 11 Dimensions: 10x30

b. Total Parking spaces: 573 Dimensions: 10x20

c. Width of driveway aisle: 22'

Proposed Lighting: Per Permit Drawings

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

Applicant's Signature: [Signature] Date: 4-6-14



April 06, 2014

City of Kuna

RE: Merrell Town Center Development

To Whom it May Concern:,

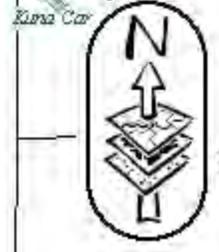
As a representative of CJM, LLP and Ridley's Family Markets, I am submitting for a re zoning of a portion of the current development from residential to commercial.

At the moment there are no conceptual plans we are able to share for this area but the intent is for the development to be used for commercial purposes and bringing more retail services to the community of Kuna.

A handwritten signature in black ink, appearing to read "Mark Ridley".

Mark Ridley
Ridley's Family Markets-CJM LLP
Cell 208-320-2070
mark@shopridleys.com

VICINITY MAP



E-Deer Flat Rd

Area for the
Rezone
(Approx.)

N-Meridian Rd

Legend

-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

TB

AERIAL MAP

Karna Co



E Deer Flat Rd

Area for the
Rezone
(Approx.)

N Meridian Rd

Legend

- PARCEL LINES
- RAILROAD
- ROADS
- WATER FEATURES

TB

FOX Land Surveys, Inc.

1515 South Shoshone St. Δ Boise Idaho Δ 83705 Δ 208-342-7957 Δ 208-342-7437 FAX

REZONE DESCRIPTION

A PORTION OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 24,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF KUNA, ADA COUNTY, IDAHO

A Portion of The Northeast ¼ of the Northeast ¼ of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows;

1. **COMMENCING** at the found Aluminum Cap Monument marking the Northeast Corner of Section 24, from which the found Aluminum Cap Monument marking the East ¼ Corner thereof bears South 00°46'12" West, a distance of 2,649.29 feet;
2. thence along the easterly boundary of Section 24, South 00°46'12" West, a distance of 1324.65 feet to the north 1/16th Corner common to Sections 24 and 19;
3. thence along the north 1/16th line of section 24, North 88°36'31" West, a distance of 273.07 feet to its intersection with the current limits of R-6 Zoning as established in Ordinance 2009-12, the **TRUE POINT OF BEGINNING**;
4. thence continuing along the north 1/16th line, North 88°36'31" West, a distance of 1039.83 feet to a found 5/8 inch rebar with plastic cap stamped PLS "4998" marking the North-East 1/16th Corner of Section 24;
5. thence along the east 1/16th line of Section 24, North 00°39'34" East, a distance of 328.81 feet to its intersection with the current limits of R-6 Zoning as established in Ordinance 2009-12;
6. thence along said limits the following courses and distances:
7. South 89°13'48" East, a distance of 1040.41 feet;
8. South 00°46'12" West, a distance of 340.09 feet to the **POINT OF BEGINNING**.

Containing 347,856 square feet (7.985 acres), more or less.
Any modification of this description shall render it void.
Refer to the attached sketch titled "REZONE EXHIBIT".

Fox Land Surveys, Inc.
Thomas A. Judge, Survey Manager, PLS 13934

END OF DESCRIPTION

TAJ:taj

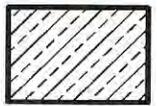
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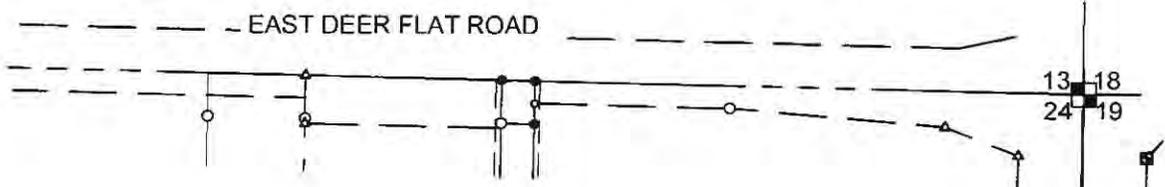
REZONE EXHIBIT

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
CITY OF KUNA, ADA COUNTY, IDAHO

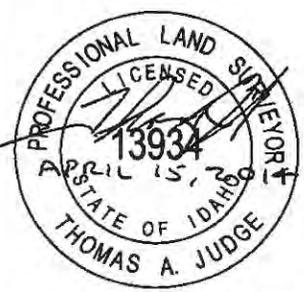
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CITY OF KUNA



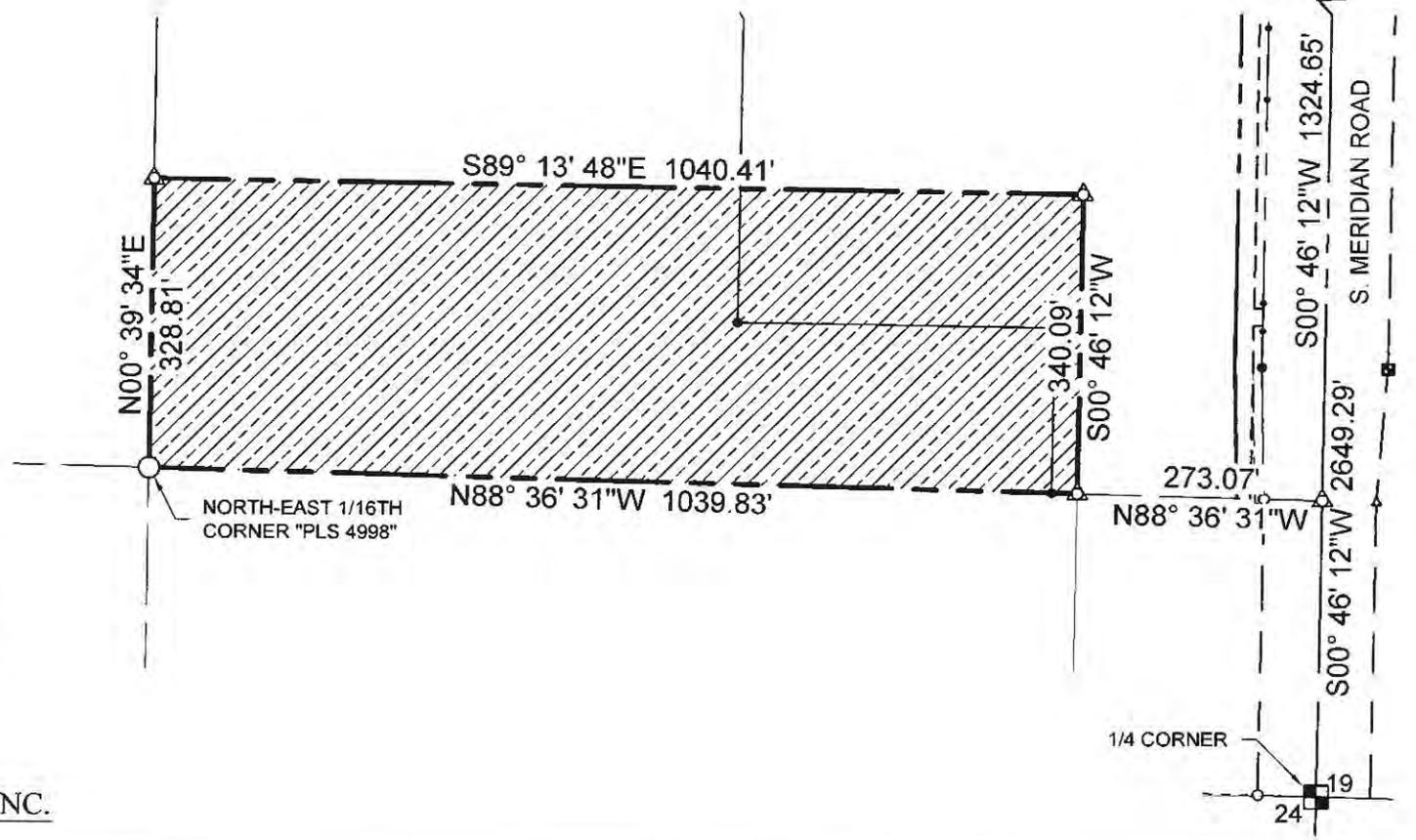
REZONE AREA



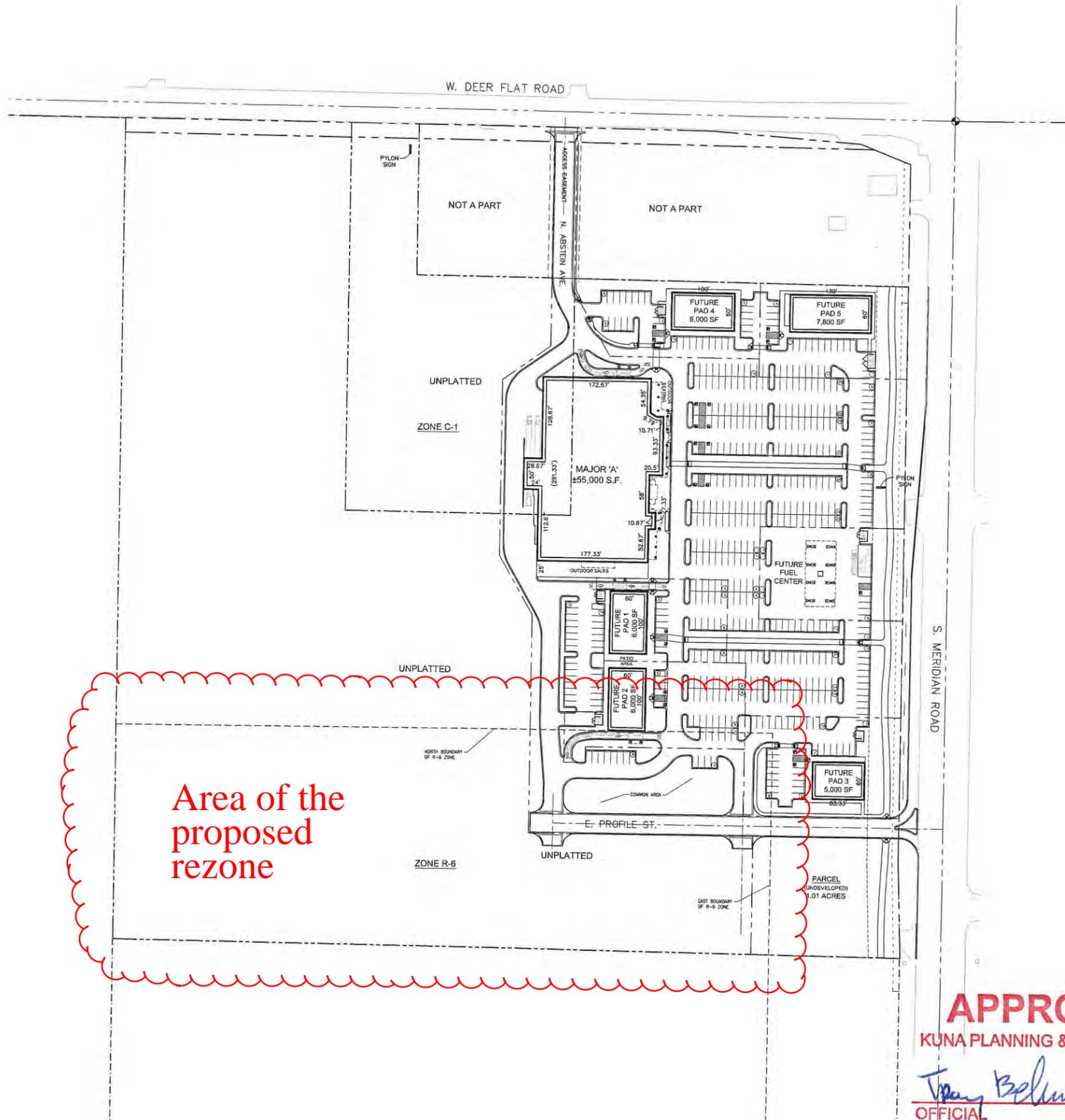
SCALE 1" = 200'



FOX LAND SURVEYS INC.
(208) 342-7957



PROFILE RIDGE (PHASE 2)



DRAWING INDEX

- | | |
|-------|-------------------------------------|
| DRC | COVER SHEET/OVERALL SITE PLAN |
| DRSP1 | DESIGN REVIEW SITE PLAN (NORTH) |
| DRSP2 | DESIGN REVIEW SITE PLAN (SOUTH) |
| L1.0 | DESIGN REVIEW LANDSCAPE PLAN (WEST) |
| L2.0 | DESIGN REVIEW LANDSCAPE PLAN (EAST) |
| DRDP1 | DESIGN REVIEW DRAINAGE PLAN (NORTH) |
| DRDP2 | DESIGN REVIEW DRAINAGE PLAN (SOUTH) |
| A4.0 | EXTERIOR ELEVATIONS (COLOR) |
| A4.1 | BUILDING SECTIONS |
| A2.5 | ROOF PLAN |
| E1.1 | SITE LIGHTING PLAN NORTH |
| E1.2 | SITE LIGHTING PLAN SOUTH |
| E1.3 | SITE LIGHTING PHOTOMETRICS PLAN |
| L3.0 | LANDSCAPE PLAN (COLOR) |

PARKING INFORMATION					
BUILDING AND AREA	SITE AREA	PARKING REQUIRED	PARKING PROVIDED	ACCESSIBLE REQUIRED	ACCESSIBLE PROVIDED
MAJOR 'A' ±55,000 S.F. 7.13 ACRES		1/250 = 220	340	7	8
MAJOR 'A1' 33,360 S.F. 0.77 ACRES		1/2 GAS PUMPS = 4	10	1	1
PAD 1 ±6,000 S.F. 0.59 ACRES		1/250 = 24	32	2	2
PAD 2 ±6,000 S.F. 0.80 ACRES		1/250 = 24	37	2	2
PAD 3 ±5,000 S.F. 0.90 ACRES		1/250 = 20	33	2	2
PAD 4 ±6,000 S.F. 0.74 ACRES		1/250 = 24	32	2	2
PAD 5 ±7,800 S.F. 0.79 ACRES		1/300 = 26	29	2	2
ACCESS DRIVES 27,316 S.F. 0.63 ACRES		N/A	N/A	N/A	N/A
TOTAL SITE AREA: ±538,051 S.F. ±12.35 ACRES		TOTAL = 342	TOTAL = 513 (= 150% OF REQ'D PARKING)	TOTAL = 18	TOTAL = 19

APPROVED
KUNA PLANNING & ZONING DEPT.

Tracy Belme **MAR 4, 2013**
OFFICIAL DATE



1 OVERALL SITE PLAN
SCALE: 1" = 100'
0 50 100 200 300 400
SCALE IN FEET

PRELIMINARY
NOT FOR
CONSTRUCTION

PATRICIA M. NOBBE, ARCHITECT
C.W. MOORE PLAZA
250 S. 5TH ST.
BOISE, IDAHO
PHONE: 208-343-4635 FAX: 208-343-1858

PROFILE RIDGE PHASE 2
SWC DEER FLAT RD. & MERIDIAN RD. KUNA, ID

C.W. MOORE PLAZA
250 S. 5TH ST. • BOISE, ID 83702
(208) 343-4635 • FAX (208) 343-1858
http://www.cshqa.com

CSHOA



PROJECT 12148.000	DATE 11/30/12
DRAWN JT	CHECKED PN

REVISED

SHEET TITLE
**COVER SHEET/
OVERALL SITE
PLAN**

SHEET

DRC

ORIGINAL SHEET SIZE
24" x 36"

GORDON N. LAW
CITY ENGINEER



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

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

MEMORANDUM

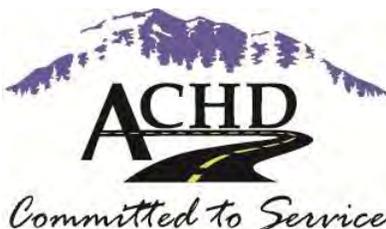
TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Ridley's Rezone Request
14-01-ZC

DATE: May 30, 2014

It does not appear there are issues relative to the above application that need review by the City Engineer. If this assumption is not correct, please notify me.



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

Date: June 11, 2014
To: Mark Ridley, via e-mail
CJM, LLP
621 Washington St. South
Twin Falls, ID 83301
Subject: KUNA14-0004 / K14-01-ZC
SWC of Deer Flat & Meridian
Request for a rezone.

On November 7, 2007 the Ada County Highway District approved development applications (K07-04-S, K07-01-AN, K07-03-ZC, K07-03-DA) for Profile Ridge Subdivision. The conditions and requirements also apply to K14-01-ZC. The applicant may be required to update any existing non-compliant pedestrian improvements adjacent to the site to meet current ADA (Americans with Disabilities Act) requirements.

- 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.

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

Sincerely,

A handwritten signature in black ink that reads 'Austin Miller'.

Austin Miller
Planning Review Intern
Development Services

CC: Project File
City of Kuna, via e-mail

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

Request for Appeal of Staff Decision

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



Committed to Service

Project/File: Profile Ridge Subdivision (K07-04-S, K07-01-AN, K07-03-ZC, K07-03-DA)
 This application is for annexation, rezone, preliminary plat, and development agreement for 159 (137) residential lots and 17 commercial lots (302,100sf commercial) on 75.08 acres.

Lead Agency: City of Kuna

Site address: SW corner of Kuna-Meridian (SH-69) and Deer Flat roads

Commission

Approval: November 7, 2007

Consent Agenda Item

Update: The applicant submitted at Traffic Impact Study update on December 11, 2007, and a revised preliminary plat on January 15, 2008. Notes in red address these changes.

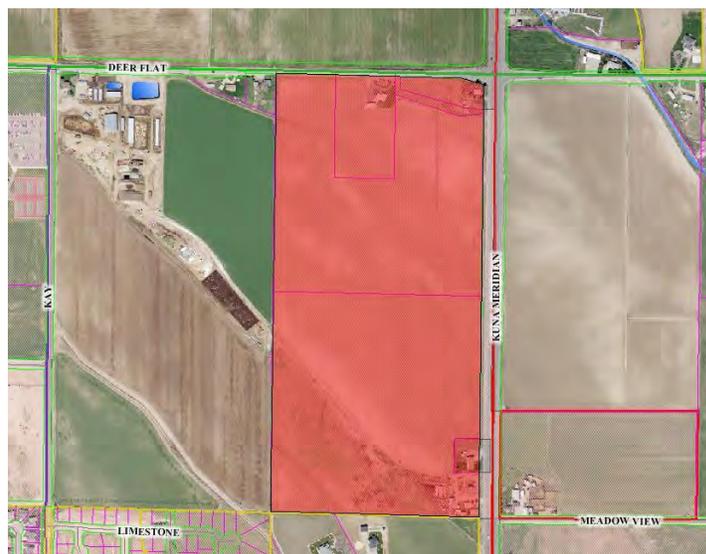
Applicant: Red Cliff Development
 2060 S. Eagle Road
 Meridian, Idaho 83642

Staff Contact: Matt Edmond
 Phone: 387-6187
 E-mail: medmond@achd.ada.id.us

Tech Review: October 26, 2007

Application Information:

Acreage: 75.08
 Current Zoning: RUT (Ada County); A (Kuna)
 Residential Lots: 159
 Commercial Lots: 17



A. Findings of Fact

Existing Conditions

1. **Site Information:** The site is currently agricultural.

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

Direction	Land Use	Zoning
North	Agricultural	RUT
South	Single-family residential	RUT
East	Agricultural, proposed Scoria mixed-use development	RUT, A (R-6, C-1 proposed)
West	Agricultural	RUT

3. **Existing Roadway Improvements and Right-of-Way Adjacent To and Near the Site**

- Deer Flat Road is currently improved with 2 traffic lanes, and no curb, gutter, or sidewalk inside of 72-feet of right-of-way abutting the site. Within 300-feet of SH-69, Deer Flat Road is improved to 3 traffic lanes

- Meridian Road (SH-69) is currently improved with 4 traffic lanes, a center turn lane, paved shoulders, and no curb, gutter, or sidewalk abutting the site. Right-of-way varies from 140-feet along the northern half of the site and 120-feet along the southern half. This is a state highway under Idaho Transportation Department (ITD) jurisdiction.
 - The intersection of Deer Flat and SH-69 was signalized this year.
 - Meadow View Street is currently improved with 2 travel lanes and no curb, gutter, or sidewalk in 50-feet of right of way. It aligns with the site's southern boundary from the east, and was designated a collector by ACHD on 27 June 2007.
 - Kay Road is currently improved with 2 travel lanes and curb, gutter, and sidewalk on its west side in 44-feet of right-of-way.
 - Linder Road is currently improved with 2 travel lanes and detached sidewalk on portions of its west side in 50-to-80-feet of right-of-way.
4. **Existing Access:** Currently, the site has 3 defined access points to Deer Flat Road (approximately 125-feet, 570-feet, and 700-feet west of the near edge of the intersection with SH 69) and 5 defined access points onto SH 69 (approximately 100-feet, 580-feet, 1260-feet, 2220-feet, and 2500-feet south of the intersection with Deer Flat Road).
 5. **Site History:** ACHD has not previously reviewed this site for a development application.
 6. **Adjacent Development:** ACHD reviewed and approved (at the Commission level on 27 June 2007) an application for Scoria Subdivision, adjacent to the southeast portion of the site. Scoria is a proposed development of 4 commercial lots, 68 single-family lots, and 10 common lots on approximately 17.5 acres, located at the northeast corner of Meadow View and SH-69.

Development Impacts

7. **Trip Generation:** This development is estimated to generate an additional 12,031 (14,283) vehicle trips per day (1,084 (1,271) vehicles per hour during PM peak hour traffic) based on the submitted traffic impact study.
8. **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.
9. **Traffic Impact Study:** A traffic impact study was required with this application (see Findings for Consideration below).
10. **Impacted Roadways:**

Roadway	Frontage	Functional Classification	Traffic Count	Level of Service*	Speed Limit
Meridian Rd (SH-69)	2,600	Principal Arterial	7,230 south of Deer Flat 2/2007	Established by ITD	55 MPH
Deer Flat Rd	1,250	Minor Arterial	9,072 west of SH-69 4/05/2007	Better than "C"	35 MPH
Meadow View St	N/A	Collector	110 east of SH-69 7/26/2006	Better than "C"	35 MPH
Kay Road	N/A	Collector	2,641 south of Dear Flat 3/14/2006	Better than "C"	
Linder Road	N/A	Minor Arterial	5,924 south of Deer Flat 4/6/2006	Better than "C"	35 MPH

*Acceptable level of service for State Highways is determined by ITD.

*Acceptable level of service for two-lane minor arterials is "D" (14,000 VTD).

*Acceptable level of service for two-lane collectors is "D" (9,500 VTD).

11. Capital Improvements Plan/Five Year Work Plan

Currently, Deer Flat Road is on the Five Year Work Plan to be widened from 2 lanes to 3 lanes between SH-69 and Linder Road in 2008; and the intersection of Deer Flat and Linder roads is in the Capital Improvement Plan to be signalized in 11-20 years.

B. Findings for Consideration

1. Traffic Impact Study

Executive Summary: Below is an executive summary of the submitted traffic impact study prepared by Stanley Consultants. **The traffic impacts were evaluated based on the land uses and site access proposed in the preliminary site plan. The impacts were also evaluated without the proposed East Profile Street Right-in/Right-out access on Meridian Road. The traffic impact study update for Profile Ridge Subdivision concludes and recommends the following:**

- Profile Ridge is projected to generate an average daily traffic (ADT) of 13,116 (14,283) vehicles per day (vpd), an AM peak hour traffic of 397 (414) vehicles per hour (vph) and a PM peak hour traffic of 1,174 (1,271) vehicles per hour (vph).
- Approximately 11% (126 vph) (9%, 109 vph) of the generated trips are projected to be retained on site during the PM peak hour.
- The proposed commercial uses along Deer Flat Road and Meridian Road are projected to attract approximately 295 (319) vph pass-by traffic during PM peak hour.
- Site traffic is projected to have the following distribution patterns at build-out:
 - Residential Traffic
 - 52% having origins/destinations north of the site
 - 25% having origins/destinations south of the site
 - 20% having origins/destinations west of the site
 - 3% having origins/destinations east of the site
 - Commercial Traffic
 - 40% having origins/destinations north of the site
 - 31% having origins/destinations south of the site
 - 26% having origins/destinations west of the site
 - 3% having origins/destinations east of the site
- Background traffic within the study area was estimated by projecting the existing traffic counts at a 7.16% annual growth rate, which is based on City of Kuna population and household forecast as adopted in the City of Kuna Comprehensive Plan.
- **Traffic impacts were evaluated based on the preliminary site plan with and without the proposed East Profile Street Right-in/Right-out (RIRO) access on Meridian Road:**
 - **The site traffic patterns are not significantly different with and without the RIRO access on Meridian Road.**
 - **The site traffic impacts are slightly different with and without the RIO access on Meridian Road.**
 - **The roadway network within the study area is projected to function slightly better with the RIRO than without the RIRO based on traffic simulation.**
 - **Existing and proposed intersections are projected to operate at about the same Level of Service (LOS) and need the same improvements with and without the RIRO access.**
 - **The average speed on Deer Flat Road segment between Meridian Road and Linder is approximately two mph faster on the westbound direction with the RIRO access than without the RIRO access.**

- The average speed on Meridian Road segment between Dear Flat Road and Meadowview Road is approximately two mph slower on the southbound direction with the RIRO access than without the RIRO access.
- Deer Flat Road & Linder Road intersection is projected to operate as follows during the PM peak hour flow with existing lane configuration and unsignalized intersection control:
 - 2006 Existing : LOS B
 - 2011 Background : LOS D
 - 2011 Background + Site : LOS F (with and without RIRO access)
- Deer Flat Road and Meridian Road intersection is projected to operate as follows during the PM peak hour with existing lane configuration and signalized intersection control:
 - 2006 Existing : LOS B
 - 2011 Background : LOS C
 - 2011 Background + Site : LOS C (with and without RIRO access)
- At build-out year 2011, Meridian Road, Deer Flat Road, and Linder Road are projected to have sufficient capacity to accommodate the traffic growth and site traffic with the existing number of lanes.
- Deer Flat Road is included in ACHD's FYWP to be widened to three lanes from Meridian Road to Ten Mile Road by 2008, and would provide additional capacity and safety adjacent to the site.
- The Deer Flat Road and Linder Road intersection is projected to need improvements to mitigate site traffic impacts:
 - The intersection is projected to meet warrants for a traffic signal under 2011 total traffic conditions.
 - Ada County Highway District (ACHD) is planning to signalize the intersection within the next 11 to 20 years.
 - The intersection is projected to operate at LOS B under 2011 PM peak hour total traffic if signalized.
- The proposed Commercial Access on Deer Flat Road is located approximately 600 feet west of Meridian Road:
 - 477 (496) vph are projected to use the access during the PM peak hour with RIRO access.
 - 561 vph are projected to use the access during the PM peak hour without the RIRO access.
 - The westbound approach is projected to need a left-turn lane at build-out, which could be accommodated by the ACHD planned improvement on Deer Flat Road.
 - The eastbound approach is not projected to warrant a right-turn lane at build-out.
 - The proposed northbound approach is projected to need a separate left-turn lane and a right-turn lane.
 - Northbound left-turn traffic from the site is projected to operate at LOS D during the PM peak hour with RIRO access and LOS E without RIRO access.
 - Traffic on Deer Flat Road is projected to operate with minimal delay.
- The proposed North Chappelle Avenue on Deer Flat Road is located approximately ¼ mile west of Meridian Road.
 - 305 (318) vph are projected to use the access during the PM peak hour with the RIRO access.
 - 323 vph are projected to use the access during the PM peak hour without the RIRO access.
 - The westbound approach is projected to need a left-turn lane at build-out, which could be accommodated by the ACHD planned improvement on Deer Flat Road.
 - The eastbound approach is not projected to warrant a right-turn lane at build-out.

- The proposed northbound approach is projected to need a separate left-turn lane and a right-turn lane.
- Northbound left-turn traffic from the site is projected to operate at LOS C during PM peak hour **with and without the RIRO access.**
- Traffic on Deer Flat Road is projected to operate with minimal delay.
- The proposed East Meadowview Road on Meridian Road is located and aligned with the existing approach approximately ½ mile south of Deer Flat Road:
 - 230 (232) vph are projected to use the access during PM peak hour **with the RIRO access.**
 - 230 (283) vph are projected to use the access during PM peak hour **without the RIRO access.**
 - The southbound approach is projected to warrant a right-turn lane at build-out.
 - The existing two-way left-turn lane on Meridian Road would accommodate left-turn traffic into the site.
 - The proposed eastbound approach is projected to need one shared lane.
 - Install signs and pavement striping **on Meridian Road.**
 - Install lighting **at the access point.**
 - Ensure stopping sight distance is at least 495 feet.
 - Northbound left-turn traffic from the site is projected to operate at LOS C during PM peak hour.
 - **Eastbound traffic from the site is projected to operate at LOS C during the PM peak hour with and without the RIRO access.**
 - Traffic on Meridian Road is projected to operate with minimal delay.
- The proposed East Profile Street RIRO access on Meridian Road is located approximately 1,100 feet south of Deer Flat Road:
 - 130 (121) vph are projected to use access during PM peak hour.
 - The southbound approach is projected to warrant a right-turn lane at build-out.
 - Install signs and pavement striping **on Meridian Road.**
 - Install lighting **at the access point.**
 - Ensure stopping site distance is at least 495 feet.
 - Eastbound right-turn traffic from the site is projected to operate **at LOS B during the PM peak hour.**
 - **Traffic on Meridian Road is expected to operate with minimal delay.**
- The proposed internal roadways include alleys, local roads, and collector streets
 - The proposed North Chappelle Avenue **is projected to carry 3,645 vpd** adjacent to the commercial area and should be classified as a collector street.
 - The proposed North Abstein Avenue **is projected to carry over 1,000 vpd and** should be classified as a collector street.
 - The proposed East Profile Street is projected to carry over 1,000 vpd **east of North Abstein Avenue and should be classified as a collector street and less than 1,000 vpd west of North Abstein Avenue and should be classified as a local road.**
 - East Meadowview Road is projected to carry **approximately 2,660 vpd** and should be classified as a collector street.
 - All other proposed roadways and alleys in the residential neighborhoods are projected to carry less than 1,000 vpd and should be classified as local roads.
- Sidewalks should be constructed along the site frontage on Meridian Road and Deer Flat Road for pedestrian safety and school route connectivity.
- Bike lanes should be provided on Meridian Road and Deer Flat Road along the site frontage and within the site to accommodate future pedestrians and bicyclists.

- The City of Kuna is planning to have bike/pedestrian paths on Meridian Road and Deer Flat Road. Provisions should be considered on Meridian Road and Deer Flat Road adjacent to the site to accommodate this future bike/pedestrian path.
- At horizon year 2025, the following right-of-way needs may be considered for long-range transportation planning purposes based on a 7.16% annual traffic growth:
 - 7 lanes on Meridian Road north of Deer Flat Road
 - 4 lanes on Deer Flat Road west of Meridian Road
 - 3 lanes on Linder Road south of Deer Flat Road
 - Additional right-of-way may be needed at the intersections for turning lanes and traffic signals

Staff Comment: ACHD Traffic Services Staff has analyzed the submitted traffic impact study and determined the following:

- State Highway 69 is a class IV highway with access restrictions at the half mile. Staff recommends that access be granted onto SH-69 at East Meadow View Street (formerly South Driveway), and at East Profile Street (formerly North Driveway), pending approval by City of Kuna and ITD.
- The growth rate for background traffic (7.16%) is likely too high, especially when used for 2026 horizon year traffic.
- Signal control at the intersection of Deer Flat and Linder will likely not be warranted by 2011. It is currently listed on the Capital Improvement Plan to be signalized in 11-20 years.
- North Chappelle Avenue should both be classified as a commercial street where adjacent to commercial uses and as a residential collector where adjacent to residential uses.
- East Meadow View Street should both be classified as a residential collector.

2. Meridian Road (SH-69)

ITD: This road is under the jurisdiction of ITD. The applicant, the City of Kuna, and ITD should work together to determine if additional right-of-way or improvements are necessary on SH-69, and the appropriate access of East Meadow View Street and East Profile Street onto SH-69.

Staff Comment: Per the traffic impact study, at site build-out the following improvements are recommended: right turn lanes are warranted on the southbound approaches of SH-69 to East Profile Street and East Meadow View Street.

3. Deer Flat Road

Right-of-Way Policy: District policy requires 96-feet of right-of-way on arterial roadways (Figure 72-F1B). This right-of-way allows for the construction of a 5-lane roadway with curb, gutter, 5-foot concrete detached sidewalks and bike lanes.

Sidewalk Policy: District policy requires 7-foot wide attached (or 5-foot detached) concrete sidewalk on all collector roadways and arterial roadways (7204.7.2).

Applicant Proposal: The applicant has proposed to dedicate 48-feet of right-of-way from the centerline of Deer Flat Road and construct an 8-foot detached concrete sidewalk along Deer Flat Road 41-feet from the centerline. In accordance with the Traffic Impact Study findings, the applicant has not proposed to construct right-turn lanes from Deer Flat Road eastbound into the site's two proposed access points from Deer Flat Road.

Staff Recommendation: Staff recommends that the applicant dedicate 48-feet of right-of-way from the centerline of Deer Flat Road and construct a detached concrete sidewalk a minimum of 5-feet in width and no closer than 41-feet from the centerline of Deer Flat Road. The applicant should provide a sidewalk and utilities easement for any portion of the sidewalk that lies outside the right-of-way. Due to the fact that Deer Flat Road only has one eastbound travel lane, staff

recommends that the applicant construct right-turn lanes on the eastbound approaches from Deer Flat Road onto Chappelle Avenue and the commercial drive.

4. Access

Access Policy: District policy 7207.8 states that direct access to arterials and collectors is normally restricted. The developer shall try to use combined access points. If the developer can show that the use of a combined access point to a collector or arterial street is impractical, the District may consider direct access points. Access points for proposed developments at intersections should be located as far from the intersection as practical, and in no case closer than as illustrated on Figure 72-F4, unless a waiver for the access point has been approved by the District Commission.

Offset Policy: District policy 7204.11.6, requires local roadways to align or offset a minimum of 300-feet from an arterial roadway (measured centerline to centerline).

Applicant Proposal: The applicant has proposed to construct four access points from the site onto arterial roadways. The applicant has proposed to construct North Chappelle Avenue as a full-access street onto Deer Flat Road approximately $\frac{1}{4}$ mile west of SH-69 and a commercial drive as a full access drive onto Deer Flat Road, approximately 600-feet west of SH-69. The applicant has proposed to construct East Profile Street as a **Right-in Only** access street from SH-69 approximately 1,100-feet south of Deer Flat Road and East Meadow View Street as a full access street onto SH-69 abutting the south property line (approximately $\frac{1}{2}$ mile south of Deer Flat Road).

Staff Recommendation: The applicant's proposal for access onto Deer Flat Road meets District policy and should be approved with this application. The applicant should coordinate access of East Profile Street and East Meadow View Street onto SH-69 with ITD. If East Profile Street is approved for a **Right-in Only** access onto SH-69 (Meridian Road), District staff recommends that it be constructed as a driveway and not a public street.

5. East Meadow View Street (formerly South Driveway)

Residential Collector Policy: District policy 72-F1A, 7202.3.2 and 7202.3.5, requires that residential collectors be constructed as 36-foot street sections with curb, gutter and 5-foot wide concrete sidewalks with no front-on housing. The access restrictions for these street segments should be stated on the final plat. Unless otherwise noted, parking should be prohibited on these street segments. Coordinate the signage Program with District staff.

District One-Half Street Policy: District policy 7203.4.2 states "if a proposed development abuts an unpaved street or streets the developer shall construct one-half of the full street improvements, including curb, gutter and concrete sidewalk plus additional pavement widening beyond the centerline established for the street to provide a minimum 24-foot wide paved surface. A 3-foot wide gravel shoulder and a drainage swale sized to accommodate the roadway storm runoff shall be constructed on the unimproved side. This street section shall be constructed within a minimum 40-foot right-of-way."

Stub Street Policy: District policy 7203.5.1 states that the street design in a proposed development shall cause no undue hardship to adjoining property. An adequate and convenient access to adjoining property for use in future development may be required. If a street ends at the development boundary, it shall meet the requirements of sub section 7205, "non-continuous streets." District policy 7205.5 states that stub streets will be required to provide intra-neighborhood circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7204.5, 7204.6 and 7204.7, 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."

Driveways/Access: District policy 7207.8 states that direct access to arterials and collectors is normally restricted. The developer shall try to use combined access points. If the developer

can show that the use of a combined access point to a collector or arterial street is impractical, the District may consider direct access points. Access points for proposed developments at intersections should be located as far from the intersection as practical, and in no case closer than as illustrated on Figure 72-F4, unless a waiver for the access point has been approved by the District Commission. District policy 72-F4 (1) and 72-F4 (2), requires driveways located on collector streets to offset a controlled and/or uncontrolled intersection a minimum of 150-feet (measured near edge to near edge).

Applicant Proposal: The applicant has proposed to construct Meadow View Street from SH-69 to the west property line abutting the south property line as a one-half street section consisting of 24-feet of pavement with curb, gutter, and sidewalk on the north side, all within 40-feet of right-of-way. The applicant has proposed to take a driveway access to commercial lots abutting SH-69 approximately 250-feet west of the near edge of SH-69.

Staff Recommendation: The applicant's proposal for East Meadow View Street meets District policy and should be approved with this application. The road will need to shift to the north as it approaches the site's west property line, due to the fact that beyond the west property line to the south of the ½ mile, there is already an existing urban subdivision that could not continue the construction of this roadway. The roadway will have to be completed to Kay Avenue as the property to the west of this site develops.

The applicant should construct this road with 24-feet of pavement, vertical curb, gutter, and 5-foot attached sidewalk on the north side and a 3-foot gravel shoulder and adequately sized drainage swale on the south side. The applicant should also install a sign at the west terminus of the street section stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." East Meadow View Street should be classified as a residential collector its entire length, with front-on housing and on-street parking restricted.

During the technical review meeting between District staff, the applicant, and the City of Kuna, the applicant discussed the possibility of the District allowing a right-in ONLY driveway on East Meadow View Street to serve the future commercial lots along Meridian Road (SH 69). The City of Kuna is requiring any intersection or direct access to East Meadow View Street be located further to the west than originally proposed (to be located 660-feet west of Meridian Road). The proposed lots along North Abstein Avenue and Meridian Road (SH 69) are identified as conceptual commercial lots, but could ultimately be developed as multi-family lots. District staff is supportive of the applicant's proposal for a right-in ONLY commercial driveway on East Meadow View Street to provide access to the lots on Block 16, contingent upon their development as commercial uses and upon the approval of the City of Kuna. The land uses of the lots adjacent to Meridian Road and North Abstein Avenue will have to be approved through the conditional use process, and the District and the City of Kuna will have additional opportunities to review this portion of the development.

6. North Chappelle Avenue (formerly West Driveway): Commercial Portion

Commercial Street Policy: District policy requires 54-feet of right-of-way on industrial/commercial roadways (Figure 72-F1B). This right-of-way allows for the construction of a 3-lane roadway with curb, gutter and 5-foot wide concrete sidewalks.

District One-Half Street Policy: District policy 7203.4.2 states "if a proposed development abuts an unpaved street or streets the developer shall construct one-half of the full street improvements, including curb, gutter and concrete sidewalk plus additional pavement widening beyond the centerline established for the street to provide a minimum 24-feet wide paved surface. A 3-foot wide gravel shoulder and a drainage swale sized to accommodate the roadway storm runoff shall be constructed on the unimproved side. This street section shall be constructed within a minimum 40-foot right-of-way."

Applicant's Proposal: The applicant has proposed to construct North Chappelle Avenue as a commercial half-street section in 40-feet of right-of-way abutting the west property line for

approximately 1,000-feet south from Deer Flat Road. The applicant has proposed to classify this portion as a collector street.

The applicant's revised site plan continues to show North Chappelle Avenue as a complete 29-foot street section inside 42-feet of right-of-way.

Staff Recommendation: The applicant's proposal for the commercial portion of North Chappelle Avenue meets District policy and should be approved with this application.

The applicant should construct the portion of North Chappelle Avenue adjacent the commercial lots as a half-street section, to be completed as a full commercial street when the properties to the west develop.

7. North Chappelle Avenue (formerly West Driveway): Residential Portion

Reduced Local Street Policy: District policy 7240.4.3 allows a developer to construct a local urban residential street with a reduced width of 29-feet from back-of-curb to back-of-curb with curb, gutter and sidewalk. Policy requires Fire Department approval from use of reduced street sections and restricts parking on reduced street sections.

Stub Street Policy: District policy 7203.5.1 states that the street design in a proposed development shall cause no undue hardship to adjoining property. An adequate and convenient access to adjoining property for use in future development may be required. If a street ends at the development boundary, it shall meet the requirements of sub section 7205, "non-continuous streets." District policy 7205.5 states that stub streets will be required to provide intra-neighborhood circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7204.5, 7204.6 and 7204.7, 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."

Traffic Calming: District policy 7202.2.6 states that the design of local street systems should discourage excessive speeds by using curvilinear alignment and/or breaks in the street system.

Applicant's Proposal: The applicant has proposed to construct North Chappelle Avenue as a full local street (36-foot street section within 50-feet of right-of-way) abutting the west property line within the residential portion of the site. North Chappelle will "bow" completely into the site approximately 1,000 feet and 2,000 feet south of Deer Flat Road to provide traffic calming. North Chappelle Avenue will terminate at the south property line as a stub street. The applicant has proposed to classify the residential portion of North Chappelle Avenue as a local street.

The applicant's revised site plan shows North Chappelle Avenue as a complete 29-foot street section inside 42-feet of right-of-way.

Staff Recommendation: The applicant's proposal for the residential portion of North Chappelle Avenue meets District policy and should be approved with this application. Additionally, the applicant should install signs at the south terminus of North Chappelle Avenue stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

The residential portion of North Chappelle Avenue is projected to carry 565 vpd at build-out. The applicant's proposal to construct North Chappelle Avenue as a reduced-width residential street meets District policy. Parking may be restricted along this street by the Kuna Fire Department, or as future conditions may warrant.

8. North Abstein Avenue

Local Street Policy: District policy 7204.4.1 and Figure 72-F1A requires 50-feet of right-of-way on local streets. This right-of-way allows for the construction of a 2-lane roadway with curb, gutter and 5-foot wide concrete sidewalks.

Commercial Street Policy: District policy requires 54-feet of right-of-way on industrial/commercial roadways (Figure 72-F1B). This right-of-way allows for the construction of a 3-lane roadway with curb, gutter and 5-foot wide concrete sidewalks.

Applicant Proposal: The applicant has proposed to construct North Abstein Avenue as a 36-foot street section with curb, gutter, and sidewalk inside of 50-feet of right-of-way.

Staff Recommendation: Staff recommends a modification of policy to allow the applicant to construct North Abstein Avenue as proposed and not as a commercial street section (40-foot section within 54-feet of right-of-way). This recommendation is due to the fact that North Abstein Avenue will only abut commercial lots on the east side, and that residential lots on the west side will be alley-loaded. Staff also recommends that on-street parking be prohibited on the east (commercial) side.

The City of Kuna has indicated that they will require the applicant to shift the proposed intersection of Abstein Avenue with Meadow View Drive to be located no closer than 660-feet from Meridian Road (SH 69), measured centerline to centerline.

The applicant has proposed to realign North Abstein Avenue in accordance with a request from the City of Kuna to offset the nearest intersection on East Meadowview Road from Meridian Road by at least 600-feet.

9. Internal Streets

Right-of-Way Policy: District policy 7204.4.1 and Figure 72-F1A requires 50-feet of right-of-way on local streets. This right-of-way allows for the construction of a 2-lane roadway with curb, gutter and 5-foot wide concrete sidewalks.

Stub Street Policy: District policy 7203.5.1 states that the street design in a proposed development shall cause no undue hardship to adjoining property. An adequate and convenient access to adjoining property for use in future development may be required. If a street ends at the development boundary, it shall meet the requirements of sub section 7205, "non-continuous streets." District policy 7205.5 states that stub streets will be required to provide intra-neighborhood circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7204.5, 7204.6 and 7204.7, 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."

Applicant's Proposal: The applicant has proposed to construct all internal streets not previously discussed as local streets consisting of 36-foot street section with curb, gutter, and 5-foot attached sidewalk inside 50-feet of right-of-way. The applicant has proposed to classify all internal roads not previously discussed as local streets. The applicant has proposed to construct one stub street in addition to North Chappelle Avenue and East Meadow View Street: East Porter Street, approximately 660-feet north of the south property line.

Staff Recommendation: The applicant's proposal for internal streets meets District policy and should be approved with this application. Additionally, the applicant should install signs at the terminus of each street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE." The District reserves the right to require the extension of Landmark, Rainbow, or Hennessy Streets to the west with future development, as it will control contiguous right-of-way to the west property line.

10. Alleys

Access: Access is allowed to and from a fully improved alley (District policy 7204.10.2). Parking shall be designed so the minimum clear distance from the back of the parking stall to the opposite side of the alley is 22 feet for perpendicular parking. An access to an alley shall be located a minimum of 25 feet from the nearest public street.

Pavement: District Policy 7204.10.1 states if the proposed development is not a single family detached residence and it takes access from an alley, the developer will be required to pave the entire width of the right-of-way from the nearest public street to and abutting the development.

Applicant Proposal: The applicant has proposed to construct four 25-foot wide alleys; each paved its full width, to provide rear-load access to Blocks 4, 6, 8, and 11.

The applicant's revised site plan calls for alignment of 3 alleys, between blocks 4 and 5, 9 and 10, and 13 and 14, respectively.

Staff Recommendation: District staff recommends that the applicant construct the alleys to a maximum width of 20-feet. Additionally, the applicant should align the alleys abutting Blocks 4 and 11 with Stibinite Way or offset them a minimum of 50-feet.

The applicant's revised proposal meets District policy.

11. Tree Planters

Tree Planter Policy: The District's Tree Planter Width Interim Policy prohibits all trees in planters less than 8-feet in width. policy requires a minimum planter width of 8-feet for class II trees. The policy also requires Class I and Class III trees to provide a minimum planter width of 10-feet.

12. Other Access

SH-69 is classified as a principal arterial and Deer Flat Road is classified as a minor arterial. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

C. Site Specific Conditions of Approval

1. Dedicate 48-feet of right-of-way from the centerline of Deer Flat Road abutting the parcel. The right-of-way purchase and sale agreement and deed must be completed and signed by the applicant prior to scheduling the final plat for signature by the ACHD Commission or prior to issuance of a building permit (or other required permits), whichever occurs first. Allow up to 30 business days to process the right-of-way dedication after receipt of all requested material. The District will purchase the right-of-way which is in addition to existing right-of-way from available Corridor Preservation Funds.
2. Construct a detached concrete sidewalk, a minimum of 5-feet in width and no closer than 41-feet from the centerline of Deer Flat Road along the entire site frontage. Provide a sidewalk and utility easement for any portion of sidewalk that lies outside the right-of-way. Ensure that this sidewalk connects to current or future sidewalk improvements abutting the site along SH-69.
3. Construct East Meadow View Street as a half-street section abutting the length of the south property line within 40-feet of right-of-way, consisting of 24-feet of pavement with vertical curb, gutter, and attached 5-foot sidewalk along the north side and a 3-foot gravel shoulder and adequately sized drainage swale along the south side. Shift the roadway completely into the site (36-foot street section within 50-feet of right-of-way) before it reaches the west property line and allow for the connection of this section with future streets to the west and south. Install a sign at the west terminus of Meadow View Street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
4. Construct North Chappelle Avenue along the commercial portion of the site (approximately 1000-feet south from Deer Flat Road) as one half of a 40-foot commercial-street section abutting the west property line within 40-feet of right-of-way, consisting of 24-feet of pavement with vertical curb, gutter, and attached 5-foot sidewalk along the east side and a 3-foot gravel shoulder and adequately sized drainage swale along the west side.
5. Construct North Chappelle Avenue, abutting the residential portion of the site, as a complete 29-foot street section with vertical curb, gutter, and attached 5-foot sidewalk on each side of the

roadway within 42-feet of right-of-way all the way to the south property line. Allow for the connection of this section with future streets to the south. Install a sign at the south terminus of North Chappelle Avenue stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

6. Construct North Abstein Avenue as a 36-foot street section, with vertical curb, gutter, and attached 5-foot concrete sidewalks on both sides of the roadway within 50-feet of right-of-way.
7. With the exceptions of East Meadow View Street, North Chappelle Avenue, and North Abstein Avenue listed above, construct all internal streets as local residential 36-foot street sections, with rolled curb, gutter, and attached 5-foot concrete sidewalks on both sides of the roadway within 50-feet of right-of-way. Install a sign at the west terminus of East Porter Street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
8. Construct 3 paved alleys, 20-feet in width as proposed in the revised site plan. .
9. Direct lot access to Deer Flat Road (minor arterial), SH-69 (principal arterial) and East Meadow View Street (residential collector) is prohibited and should be noted on the final plat.
10. Only commercial lots will have direct access to Abstein Avenue. Direct lot access to Abstein Avenue from residential lots is prohibited and should be noted on the final plat.
11. Comply with requirements of ITD and City of Kuna for the SH-69 frontage. Submit to the District a letter from ITD regarding said requirements prior to District approval of the final plat or issuance of a building permit (or other required permits), whichever occurs first. Contact the District III Traffic Engineer at 334-8340.
12. Comply with all Standard Conditions of Approval.

D. Standard Conditions of Approval

1. Any existing irrigation facilities shall be relocated outside of the right-of-way.
2. Private sewer or water systems are prohibited from being located within any ACHD roadway or right-of-way.
3. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
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. Comply with the District's Tree Planter Width Interim Policy.
6. 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.
7. All design and construction shall be in accordance with the Ada County Highway District Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Ordinances unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
8. The applicant shall submit revised plans for staff approval, prior to issuance of building permit (or other required permits), which incorporates any required design changes.
9. Construction, use and property development shall be in conformance with all applicable requirements of the Ada County Highway District prior to District approval for occupancy.
10. Payment of applicable road impact fees is required prior to building construction. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.

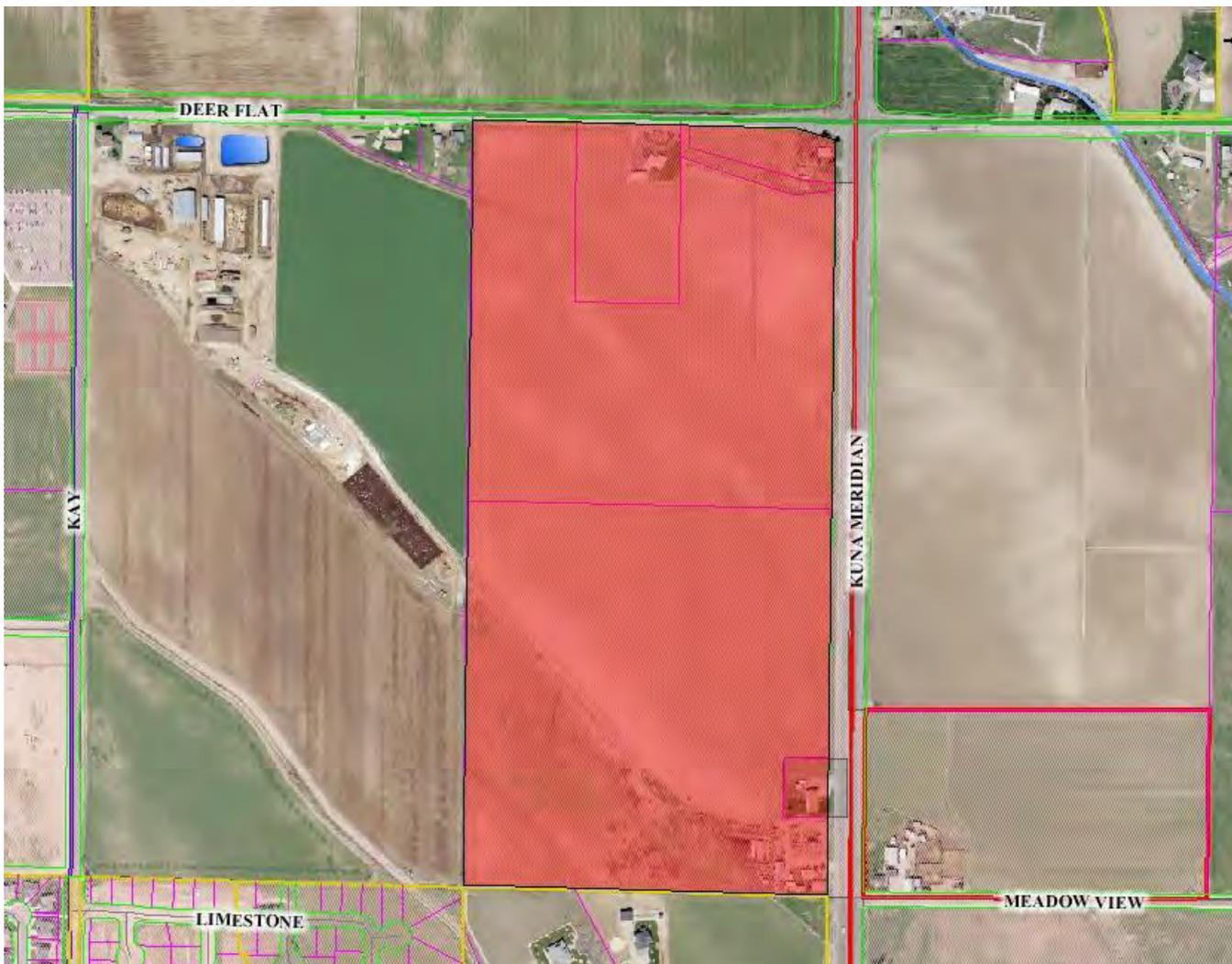
11. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to 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.
12. 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 the Ada County Highway District. The burden shall be upon the applicant to obtain written confirmation of any change from the Ada County Highway District.
13. Any change by the applicant in the planned use of the property which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant or its successors in interest advises the Highway District of its intent to change the planned use of the subject property unless a waiver/variance of said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.

E. 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.

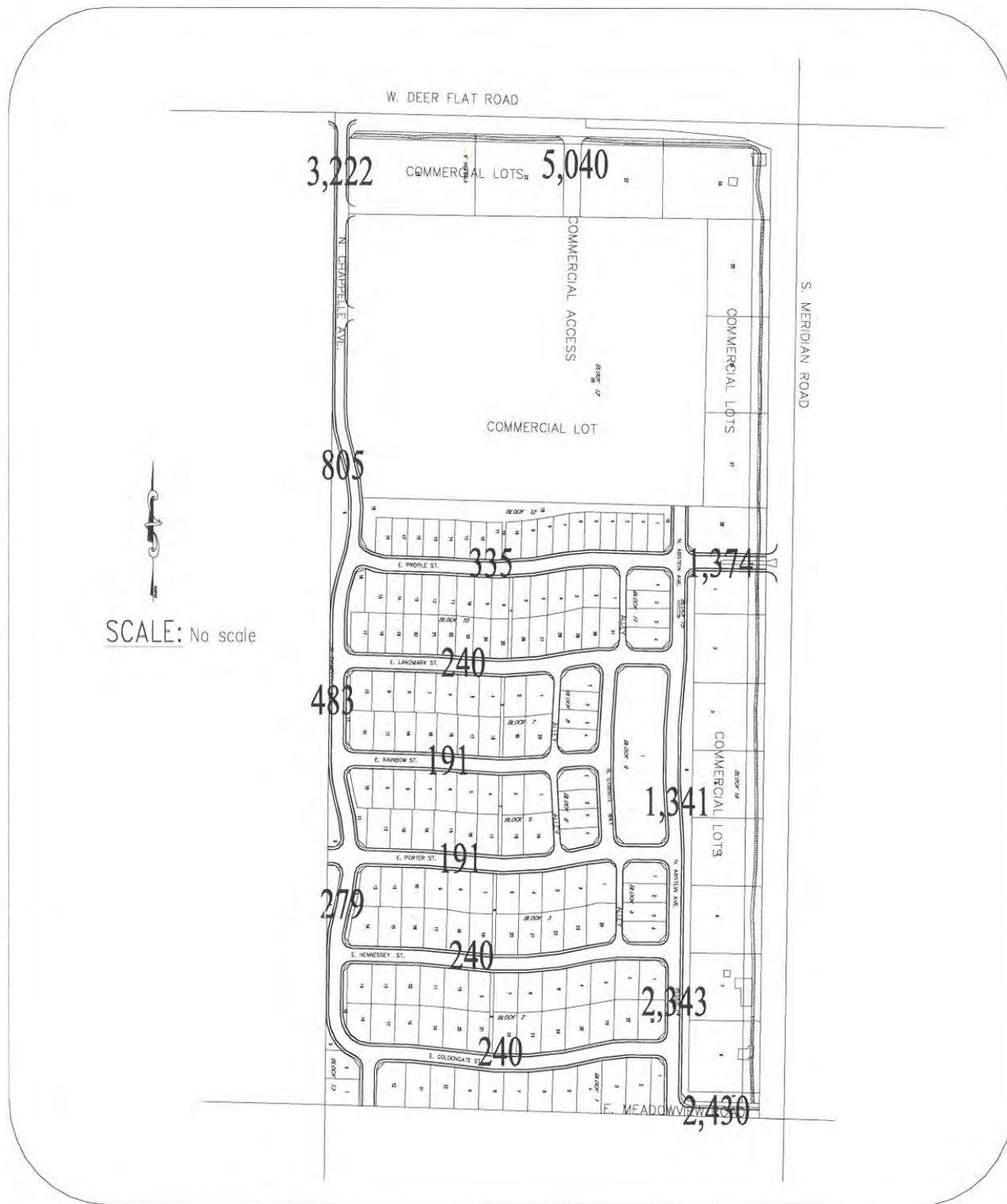
Attachments

1. Vicinity Map
2. Site Plan
3. Internal Traffic Distribution
4. Utility Coordinating Council
5. Development Process Checklist
6. Request for Reconsideration Guidelines



Traffic Impact Study Update for Profile Ridge Subdivision, Kuna, Idaho

Figure 8 – ADT Projection on Internal Roadway (vpd)



RICHARD DURRANT
CHAIRMAN OF THE BOARD

GRAHAM PATERSON
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

Ridley's Rezone
OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

Page 35 of 51

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

30 May 2014

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

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

RE: CJM,LLP-Mark Ridley
SWC of W. Deer Flat Rd. and Meridian Rd.
Boise-Kuna Irrigation District
Kuna Lateral 128+40
Sec. 24, T2N, R1W, BM.

14-01-ZC

BK-381A1, BK-381A3

Troy Behunin:

The Boise Project has no objection to the request for Rezone 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.

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: Phil Comegys Watermaster, Div; 2 BPBC
 Lauren Boehlke Secretary – Treasurer, BKID
 File

"To improve the health of our communities by identifying sustainable solutions to community health issues, developing partnerships for implementation of strategies, and demonstrating our success through measurement of outcomes."

14-0440

June 13, 2014

Christopher D. Rich
Ada County Recorder
200 West Front Street
Boise, ID 83702

RECEIVED

JUN 18 2014

KUNA CITY CLERK

RE: Merrell Family Center Subdivision No. 1

Dear Mr. Rich:

Central District Health Department has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given June 13, 2014.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing City of Kuna and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Serving Valley, Elmore, Boise, and Ada Counties

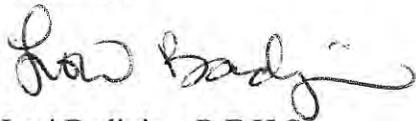
Ada / Boise County Office
707 N. Armstrong Pl.
Boise, ID 83704
Enviro. Health: 327-7499
Reproductive Health: 327-7400
Immunizations: 327-7450
Senior Nutrition: 327-7460
WIC: 327-7488
FAX: 327-8500

Elmore County Office
520 E. 8th St. North
Mountain Home, ID 83647
Enviro. Health: 587-9225
Family Health: 587-4407
WIC: 587-4409
FAX: 587-3521

Valley County Office
703 N. 1st St.
McCall, ID 83638
Ph: 654-7194
FAX: 634-2174

If you have any questions, please call 327-8517.

Sincerely,

A handwritten signature in black ink, appearing to read "Lori Badigian". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Lori Badigian, R.E.H.S.
Senior Environmental Health Specialist

cc: CJM, LLLP
CSHQA
City of Kuna

LB:bk

**IDAHO TRANSPORTATION DEPARTMENT**

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

(208) 334-8300
itd.idaho.gov

May 29, 2014

Troy Behunin
City of Kuna
P.O. Box 13,
Kuna, Idaho 83634 **VIA EMAIL**

Re: **14-01-ZC – ITD Review Comments**

Dear Mr. Behunin:

The Idaho Transportation Department (ITD) has received the May 27, 2014 transmittal for the zone change for the expanding commercial project west of SH-69 (Meridian Road) and south of Deer Flat Road. ITD has the following review comments:

- State Highway 69 currently carries less than 9,000 vehicle trips per day adjacent to the project site. This is far below the capacity of the roadway. The abutting segments of SH-69 have sufficient capacity to accommodate the site-generated traffic volumes.
- ITD has sufficient right-of-way for the SH-69 corridor to accommodate current long range corridor planning. No additional right-of-way is anticipated from this application.
- ITD controls SH-69 and the intersection with Deer Flat Road. This intersection has sufficient capacity to accommodate the long range traffic forecasts.
- The project site has one permitted approach on SH-69. The conditions of approval included the requirement that this would be the only site access to SH-69.
- A traffic study was originally submitted for this project in 2007. The original traffic data is far out of date and the proposed rezone will increase the amount of site-generated traffic. An updated traffic analysis is not required for the this rezone, but any development application may require an updated traffic analysis.

ITD has the following suggestions for project development:

1. Comply with ITD policies for the previously approved approach location on SH-69.
2. Comply with ITD policies concerning curb, gutter and sidewalk outside the public right-of-way.
3. Comply with ITD policies concerning roadway lighting.
4. Comply with ITD policies concerning outdoor advertising.

ITD has the following requirements for approval of this rezone application:

1. None.

If you have any questions, you may contact Shona Tonkin at 334.8341 or me at 334-8521.

Sincerely,

A handwritten signature in blue ink that reads "Dave Szplett". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Dave Szplett
Right of Way Manager
dave.szplett@itd.idaho.gov



City of Kuna

Findings of Fact and Conclusions of Law

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

To: Planning and Zoning Commission

File Numbers: 14-01-ZC (Zone Change) Ridley's Family Markets

Location: 1403 N. Meridian Road, Kuna, Idaho

Planner: Troy Behunin, Senior Planner

Hearing date: July 22, 2014
Findings of Fact: August 12, 2014

Applicant: CJM, LLP
 Mark Ridley
 621 Washington St. South
 Twin Falls, Idaho 83301
 (208) 320-2070
mark@shopsridleys.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. Findings of Fact
- J. Conclusions of Law
- K. Recommendation by the Commission

A. Course of Proceedings:

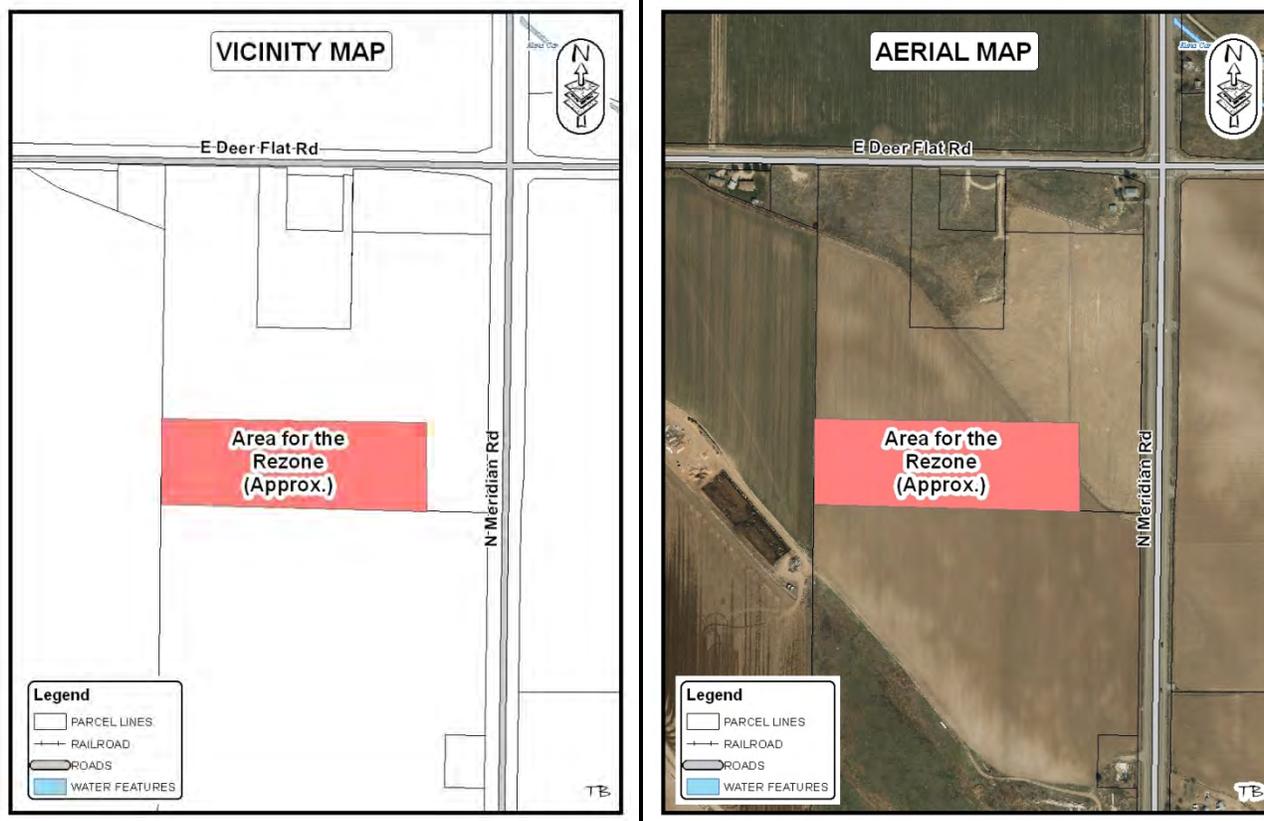
1. Kuna City Code 1-14-3 (KCC), states a Rezone is designated as a public hearing, with the City Council as the decision making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|----------------------------|------------------------------|
| i. Neighborhood Meeting | May 6, 2014 (Zero Attendees) |
| ii. Agency Comment Request | May 27, 2014 |
| iii. 300' Property Owners | July 7, 2014 |
| iv. Kuna, Melba Newspaper | July 2, 2014 |
| v. Site Posted | July 12, 2014 |
2. Case No. (14-01-ZC – Ridley's Family Markets Rezone), and the supplementary documents for this application are available for review in the Planning and Zoning Department. The public is invited to make arrangements for copies by calling (208) 922-5274, or visiting Planning and Zoning located at 763 W. Avalon Street, Kuna, Idaho, during normal business hours.

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

- Request by Mark Ridley (For CJM, LLP), for a rezone of approximately 7.98 acres located at the southwest corner (SWC) of Deer Flat Road and Highway 69. The is a request to change the current zoning, R-6 (Medium Density Residential) in the City, to C-1 (Neighborhood Business District) within the forth coming Merrill Family Center Commercial subdivision.

C. Vicinity and Aerial Maps:**D. History:**

This site was farmed until the spring of 2013, when construction of a Ridley's Market and Ace Hardware store began. The store(s) opened in December of 2013 and the property will soon be subdivided to encourage future commercial development on site, however it has not yet been recorded as of today.

The rezone of this part of the property is a condition of approval from earlier land use actions and CJM, LLP is seeking this rezone preparatory to attracting additional commercial business to the City. While there is not a committed party, this rezone will set the stage for commercial development, in the southwest corner of the CJM, LLP property.

E. General Projects Facts:

1. **Legal Description:** A legal description was included with the submitted request.
2. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Medium Density Residential.

3. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition – Ada County
South	R-6	Medium Residential - Kuna City
East	RUT	Rural Urban Transition – Ada County
West	RUT	Rural Urban Transition – Ada County

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

- Parcel Size: 29.39 acres (Approximately)
- Zoning: Neighborhood Commercial District; (C-1)
- Parcel #: S1324110085

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 Rural Fire District
 Police Protection – Kuna Police (Ada County Sheriff's office)
 Sanitation Services – J&M Sanitation

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

The site currently has a combined store, which houses Ridley's Family Market, and Ace Hardware stores. Pads for future commercial are also available. The vegetation on site is typically associated with a parking lot and commercial business(s) on site.

7. **Transportation / Connectivity:**

The site has frontage along Highway 69 on the east side of the property, and Deer Flat Road on the north side. Future development will add another point of access on the west side.

8. **Environmental Issues:**

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

9. **Comprehensive Future Land Use Map:**

The site is identified as Mixed-Use Commercial on Kuna's Future Land Use Map (FLU). Staff views this proposed land use request to be consistent with the surrounding area land uses and approved FLU map designations.

10. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.), Central District Health Department, Ada County Highway District (ACHD), Idaho Transportation Department and Boise Project Board of Control. The responding agency comments are included with this case file.

Staff Analysis:

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case # 13-02-ZC, subject to the recommended conditions of approval.

F. Applicable Standards:

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

G. Comprehensive Plan Analysis:

The Kuna planning commission accepts the Comprehensive Plan components as described below:

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

GOALS AND POLICIES – Property Rights

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

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

GOALS AND POLICIES – Economic Development

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

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

GOALS AND POLICIES – Land Use

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

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

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

Findings of Fact:

1. The site is physically suitable for a commercial use.
2. The commercial use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
3. The commercial use is not likely to cause adverse public health problems.
4. The commercial use appears to be in compliance with all ordinances and laws of the City.
5. The commercial use appears to not be detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for commercial purposes.
7. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.

8. The Kuna Planning and Zoning Commission, has the authority to recommend this case be approved or denied, to City Council.
9. The neighborhood meeting was held and the public notice requirements were met.
10. The public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Conclusions of Law:

1. Based on the evidence contained in Case No. 14-01-ZC, Kuna Planning and Zoning Commission finds Case No. 14-01-ZC, complies with Kuna City Code.
2. Based on the evidence contained in Case No. 14-01-ZC, Kuna Planning and Zoning Commission finds Case No. 14-01-ZC, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

H. Recommendation by the Commission:

On July 22, 2014, the Planning and Zoning Commission voted 5-0, to *recommend approval* for Case No. 14-01-ZC, based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends *approval* for Case No. 14-01-ZC, a rezone request from CJM, LLP (Mark Ridley), with the following conditions of approval:

Recommended Conditions of Approval:

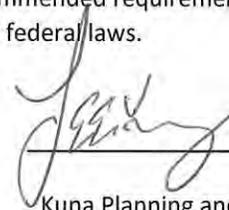
- *Follow all staff and agency recommendations as appropriate.*

At the time of future development:

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 any 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 commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1- With future development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.

5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Future lighting within the site shall comply with Kuna City Code.
7. Future parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Future fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
9. Future signage within the site shall comply with Kuna City Code.
10. Future required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. Any development will be subject to landscaping and building design reviews, among other land use applications as applicable, at time of future development.
13. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
14. Developer/Owner/Applicant shall comply with all local, state and federal laws.

DATED this 12th, day of August, 2014



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST



Troy Behunin, Senior Planner
Kuna Planning and Zoning Department

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

**MEETING MINUTES
Tuesday, August 12, 2014**

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	Absent
Vice-Chairman Stephanie Wierschem	X	Troy Behunin, Planner II	X
Commissioner Dana Hennis	X	Trevor Kesner, Planning Technician	X
Commissioner Cathy Gealy	X		
Commissioner Joan Gay	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:01 p.m.**

1. CONSENT AGENDA

- a. Planning and Zoning Commission Meeting Minutes for July 22, 2014
- b. **14-02-AN, 14-03-DA: Mark & Yvonne Kirkpatrick Annexation** – A request for annexation
-**Findings of Fact and Conclusions of Law**
- c. **14-04-AN: Ben Bernier Annexation** – A request for annexation
-**Findings of Fact and Conclusions of Law**
- d. **14-01-ZC: Ridley’s Family Markets** – A rezone request for CJM, LLC
- **Findings of Fact and Conclusions of Law**

*Commissioner Gealy motioned to approve the consent agenda;
Commissioner Hennis seconds, all aye and motioned carried 5-0.*

2. NEW BUSINESS:

- a. **14-05-DRC - A Design Review request from Straightline Architecture**, (for Ultimate Heating & Air). This application seeks Design Review approval for a new 5,552 square foot office and small warehouse building, parking lot, landscaping and signage on an approx. 1.12 acre site in the Shortline Park No. 2 industrial subdivision.

DRAFT
CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, August 12, 2014

Troy Behunin: Commissioners, for the record, Troy Behunin, Kuna City Planner at 763 W. Avalon, Kuna, Idaho.

The Design Review package you have before you tonight, 14-05-DRC is a new commercial business request from Ultimate Heating & Air being represented by Straightline Architects and Lance Warnik with Aspen Engineers. This is a proposed new commercial building in the 'Best Bath' industrial area and is approximately 5600 square feet with office space and a small warehouse in the back. It will be a new building with landscaping and a parking lot. The applicant has fulfilled all of the requirements for the application and as a public meeting; it didn't require anything beyond notification on the agenda and on the website. Hopefully you've had a chance to review the package that was sent to you and brought your questions with you. If you have any, I would be happy to answer them now. The applicant is also here.

C/Young: Does anyone have any questions for Troy?

C/Gealy: I have one. It's not clear to me, and perhaps if you can't answer, maybe the applicant can. Because this is an area where we have light industrial close to residential, I wanted to know what kind of buffering and screening there is at the back of his lot; between this lot and the homes that are adjacent?

Troy Behunin: There actually is some landscaping that will be in the back there. In addition to that, there is also a pathway and a canal that separates the two properties.

C/Gealy: The reason why I had this question was that I noticed on the Landscape Plan: C2-1, the drawing shows a proposed dumpster located behind the building with no screening? Is that right?

Troy Behunin: That is the way it appears, yes.

C/Gealy: That's the only question that I had.

C/Young: Anything else?

Troy Behunin: Perhaps that is a question the applicant can answer.

C/Gealy: Thank you.

C/Young: Ok. Then, if the applicant would like to come forward? Please state your name and address for the record.

Scott Marshall: Scott Marshall with Straightline Architects. My address is 4521 South Cloverdale Road, Suite 102, Boise, Idaho. In regards to the dumpster in the back, they are going to be putting fencing back there eventually to fence in their back yard and it would be enclosed in that area eventually.

C/Gealy: Thank you.

Scott Marshall: That was easy.

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CITY OF KUNA
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MEETING MINUTES
Tuesday, August 12, 2014

C/Young: Does anyone else have any questions for the applicant? Ok.

-Inaudible discussion between Commissioners-

C/Young: I think it's pretty straight-forward for an Industrial Zone.

C/Wierschem: So, did I hear him say that ...*-Inaudible discussion between C/Wierschem, C/Young and C/Hennis-*

C/Hennis: No, and the other thing is if it's going to be an enclosed, gated yard, how is the J&M sanitation going to get access to that?

C/Young: We can have him come back up. It appears we have another question for the applicant.

-With regard to the trash enclosure, the dumpster and the fencing: Is there no proposed fencing at this point?

Scott Marshall: There is not any proposed at this point, no. On the site plan, if you look at sheet C2-1, there is an area proposed as just a gravel parking lot...

C/Wierschem: Would you mind coming up and showing me? I'm sorry...

C/Gealy: Could you make the print any smaller?

laughter as applicant [Scott Marshall] approaches the Dias

C/Hennis: Actually, yes I have seen smaller.

laughter

C/Wierschem: So, this will be gravel? Ok, ok. I didn't see that. And so the fence, you are saying, would come...

-Inaudible discussion between C/Young, applicant and C/Wierschem-

C/Wierschem: ...and so you don't know what type of material or...?

C/Young: It's pretty cut and dry for an industrial zone.

C/Wierschem: Ok, thank you.

Applicant, Scott Marshall stepped down from the Dias and left the podium.

C/Wierschem: Did you have something to add?

C/Young: Please step forward, and state your name and address for the record.

Lance Warnick: For the record, my name is Lance Warnick with Aspen Engineers; my address is 45 W. Main, Ste. 'B', Kuna, Idaho. I'm here tonight as the civil engineer, working with the architect and the owner on this project. Again, to clarify, I think the original intention of the dumpster, its back behind the building. There are actually two (2) common

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

**MEETING MINUTES
Tuesday, August 12, 2014**

lots that separate this property from the residential area to the south as Troy has indicated. One of the lots contains a pathway, it's fenced, so all those residential properties have fences, there is a pathway, there's a canal, and then our property starts... so things are pretty well buffered. The thought with the dumpster back there, it could be something that could just be set and they could essentially dump things off there and we didn't see a need to kind of 'decorate' up an enclosure for that at this point. So they just wanted to be able to locate a dumpster behind a building and I just wanted to clarify that.

C/Young: Ok. Has J&M Sanitation seen the plan, and are they ok with the slopes back there with that area? Are they able to pick-up?

Lance Warnick: Yeah, I kept the slopes, they're right around three percent (3%) which is no problem for them to get access and plenty of turn-around space so I think we're in good shape. Thank you.

C/Young: Ok.

C/Wierschem: So, is this the area that he's talking about?

C/Hennis: Yeah, as it is right now, it's being shown as being right around there. I mean, it is pretty much covered by everything except that there is nothing here now. Is there any... Does the City require these to be hidden at all in an industrial?

C/Young: I don't believe so, no.

C/Hennis: I don't think so either.

C/Wierschem: Troy, would you mind stepping up to address that?

Troy Behunin: Let me see if I heard you correctly: Does the City requirements state that a dumpster needs to be hidden?

C/Hennis and C/Young: In an industrial zone?

Troy Behunin: They do have to be hidden, even in the industrial zone. But the requirements are quite a bit more loose so not as strict. It doesn't have to be a brick wall or...

C/Hennis: It doesn't have to be enclosed, but has to be...

Troy Behunin: It has to be properly screened. That's all it says.

C/Wierschem: So you're saying like, even the fence around the property? Would that be considered screened?

Troy Behunin: No, directly around it.

C/Wierschem: Directly. Oh, I see. Ok.

DRAFT
CITY OF KUNA
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MEETING MINUTES
Tuesday, August 12, 2014

C/Gealy: So we could include a condition of approval that the applicant would work with you to develop an enclosure for the dumpster that would be appropriate?

Troy Behunin: Yeah, in the industrial area, they do have a little bit more latitude with chain-link slats and things like that.

C/Hennis: Ok.

All Commissioners thanked Troy Behunin and the applicant's representatives.

C/Hennis: Otherwise, I think the building looks good. It's a lot nicer than I thought it was going to be.

C/Gealy: Yeah, I think it looks great.

C/Wierschem: Looks really good.

C/Young: I'm happy that there is a growing business within the City's area of impact that is staying in the City as it grows. That's great. Ok.

C/Hennis: I have no further questions.

C/Young: Well, I don't have anything more, myself. Anyone? Ok, I'll stand for a motion.

*Commissioner Gealy motioned to approve **14-05-DR** with an added condition of approval that **the applicant work with staff to develop a plan for an appropriate dumpster enclosure**;
Commissioner Hennis seconds, all aye and motioned carried 5-0.*

3. PUBLIC HEARING

a. None

4. DEPARTMENT REPORTS:

a. None

5. CHAIRMAN / COMMISSIONER DISCUSSION:

Commissioner Hennis and Commissioner Gealy explained that they will not be attending the next regularly scheduled Planning and Zoning Commission meeting (August 26th, 2014).

6. ADJOURNMENT:

*Commissioner Hennis motions to adjourn at **6:15 p.m.**; Commissioner Wierschem Seconds, all aye and motion carried 5-0.*

DRAFT
CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, August 12, 2014

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department



J&M Sanitation, Inc. Proposal for rate increase and creation of Annual CPI increases

Honorable Mayor Nelson and City Council Members,

Rate Increase/Increase in J&M Sanitation Inc. Franchise/Billing Fee:

History:

October 2008

- A rate increase of \$1.50 a month per household was granted J&M Sanitation bringing the total monthly rate to \$18.50 with one Tip Cart.
- The City of Kuna changed the solid waste contractor payments from "paid in full within 2 council meetings following the month of service" to "payment at receipt of the solid waste income with a delay for the council cut-off date".
- There was an immediate decrease of payments to J&M Sanitation by \$50,000 due to the effect of delaying payments beyond 30 days and that impact has risen to \$130,000-\$140,000 currently, requiring J&M Sanitation to borrow that amount to make up for the delayed payments.

March 2009

- Mayor Dowdy increased the Franchise fee/Billing fee for J&M Sanitation from 5% to 9.88%. This in effect resulted in an income reduction of \$1.00/month per household for J&M Sanitation. The Mayor indicated at this time that it would be a one-year increase to help out with the City's budget shortfall. One year later the Mayor communicated that it would be an on-going increase.

NOTE: All other Kuna franchise fees range from 0% to 5%.

The cumulative 5.5-year impact of the increased Franchise/Billing fee has been approximately \$64,000 annually for a total of \$350,000 in reduced J&M Sanitation revenue since 2009.

The cumulative 6-year impact of both the change in solid waste contractor payments and increased Franchise/Billing fee is \$490,000.

The combined billing is a win-win for the City and J&M and the customer, with all experiencing benefits of synergies. It helps the customer by dealing with only one bill for all services and obvious reduction in time and postage by writing only one check. It helps J&M by defraying costs for a billing clerk and duplication of postage and reduction in bad debt. And it helps the

City by J&M's contribution to their billing system and defraying their fixed costs, which would be higher without the J&M contribution.

An additional benefit to us all is that the customer has continuity of service, without any interruption of service if they are late in paying their bill. Before mandatory service, a customer who didn't pay had their service suspended, causing additional expense to everyone and potential health and safety issues stemming from stored trash on individual premises. But with unlimited household trash service, now unique to Kuna, without potential for suspension, the issue of health and safety is resolved and the city is relieved of the potential for a premature need for a Code Enforcement officer, at least for Sanitary Conditions enforcement.

But there is still a cash flow impact on both the City and J&M if some customers continually pay late, because we still provide timely service, paying our vendors in a timely fashion. I know John Marsh is working on addressing this problem and council support for his efforts will be appreciated. We support John Marsh's proposal to accelerate Solid Waste payments to a monthly basis.

Over the six year period since a rate increase, our income has decreased because of these changes, yet J&M Sanitation has experienced increases in labor, repairs, and fleet management purchases.

We have modernized our services by purchasing side load residential trucks, front load commercial trucks, a roll-off and transfer trailer truck, in addition to tipcart purchases. These purchases alone amounted to \$530,000, which required additional bank funding and fees due to our income short fall.

The cumulative impact of reduced fees and equipment upgrades has been \$1,020,000. Additionally the company suffered the same economic impacts of the recent recession that we all experienced. The years from the late 1990's through 2008 we experienced average growth rates of nearly 15% annually and since 2009 our annual growth rate has been around 1-3%. These historic annual revenue increases were critical to equipment and service upgrades.

The other challenges we face in Kuna are the greatest distance from the landfill of all the Ada County cities as well as the disproportionately small base of commercial customers to residential customers.

<u>Kuna</u>		<u>Meridian</u>	
Residential	Commercial	Residential	Commercial
80%	20%	50%	50%

As well, J&M Sanitation/Kuna is the only remaining Ada County city to offer unlimited residential household garbage service, which we want to continue.

This disproportional balance of Commercial to Residential customers who receive unlimited household trash service decreases revenue and increases all expense categories.

We have delayed making any request for a rate increase or change in franchise fees for 6 years, being sensitive to the city's budget constraints and the impact the recession has had on our

customers. Over the years, as I sat in the council chambers, watching the Mayor and City Council struggle each year on how to balance the city's budget with minimal increases in taxes, I had empathy and hoped for better times, continuing to seek bank financing.

John Marsh has been very helpful in his analysis to assign J&M's proportional share to the city's billing process and show historical Consumer Price Index (CPI) increases of 9.3% since October 2008. And we have added a Schedule of Rates for Eagle reflecting their January 2014 CPI increases. Looking at the CPI numbers, it appears as though Eagle is trending toward an additional 2% increase in January 2015.

Given Eagle's proximity in size to Kuna, and understanding its closer proximity to the dump and cost savings for trucking costs, coupled with its larger commercial base and its residential pricing structure, escalating residential rates by volume, the comparison of rates to Kuna reflects the need for a rate increase in Kuna.

J&M's proposal is for a rate increase of 8% with an annual CPI to be established in October of 2015 or a 9% increase with a CPI increase to be established in 2016.

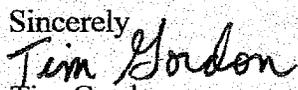
The 8% increase is the equivalent of a delayed 1.3% annual increase, if it had been taken as a CPI increase annually for the last 6 years. Obviously our customers have benefited by not having a rate increase for 6 years, yet the increase is only \$1.50 to the standard 1 tipcart unlimited residential service. At the same time our Commercial rates will be substantially below those of Eagle.

It has been our experience in Kuna that our citizens understand the value that J&M provides and we haven't had negative feedback of a rate increase of this proportion, particularly given the length of time since our last increase.

	J&M Sanitation, Inc. 1 Tipcart Current Rates	J&M Sanitation, Inc. Proposed Rates
Weekly Service	\$18.50/Mo.	\$20.00/Mo.
Senior Rate	\$14.10/Mo.	\$15.20/Mo.

J&M Sanitation, Inc. wants to continue to insure reliable service, reasonable rates, and the ability to respond to a quickly changing and growing community in the foreseeable future. These changes will give J&M Sanitation the ability to maintain a high level of service to the City of Kuna, as it grows and changes, in a viable manner. It is also our intention to continue with our ongoing community involvement through donation of our time and talent for the city of Kuna and its citizens.

We sincerely appreciate your consideration of these matters.

Sincerely

 Tim Gordon
 J&M Sanitation, Inc.

Percentage of Increase Comparison

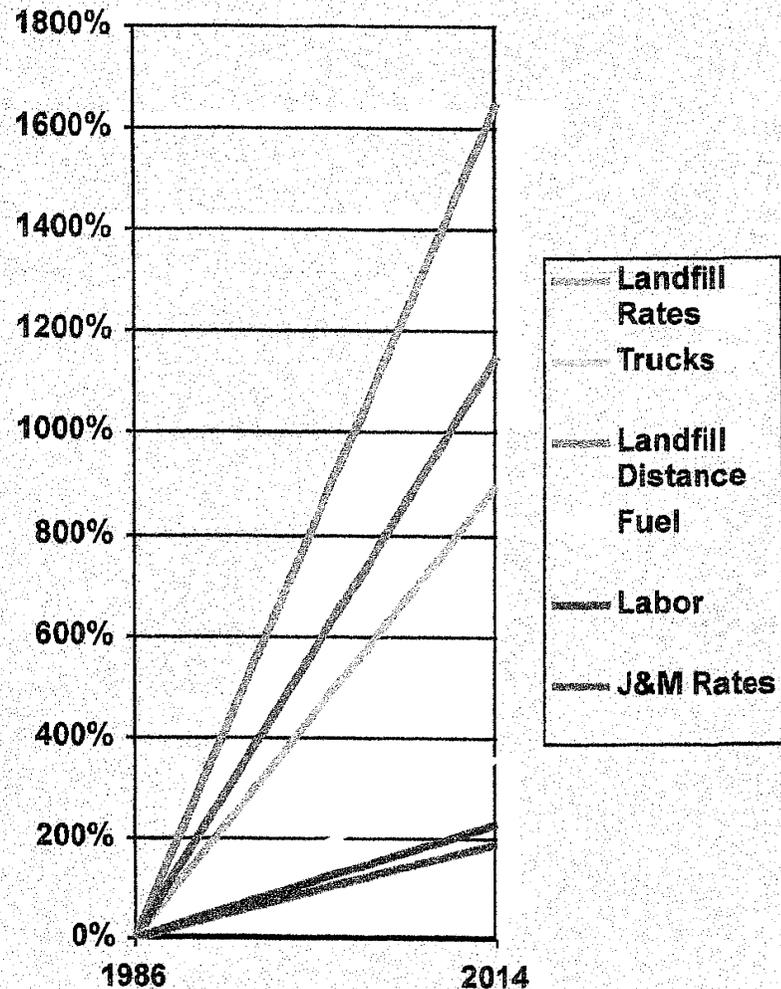
	1986	2014	%Change
Landfill/Yd.	\$.80	\$14.00	1650.00%
Fuel/Gal	\$.89	\$ 4.10	360.00%
Labor/Hour	\$ 7.00	\$23.00	228.00%
Truck Cost	\$ 7500	\$75,000	900.00%
Landfill Miles	4 Miles	50 Miles	1150.00%
J&M Rate	\$ 6.00	\$17.80	196.00%

New Services Added Since 1986

- Curbside Recycling
- Oil Recycling
- Tip Cart Service
- Hazard Waste Clean-up

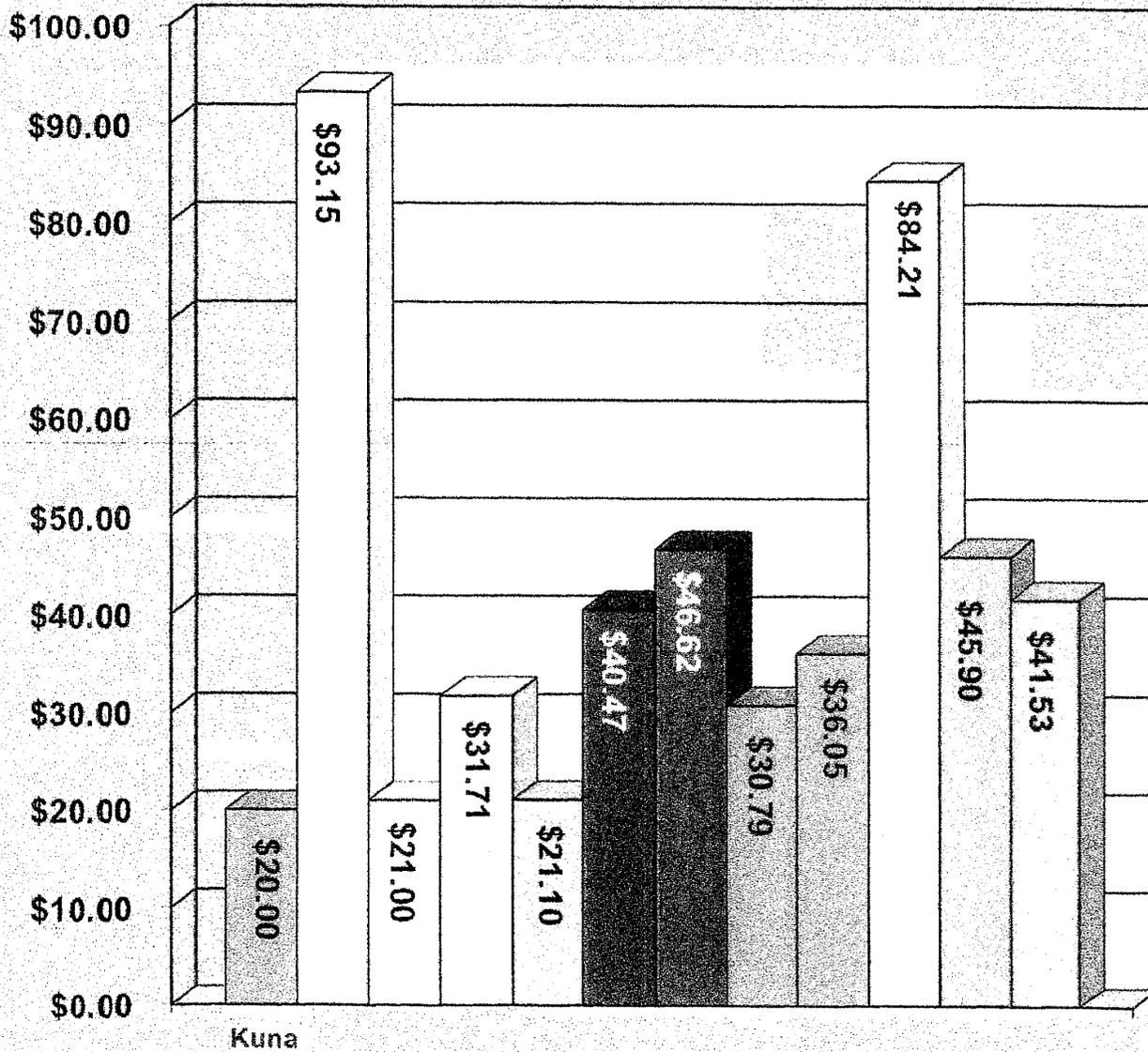
While Still maintaining:

- *Unlimited Household Garbage Pick-up*
- *Annual City-Wide Clean-up Day*
- *All Community Sponsored Event Clean-Up*
- *All City of Kuna garbage pick-ups—no charge*



Regional Monthly Rate Comparison

Monthly Charge For 1 Toter with limited service



Regional Cities

- Kuna
- Seattle WA.
- Salt Lake City, UT
- Elk Grove CA.
- Ontario, OR
- Auburn WA.
- Snoqualmie WA.
- Bellevue, WA
- Fremont CA.
- Menlo Park CA.
- Eugene, OR
- Gresham, OR

Kuna is Unlimited Service
Others are Limited Service

J&M Sanitation, Inc.-- City of Kuna, Idaho Trash Rates Current and Proposed Rate Increase

Residential - Unlimited	current	proposed (8% increase)
Regular personal can(s) with recycling bin	\$ 16.50	\$ 17.80
Regular 1 - 95 gal trash cart	\$ 18.50	\$ 20.00
Regular 2 - 95 gal trash cart	\$ 20.50	\$ 22.15
Regular 3 - 95 gal trash cart	\$ 22.50	\$ 24.30
Regular 4 - 95 gal trash cart	\$ 24.50	\$ 26.50
Regular 5 - 95 gal trash cart	\$ 26.50	\$ 28.60
Regular 6 - 95 gal trash cart	\$ 28.50	\$ 30.80
Senior Citizen personal can(s)	\$ 12.10	\$ 13.10
Senior Citizen 1 - 95 gal trash cart	\$ 14.10	\$ 15.20
Carry out/drive-in 1 - 95 gal trash cart	\$ 24.10	\$ 26.00
Carry out/drive-in 2 - 95 gal trash cart	\$ 26.10	\$ 28.20
Carry out/drive-in 3 - 95 gal trash cart	\$ 28.10	\$ 30.35

Commercial	current	proposed
Trash Cart 1x/week	\$ 22.00	\$ 23.75
Dumpster (permanent) 1x/week		
3 yd	\$ 93.00	\$ 100.00
6 yd	\$ 145.00	\$ 156.60
8 yd	\$ 200.00	\$ 216.00
Dumpster (permanent) 2x/week		
3 yd	\$ 145.00	\$ 156.60
6 yd	\$ 290.00	\$ 313.00
8 yd	\$ 345.00	\$ 372.60
Dumpster (temporary)		
3 yd	\$ 39.00	\$ 39.00

Miscellaneous	current	proposed
Large freon (at annual clean-up)	\$ 10.00	\$ 10.00
Large non freon	\$ 10.00	\$ 11.00
Lid lock installation	\$ 50.00	\$ 50.00

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LANDFILL OPERATIONS

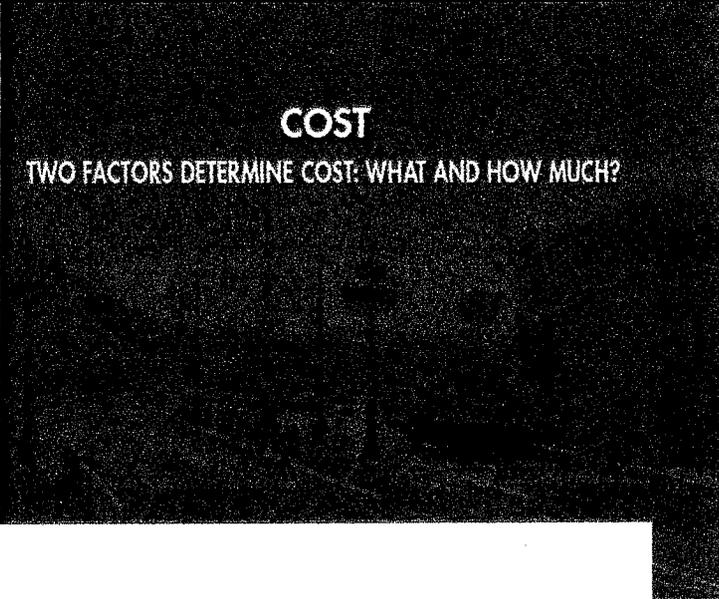
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How Much Does it Cost?

Volume vs. Weight

The Board of Ada County Commissioners sets disposal fees for the Ada County Landfill. Only waste generated in Ada County is acceptable for disposal at the Ada County Landfill. The fee is determined by measured volume of waste, not by weight. Because the Ada County Landfill is a County 'Enterprise Fund', no tax dollars are used for support, maintenance, or operation of the department, the landfill, or the Household Hazardous Waste Collection Program.

If I am charged by volume why am I being weighed?

Due to Environmental Protection Agency (EPA) regulations regarding greenhouse gas emissions, all landfill waste must be accepted by weight rather than volume. ALL waste coming into the Ada County Landfill will be weighed using truck scales. Vehicles will drive over these scales, so the weight of their load can be calculated. Weight will not affect rates since fees will still be assessed by volume.

COST TO HAUL TRASH TO THE LANDFILL

FEE SCHEDULE

Minimum Fee: \$11.00

Checks, cash and credit/debit cards ARE accepted at the Ada County Landfill

For more information, please call the Ada County Landfill at (208) 577-4725 or e-mail: solidwaste@adaweb.net



[Ada County Website](#)

Enter your email address to subscribe to our eNewsletter

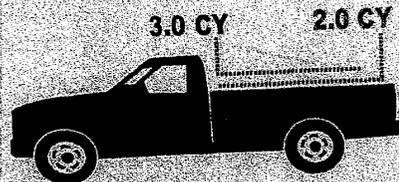
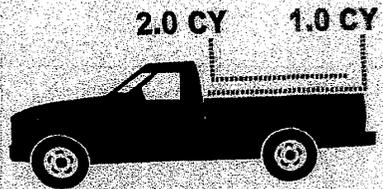
Input field for email address and a 'JOIN' button

Recyclable Wood
\$2.75 per cubic yard

This rate applies only to wood products placed in the wood waste recycling area (construction lumber, tree limbs, shrubs, or other wood items that can be turned into wood chips). [Learn More](#)

Compacted Waste
\$11.00 per cubic yard

This rate is only available to commercial trash haulers who have vehicles capable of compacting waste (compactor truck or compactor box).



NON-COMPACTED WASTE	\$9/ yard
CONSTRUCTION & DEMOLITION WASTE	\$11/ yard
COMPACTED WASTE	\$15/ yard
ROCKS, DIRT, CONCRETE, ETC.	\$10/ yard
SOD, ASPHALT SHINGLES	\$20/ yard
RECYCLABLE NON TREATED WOOD & BRUSH	\$5/ yard
REFRIGERATION UNITS Containing Freon	\$22/ each
TIRES (Standard Automobile)	\$11/ each
RECYCLABLE METAL/ FLATTENED CARDBOARD	FREE

Ada County Solid Waste Rate Comparison

Eagle

Residential	Franchise Fee	Franchise Fee Diff. + 2%	Addtl. Kuna Transportation Cost	Total	2012 City Population	Eagle Proposed 2% CPI Rate Increase
Regular 1 can	\$ 19.93 8%	\$ 0.40	\$ 1.25	\$ 21.58	21,025	\$ 22.02
Regular Two Cans	\$ 26.50	\$ 0.53	\$ 1.25	\$ 28.28		\$ 28.85
Regular Three Cans	\$ 83.85	\$ 0.68	\$ 1.25	\$ 35.78		\$ 36.50
Regular Four Cans	\$ 42.76	\$ 0.86	\$ 1.25	\$ 44.87		\$ 45.77
In Excess of Tip Cart Per 5 Minutes	\$ 14.96	\$ 0.80		\$ 15.26		\$ 15.57

Star

Residential-Unlimited	Franchise Fee	Franchise Fee Diff. + 10%	Addtl. Kuna Transportation Cost	Total	2012 City Population	Star Proposed 2% CPI Rate Increase
Regular 1 can	\$ 19.63 Unknown	\$ 1.96	\$ 1.25	\$ 22.84	6,194	\$ 23.30
Regular Two Cans	\$ 21.33	\$ 2.13	\$ 1.25	\$ 24.71		\$ 25.20
Regular Three Cans	\$ 23.03	\$ 2.30	\$ 1.25	\$ 26.58		\$ 27.11
Regular Four Cans	\$ 24.73	\$ 2.47	\$ 1.25	\$ 28.45		\$ 29.02
In Excess of Tip Cart	\$ -					\$ -

Garden City

Residential	Franchise Fee	Franchise Fee Diff. + 10%	Addtl. Kuna Transportation Cost	Total	2012 City Population	Garden City Proposed 2% CPI Rate Increase
Regular 1 can	\$ 15.68 No	\$ 1.57	\$ 1.25	\$ 18.50	11,251	\$ 18.86
Regular Two Cans	\$ 31.36	\$ 3.14	\$ 1.25	\$ 35.75		\$ 36.46
Regular Three Cans	\$ 47.04	\$ 4.70	\$ 1.25	\$ 52.99		\$ 54.05
Regular Four Cans	\$ 62.72	\$ 6.27	\$ 1.25	\$ 70.24		\$ 71.65
Excess Pick Up Equal to Tip Cart	\$ 8.91	\$ 0.89		\$ 9.80		\$ 10.00
In Excess of Tip Cart	\$ 17.59	\$ 1.76		\$ 19.35		\$ 19.74

Kuna

Residential - Unlimited	Franchise Fee	Franchise Fee 10%	Addtl. Kuna Transportation Cost	Total	2012 City Population	Kuna Proposed 8% CPI Rate Increase
Regular 1 can	\$ 18.50 10%	\$ 1.85	\$ 1.25	\$ 18.50	16,189	\$ 20.00
Regular Two Cans	\$ 20.50	\$ 2.05	\$ 1.25	\$ 20.50		\$ 22.15
Regular Three Cans	\$ 22.50	\$ 2.80	\$ 1.25	\$ 22.50		\$ 24.30
Regular Four Cans	\$ 24.50	\$ 2.45	\$ 1.25	\$ 24.50		\$ 26.50
In Excess of Tip Cart	\$ -			\$ -		\$ -

Meridian

Residential	Franchise Fee	Franchise Fee Diff. + 4%	Addtl. Kuna Transportation Cost	Total	2012 City Population	Meridian Proposed 2% CPI Rate Increase
Regular 1 can	\$ 17.00 6%	\$ 0.68	\$ 1.25	\$ 18.93	80,390	\$ 19.31
Regular Two Cans	\$ 19.13	\$ 0.77	\$ 1.25	\$ 21.15		\$ 21.56
Regular Three Cans	\$ 21.26	\$ 0.85	\$ 1.25	\$ 23.36		\$ 23.83
Regular Four Cans	\$ 23.39	\$ 0.94	\$ 1.25	\$ 25.58		\$ 26.09
In Excess of Tip Cart Per 10 Minutes	\$ 20.00	\$ 0.80		\$ 20.80		\$ 21.22

Boise

Residential	Franchise Fee	Franchise Fee Diff. + 5%	Addtl. Kuna Transportation Cost	Total	2012 City Population	Boise Proposed 2% CPI Rate Increase
Regular 1 can With Recycling	\$ 14.08 5%	\$ 0.70	\$ 1.25	\$ 16.03	212,303	\$ 16.35
Regular Two Cans	\$ 15.10	\$ 0.76	\$ 1.25	\$ 17.11		\$ 17.45
Regular Three Cans	\$ 17.14	\$ 0.86	\$ 1.25	\$ 19.25		\$ 19.63
Regular Four Cans	\$ 19.18	\$ 0.96	\$ 1.25	\$ 21.39		\$ 21.82
In Excess of Tip Cart Per 96 Gal. Cart (After 5 Free Stickers/Year per 32 Gal Personal Can)	\$ 15.30	\$ 0.77		\$ 16.07		\$ 16.39
Regular 1 Can Without Recycling	\$ 18.16	\$ 0.90	\$ 1.25	\$ 20.31		\$ 20.72

Ada County

Residential Unlimited	Franchise Fee	Franchise Fee Diff. + 10%	Addtl. Kuna Transportation Cost	Total	2012 City Population	Ada County Proposed 2% CPI Rate Increase
Regular 1 can With Recycling	\$ 17.17 NONE	\$ 1.72	\$ 1.25	\$ 20.14	68,000	\$ 20.54
Regular Two Cans	\$ 18.79	\$ 1.88	\$ 1.25	\$ 21.92		\$ 22.35
Regular Three Cans	\$ 20.41	\$ 2.04	\$ 1.25	\$ 23.70		\$ 24.17
Regular Four Cans	\$ 22.03	\$ 2.20	\$ 1.25	\$ 25.48		\$ 25.98
In Excess of Tip Cart						

RESOLUTION No. 14-01

A RESOLUTION OF THE CITY OF EAGLE, IDAHO, AMENDING REPUBLIC SERVICES FEE SCHEDULE PURSUANT TO THE SOLID WASTE CONTRACT RECYCLING COLLECTION SERVICES AS STATED IN SECTION 4.2 A. "CUSTOMER RATES - ESTABLISHMENT" AND PROVIDING FOR EFFECTIVE DATE.

WHEREAS, public notice for a public hearing for these fees has been published in the Valley Times as required by Idaho Code; and

WHEREAS, Section 4.2A "Customer Rates—Establishment" of the Solid Waste Contract between the City of Eagle and Allied Waste Services provides for fee adjustments according to the current Consumer Price Index ("CPI"); and

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF EAGLE, IDAHO:

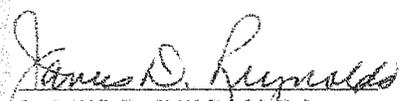
Section 1: That an annual rate adjustment based on the Consumer Price Index (CPI) in the amount of .964% annually be added to the current amount billed per Republic Services Customer.

Section 2: That this Resolution shall be in full force and effect immediately upon its adoption and approval.

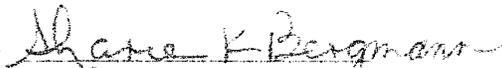
ADOPTED by the Eagle City Council, Eagle Idaho.

This 28th day of January 2014.

APPROVED:


JAMES D. REYNOLDS
MAYOR

ATTEST:


SHARON K. BERGMANN
CITY CLERK



Eagle City Rates					
Monthly Rates Effective 01/01/14					
Billed Monthly by Republic Services					
**Billed Quarterly by Republic Services					
Commercial Trash Carts					
Frequency	Extra	1 Cart	2 Carts	3 Carts	4 Carts
1 x week	16.96	41.24	52.73	60.15	69.51

J+M
Current 22.00
J+M
8% INCREASE
PROPOSED 23.75

Commercial Perm Trash Dumpsters - Delivery thru 1 x week					
Size	Delivery	Extra	1 x month	2 x month	1 x week
3	21.53	38.60	52.55	83.36	110.59
4	21.53	46.91	69.63	109.42	136.20
6	21.53	62.92	90.36	108.25	185.92
8	21.53	80.27	115.75	189.44	259.84

93.00 100.00
145.00 156.60
200.00 216.00

Commercial Perm Trash Dumpsters - 2 x week thru 6 x week					
Size	2 x week	3 x week	4 x week	5 x week	6 x week
3	190.18	269.81	349.40	429.02	509.01
4	242.49	334.86	432.79	533.47	633.08
6	322.93	459.58	596.56	733.53	870.55
8	437.69	615.46	793.58	970.98	1148.41

145.00 156.60
290.00 313.00
345.00 372.60

Commercial Temp Trash Dumpsters						
Size	Delivery	Regular Haul	C&D Haul	Monthly Rent	Daily Rent	Tax on Rent
3	21.53	38.60	73.87	13.86	0.46	6%
6	21.53	62.92	not available	27.01	0.89	6%
8	21.53	80.27	not available	35.02	1.15	6%

39.00 39.00

Commercial Trash Compactors								
Size	Extra	2 x month	1 x week	2 x week	3 x week	4 x week	5 x week	6 x week
2	53.11	no rate yet	107.73	215.45	no rate yet	no rate yet	no rate yet	no rate yet
4	89.13	298.00	no rate yet					
6	125.13	no rate yet	513.30	1026.58	no rate yet	no rate yet	no rate yet	no rate yet

Industrial Trash Open Tops								
Size	Delivery	Regular Haul	C&D Haul	Wood Haul	Asbestos Haul	Monthly Rent	Daily Rent	Tax on Rent
20	34.45	230.13	356.37	175.13	991.33	95.88	3.15	6%
30	34.45	290.51	469.23	203.27	1391.33	112.94	3.71	6%
40	34.45	346.94	582.12	231.39	1791.33	126.94	4.17	6%

Industrial Trash Compactors								
Size	Haul	1 x week	2 x week	3 x week	4 x week	5 x week	6 x week	
10	234.94	939.76	1879.52	2819.28	3759.04	4698.80	5638.56	
13	268.84	1075.36	2150.72	3226.08	4301.44	5376.80	6452.16	
15	291.44	1165.76	2331.52	3497.28	4663.04	5828.80	6994.56	

POTENTIAL RATE INCREASES

Solid Waste Service	Customer Count 6/30/14	Rate/Month	Total/Month	7%		8%		9%	
Residential - No Tip Cart	214	\$16.50	\$3,531.00	\$17.66	\$3,778.17	\$17.82	\$3,813.48	\$17.99	\$3,848.79
Residential - 1 Tip Cart	3,374	\$18.50	\$62,419.00	\$19.80	\$66,788.33	\$19.98	\$67,412.52	\$20.17	\$68,036.71
Residential - 2 Tip Carts	1,031	\$20.50	\$21,135.50	\$21.94	\$22,614.99	\$22.14	\$22,826.34	\$22.35	\$23,037.70
Residential - 3 Tip Carts	85	\$22.50	\$1,912.50	\$24.08	\$2,046.38	\$24.30	\$2,065.50	\$24.53	\$2,084.63
Residential - 4 Tip Carts	5	\$24.50	\$122.50	\$26.22	\$131.08	\$26.46	\$132.30	\$26.71	\$133.53
Senior - No Tip Cart	36	\$12.10	\$435.60	\$12.95	\$466.09	\$13.07	\$470.45	\$13.19	\$474.80
Senior - 1 Tip Cart	249	\$14.10	\$3,510.90	\$15.09	\$3,756.66	\$15.23	\$3,791.77	\$15.37	\$3,826.88
Senior - 2 Tip Carts	48	\$16.10	\$772.80	\$17.23	\$826.90	\$17.39	\$834.62	\$17.55	\$842.35
Senior - 3 Tip Carts	4	\$18.10	\$72.40	\$19.37	\$77.47	\$19.55	\$78.19	\$19.73	\$78.92
Commercial - No Tip Cart	2	\$22.00	\$44.00	\$23.54	\$47.08	\$23.76	\$47.52	\$23.98	\$47.96
Commercial - 1 Tip Cart	14	\$24.00	\$336.00	\$25.68	\$359.52	\$25.92	\$362.88	\$26.16	\$366.24
Commercial - 2 Tip Carts	10	\$26.00	\$260.00	\$27.82	\$278.20	\$28.08	\$280.80	\$28.34	\$283.40
Commercial - 3 Tip Carts	9	\$28.00	\$252.00	\$29.96	\$269.64	\$30.24	\$272.16	\$30.52	\$274.68
Commercial - 4 Tip Carts	4	\$30.00	\$120.00	\$32.10	\$128.40	\$32.40	\$129.60	\$32.70	\$130.80
Commercial - 3 Yrd. Wkly.	28	\$93.00	\$2,604.00	\$99.51	\$2,788.28	\$100.44	\$2,812.32	\$101.37	\$2,838.36
Commercial - 3 Yrd. 2x Wk.	4	\$145.00	\$580.00	\$155.15	\$620.60	\$156.60	\$626.40	\$158.05	\$632.20
Commercial - 3 Yrd. 3x Wk.	1	\$200.00	\$200.00	\$214.00	\$214.00	\$216.00	\$216.00	\$218.00	\$218.00
Commercial - 6 Yrd. Wkly.	11	\$145.00	\$1,595.00	\$155.15	\$1,706.65	\$156.60	\$1,722.60	\$158.05	\$1,738.55
Commercial - 6 Yrd. 2x Wk.	8	\$290.00	\$2,320.00	\$310.30	\$2,482.40	\$313.20	\$2,505.60	\$316.10	\$2,528.80
Commercial 6 Yrd. 3x Wk.	1	\$400.00	\$400.00	\$428.00	\$428.00	\$432.00	\$432.00	\$436.00	\$436.00
Commercial 8 Yrd. Wkly.	2	\$200.00	\$400.00	\$214.00	\$428.00	\$216.00	\$432.00	\$218.00	\$436.00
Commercial - 8 Yrd. 2x Wk.	5	\$345.00	\$1,725.00	\$369.15	\$1,845.75	\$372.60	\$1,863.00	\$376.05	\$1,880.25
Commercial 8 Yrd. 3x Wk.	1	\$455.00	\$455.00	\$488.85	\$488.85	\$491.40	\$491.40	\$495.95	\$495.95
Gas & Go tip Cart Service	1	\$52.00	\$52.00	\$55.64	\$55.64	\$56.16	\$56.16	\$56.68	\$56.68
School Dumpsters	1	\$5,911.67	\$5,911.67	\$6,325.49	\$6,325.49	\$6,384.60	\$6,384.60	\$6,443.72	\$6,443.72
Commercial 3 Yrd. BiWkly.	5	\$74.00	\$370.00	\$79.18	\$395.90	\$79.92	\$399.60	\$80.66	\$403.30
Excess Pick Up	15	\$12.30	\$184.50	\$13.16	\$197.42	\$13.28	\$199.26	\$13.41	\$201.11
White Barn 2-3 Yrd 3x Wkly.	9	\$44.00	\$396.00	\$47.08	\$423.72	\$47.52	\$427.68	\$47.96	\$431.64
Bell's Trailer Ct.	1	\$45.00	\$45.00	\$48.15	\$48.15	\$48.60	\$48.60	\$49.05	\$49.05
Temp. Dump Delivery	2	\$39.00	\$78.00	\$41.73	\$83.46	\$42.12	\$84.24	\$42.51	\$85.02
Commercial 3 Yrd. Split 1x Wkly.	2	\$46.50	\$93.00	\$49.76	\$99.51	\$50.22	\$100.44	\$50.69	\$101.37
Temp. Dump Monthly Rent	9	\$22.45	\$202.05	\$24.02	\$216.19	\$24.25	\$218.21	\$24.47	\$220.23
Temp. Dumpster Pickup	14	\$59.80	\$837.20	\$63.99	\$895.80	\$64.58	\$904.18	\$65.18	\$912.55
Commercial 3 Yrd. Split 2x Wkly	2	\$72.50	\$145.00	\$77.58	\$155.15	\$78.30	\$156.60	\$79.03	\$158.05
Art Ct. Complex 3 Yrd.	6	\$33.00	\$198.00	\$35.31	\$211.86	\$35.64	\$213.84	\$35.97	\$215.82
Commercial 6 Yrd. Compactor Wkly.	1	\$550.00	\$550.00	\$588.50	\$588.50	\$594.00	\$594.00	\$599.50	\$599.50
Commercial 4 Yrd. Compactor Bi Wkly.	1	\$195.00	\$195.00	\$208.65	\$208.65	\$210.60	\$210.60	\$212.55	\$212.55
2nd & 3rd St. Apt. 6 Yrd. Wkly.	6	\$48.33	\$289.98	\$51.71	\$310.28	\$52.20	\$313.18	\$52.68	\$316.08
	5,221		\$114,750.60		\$122,783.14		\$123,930.65		\$125,078.15
			avg. monthly increase		\$8,032.54		\$9,180.05		\$10,327.55
			avg. annual increase		\$96,390.50		\$110,160.58		\$123,930.65
			avg. annual net to J&M		\$86,867.12		\$99,276.71		\$111,686.30



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Fuel & Environmental Recovery Fee

Republic Services is committed to providing high quality service to our customers. We strive to contain our costs; however, we are unable to control fuel and other petrochemical costs and environmental expenses. The Fuel Recovery Fee and Environmental Recovery Fee are charges to recover these costs and achieve an acceptable operating margin. The two separate fees appear as a single invoice line item called "Fuel/Environmental Recovery Fee".

Fuel Recovery Fee - Collection Services

The Fuel Recovery Fee will be updated each month. The diesel rate used to determine the Fuel Recovery Fee will be the peak weekly-published price per gallon in the preceding calendar month as reported by the U.S. Energy Information Administration website "On-Highway Diesel Fuel Prices" index. The Fuel Recovery Fee will be determined by cross-referencing this price for the month preceding the month in which you are invoiced to Republic Services' Fuel Recovery Fee Table. For example, if the peak diesel price per gallon last month was \$3.95, based on the Fuel Recovery Fee Table, the fuel component of the charge on this month's invoice would be 19.92% of your invoice amount, excluding tax, and this rate will apply for the entire period covered by your invoice.

The Fuel Recovery Fee charged on your invoice is not associated with any explicit, direct or indirect cost to your account. The fee is based on the overall cost of fuel and other petrochemical expenses incurred by Republic Services and its affiliates on a nationwide basis and is designed to achieve an acceptable operating margin. This includes both direct and indirect fuel and petrochemical costs associated with collection, transfer, landfill and material recovery facilities.

Environmental Recovery Fee - Collection Services

The Environmental Recovery Fee is established at 11% of invoice charges, excluding tax. This fee recovers costs associated with environmental recovery services.

on a nationwide basis associated with operating our facilities (collection, transfer, landfill, material recovery and gas-to-energy) in an environmentally responsible manner and is designed to achieve an acceptable operating margin.

The Environmental Recovery Fee charged on your invoice is not associated with any explicit, direct or indirect service your account. It relates to Republic Services and its affiliates' nationwide costs throughout all operations for all customers and is designed to achieve an acceptable operating margin.

***Updated June 2014

Calculation of Fuel Recovery Fee & Environmental Recovery Fee

The Fuel/Environmental Recovery Fee is charged to a customer's invoice in the following manner:

The Fuel Recovery Fee is applied to the total standard invoice charges, including the Administrative Fee excluding tax.

The Environmental Recovery Fee is then applied to the total standard charges, including the Fuel Recovery Fee and Administrative Fee, excluding tax.

Not a Governmental Tax

The Fuel Recovery Fee and the Environmental Recovery Fee are not taxes, surcharges or fees mandated/imposed and are not remitted to any governmental or regulatory agency. As noted above, the fees are Republic Services' charges to recover our companies' costs on a nationwide basis and achieve an acceptable operating margin. The Fuel Recovery Fee and Environmental Recovery Fee may be changed at the discretion of Republic Services. Your service agreement includes your consent to these fees; under such service agreements, your payment of the fees provides your consent.

Frequently Asked Questions

Why am I charged a Fuel Recovery Fee?

There are fuel and other petrochemical costs (oil, lubricants, etc.) associated with Republic Services and its affiliated collection, transfer, landfill and material recovery facilities nationwide. The Fuel Recovery Fee is a charge to recover these costs and achieve an acceptable operating margin. By separating fuel related costs into a separate line item, we are better able to isolate fluctuations that may occur in fuel prices. As the cost of fuel increases during inflationary periods, the FRF charge, and therefore overall invoice costs, will increase. When fuel prices drop, the FRF charge, and therefore overall invoice costs, will decrease.

Why am I charged a Fuel Recovery Fee when the trucks from the local Republic Service company that collects my waste/recyclables use fuels other than diesel, such as compressed natural gas (CNG) or liquefied natural gas (LNG)?

The Fuel Recovery Fee (FRF) is a charge that relates to Republic Services and its affiliates' direct and indirect other petrochemical costs to service all customers on a nationwide basis; it is not associated with any explicit, direct or indirect cost at any one of our local affiliates to service its customers' accounts. Although some of our local companies have converted (or will convert) to alternative-fuel-powered (e.g. CNG, LNG) trucks and/or equipment, most of our disposal trucks, vehicles and other equipment used in our nationwide operations remain diesel-powered. Republic Services and its affiliates incur costs nationwide in the form of diesel, CNG, LNG or other alternative fuel purchases in addition to other petrochemical expenses.

How often does the Fuel Recovery Fee change?

The Fuel Recovery Fee will change on a monthly basis. The Fuel Recovery Fee percentage will increase/decrease based on the peak weekly diesel price as reported by the applicable U.S. Energy Information Administration website index. Additionally, beginning with invoices generated August 12, 2013 and thereafter, we adjusted the Fuel Recovery Fee that determines the FRF percentage charged.

How did the Fuel Recovery Fee Table Change?

Effective August 12, 2013, for every penny of fuel price above \$1.50 reported on the applicable U.S. Energy Information Administration website index, the corresponding Fuel Recovery Fee on our table now increases (and decreases) by 0.0659936 instead of the historical rate of 0.058975%.

How often will the Environmental Recovery Fee change?

The Environmental Recovery fee does not fluctuate on a monthly basis. This fee may change at the discretion of Republic Services. On August 12, 2013, the Environmental Recovery Fee increased to 11%.

Are there plans to increase the Fuel Recovery Fee or Environmental Recovery Fee?

We periodically review the fees to determine whether they are appropriately recovering Republic Services and its affiliates' nationwide costs and contributing to an acceptable operating margin. We adjust the fees as necessary. If there is any change to either fee, you would be notified through your billing statement.

Administrative Fee

Republic Services is committed to providing high quality service to its customers. We are constantly working to exceptional service at an economical price. The Administrative Fee is established at \$3.25 per invoice. There is associated with the administrative processes of billing, payment processing and account maintenance for Republic Services and its affiliates, and those costs have increased over time. We have an Administrative Fee in place to cover these costs and achieve an acceptable operating margin. We appreciate your business and look forward to continue to serve you and the community. If you have additional questions, please contact customer service at the telephone number listed on your invoice.

Why do you charge an Administrative Fee?

There are costs associated with generating invoices and administering accounts, such as printing and mailing invoices, cash processing, credit/debit card transactions fees and account maintenance. The Administrative Fee allows us to recover these costs and achieve an acceptable operating margin. Also, by isolating these charges on the billing statement, our customers can be better informed.

When was the last time you increased the Administrative Fee?

The Administrative Fee last increased in August 2013.

Are there plans to increase the Administrative Fee in the future?

We periodically review the fee to determine whether it is appropriately recovering Republic Services and its affiliates and contributing to an acceptable operating margin. We adjust the Administrative Fee as necessary. If there were any change to the fee, you would be notified through your billing statement. Your service agreement may require your consent to this fee; under such service agreements, your payment of the fee provides your consent.

Reading and Understanding your Bill

Information on the FRF, ERF and administrative fees is available in Republic Services' Frequently Asked Questions.

For information on your bill, please visit:

Residential Customers: [How to Read Your Bill](#)

Business Customers: [How To Read Your Bill](#)

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**City of Kuna
PUBLIC HEARING NOTICE**

**PROPOSED RESOLUTION # R47-2014 SOLID WASTE COLLECTION
SERVICE FEE INCREASE**

NOTICE IS HEREBY GIVEN that the Mayor and Council of the City of Kuna will hold a public hearing to gather public testimony concerning a proposed increase in the Solid Waste Collection Service Fees charged by J&M Sanitation pursuant to City of Kuna Ordinance No. 679 establishing a system for the collection, hauling and removal of solid waste within the City and establishing fees on the collection thereof. This resolution provides for the following increases:

J&M Sanitation, Inc. -- City of Kuna, Idaho Trash Rates - Current and Proposed Rate Increase

Residential

	current	proposed (8% increase)
Regular personal can(s) with recycling bin	\$16.50	\$17.80
Regular 1 - 95 gal trash cart	\$18.50	\$20.00
Regular 2 - 95 gal trash cart	\$20.50	\$22.15
Regular 3 - 95 gal trash cart	\$22.50	\$24.30
Regular 4 - 95 gal trash cart	\$24.50	\$26.50
Regular 5 - 95 gal trash cart	\$26.50	\$28.60
Regular 6 - 95 gal trash cart	\$28.50	\$30.80
Senior Citizen personal can(s)	\$12.10	\$13.10
Senior Citizen 1 - 95 gal trash cart	\$14.10	\$15.20
Carry out/drive-in 1 - 95 gal trash cart	\$24.10	\$26.00
Carry out/drive-in 2 - 95 gal trash cart	\$26.10	\$28.20
Carry out/drive-in 3 - 95 gal trash cart	\$28.10	\$30.35

Commercial

	current	proposed
Trash Cart 1x/week	\$22.00	\$23.75
Dumpster (permanent) 1x/week		
3 yd	\$93.00	\$100.00
6 yd	\$145.00	\$156.60
8 yd	\$200.00	\$216.00
Dumpster(permanent) 2x/week		
3 yd	\$145.00	\$156.60
6 yd	\$290.00	\$313.00
8 yd	\$345.00	\$372.60
Dumpster (temporary)		
3 yd	\$39.00	\$39.00

PUBLIC HEARING NOTICE – Solid Waste Collection Fees

Publish: September 3 and 10, 2014

Posted: August 29, 2014

Miscellaneous

	current	proposed
large freon (at annual clean-up)	\$10.00	\$10.00
large non freon	\$10.00	\$11.00
lid lock installation	\$50.00	\$50.00

The proposed resolution can be obtained at City Hall or by calling 922-5546.

The public hearing will be held **Tuesday, September 16, 2014 at 7:00 p.m.**, or as soon as can be heard, in the Council Chamber, Kuna City Hall, 763 W. Avalon, Kuna, ID.

The public is invited to submit written or oral comments. Any written testimony must be submitted to the Kuna City Office by September 11, 2014 to be included in the Council packets for review. Comments may be dropped off at City Hall, mailed to P.O. Box 13, Kuna, Idaho 83634 or presented at the hearing.

Brenda S. Bingham
City Clerk

PUBLIC HEARING NOTICE – Solid Waste Collection Fees

Publish: September 3 and 10, 2014

Posted: August 29, 2014

RESOLUTION NO. R47-2014

A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE FOLLOWING FEE SCHEDULE WITH J&M SANITATION, INC.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho hereby adopt the following fee schedule with J&M Sanitation, Inc.:

J&M Sanitation City of Kuna, Idaho Trash Rates

Residential

Regular 1 can with recycling bin	\$17.80
Regular 1 95 gal trash cart	\$20.00
Regular 2 95 gal trash cart	\$22.15
Regular 3 95 gal trash cart	\$24.30
Regular 4 95 gal trash cart	\$26.50
Regular 5 95 gal trash cart	\$28.60
Regular 6 95 gal trash cart	\$30.80
Senior Citizen Personal Can(s)	\$13.10
Senior Citizen 1 95 gal trash cart	\$15.20
Carry out/drive-in 1 95 gal trash cart	\$26.00
Carry out/drive-in 2 95 gal trash cart	\$28.20
Carry out/drive-in 3 95 gal trash cart	\$30.35

Commercial

Trash Cart 1x/week	\$23.75
Dumpster (permanent) 1x/week	
3 yd	\$100.00
6 yd	\$156.60
8 yd	\$216.00
Dumpster(permanent) 2x/week	
3 yd	\$156.60
6 yd	\$313.00
8 yd	\$372.60
Dumpster (temporary)	
3 yd	\$39.00

Miscellaneous

large freon (at annual clean-up)	\$10.00
large non freon	\$11.00
lid lock installation	\$50.00

PASSED BY THE COUNCIL of Kuna, Idaho this 16th day of September 2014.

APPROVED BY THE MAYOR of Kuna, Idaho this 16th day of September 2014.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk



City of Kuna

Staff Report

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

To: City Council

Case Number(s): 14-01-S Subdivision - Sailor Shores Meadows Subdivision.

Location: SWC Sailor Place and Avalon Road
Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Meeting Date: September 2, 2014
Tabled until: September 16, 2014

Applicants: New Horizon Construction Comp., LLC
Alex Macdonald
921 W. Rush Road
Eagle, Idaho 83616
208.284.5506
newhorizonconstruction@gmail.com

Project Engineer: B&A Engineers
Joe Canning
5505 W. Franklin Rd.
Boise, Idaho 83705
208.343.3381

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

A. Course of Proceedings

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

i. Agencies	April 3, 2014
ii. 300' Property Owners	August 8, 2014
iii. Kuna, Melba Newspaper	August 6, 2014
iv. Site Posted	August 20, 2014
2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks re-approval for a Preliminary Plat (residential subdivision) and PUD, known as Sailor Shores Meadows Subdivision.

B. General Project Facts, Staff Analysis:

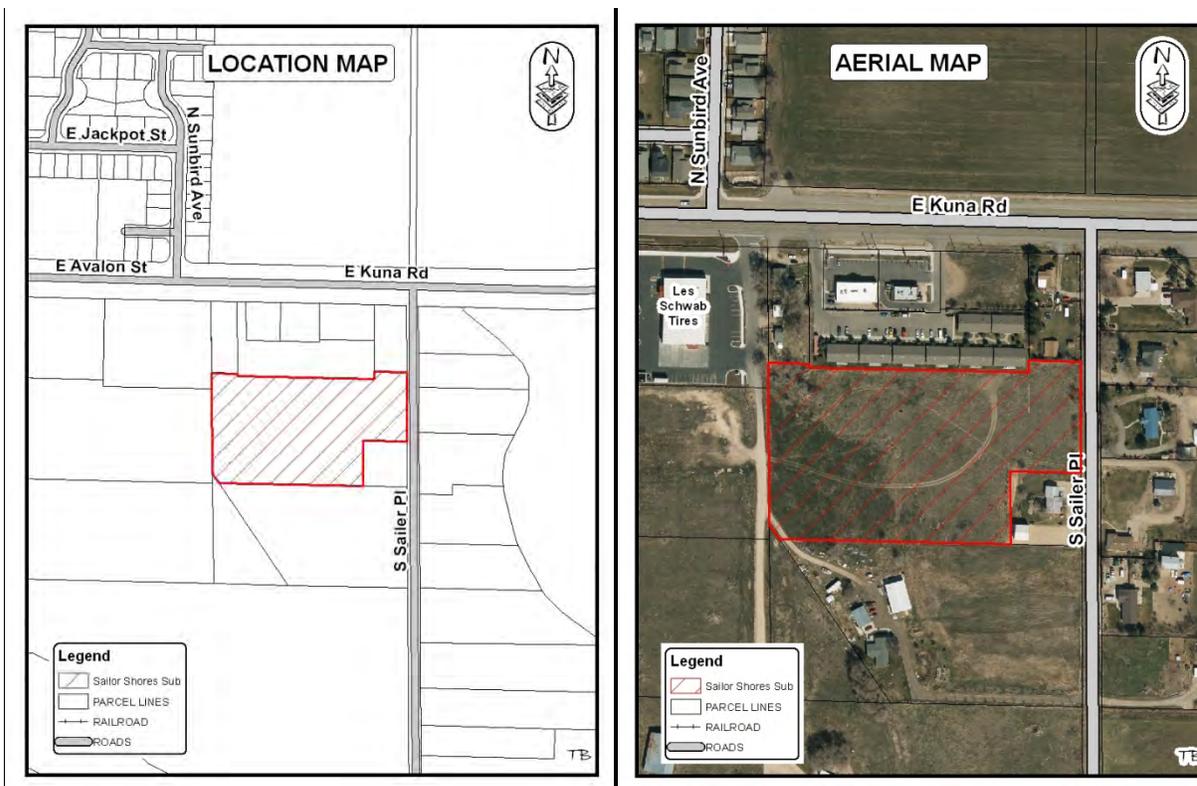
1. **Request:** The applicant is seeking preliminary plat re-approval for a residential subdivision in Kuna consisting of 26 buildable lots and 2 common lots on approximately 4.77 acres. This request reflects a different lot arrangement than what was previously approved.
2. The applicant has submitted all necessary documents and materials for review and has held the appropriate neighborhood meeting where four people attended and has posted the site in accordance with KCC posting requirements.
3. **History:** The applicant proposed a preliminary plat for this site in 2007 and received the necessary approvals. However, due to concerns about the market place at that time, among other reasons, the pre plat never progressed and sat idle until late 2013.
4. **Legal Description:** A legal description was included with the application.
5. **Comprehensive Plan Designation:** The Future Land Use map (FLU) indicates the site has a designation of Low Density Residential. In accordance with KCC 5-3-2, staff views this residential use request as compatible.

6. **Land Use:**

Direction	Current Zoning and Jurisdiction	
North	R16, R-6	High & Med. Density Residential – Kuna City
South	R-6	Med. Density Res. – Kuna City
East	RUT	Rural Urban Transition– Ada County
West	C-1	Neighborhood Commercial – Kuna City

6.1 **Vicinity and Aerial Maps:**

(See Below)



6.2 Parcel Numbers: APN: R0615251610

6.3 Parcel Sizes and Current Zoning:

Acres: 35.20 acres

Zoning: R-6

6.4 Services:

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

6.5 Existing Structures, Vegetation and Natural Features: The site is vacant and relatively flat. The vegetation is what is commonly associated with a vacant parcel, and the site has public street frontage.

6.6 Transportation / Connectivity: Public road frontage is on Sailor Place Road.

6.7 Public Services, Utilities and Facilities: The following agencies returned comments on this project; City Engineer, Ada County Highway District, Central District Health, Department of Environmental Quality, Idaho Transportation Department and Boise Project Board of Control.

C. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230.

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

D. Comprehensive Plan Analysis:

The Planning and Zoning Commission may accept the Comprehensive Plan components as described below.

1. The proposed subdivision 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.

GOALS AND POLICY – Transportation

Policy 1.1.2: Pedestrian and bicycle activities should be separate from automobiles road system – where possible.

Policy 3.2.1: Encourage developers to create mixed use developments that will reduce travel demand through trip capture.

Policy 3.4.10: Require shared driveway access where possible.

E. Proposed Findings of Fact:

1. All required procedural items have been completed as detailed in this staff report.
2. The proposed residential development complies with Section 6.0 of Kuna’s Comprehensive Plan.
3. The proposed residential development complies with the Kuna City Code.

4. Public services are available and are adequate to accommodate this site's development.
5. The proposed residential preliminary plat will not be detrimental to the public's health, safety and general welfare.
6. The site is zoned R-4 and intended for use as a residential subdivision after acquiring the proper approvals.
7. The project description and staff analysis and findings of fact are correct.

F. Proposed Conclusions of Law:

1. The proposed preliminary plat use is consistent with Kuna City Code.
2. The proposed preliminary plat use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a preliminary plat use.
4. The proposed preliminary plat use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The proposed residential preliminary plat is not likely to cause adverse public health problems.
6. The proposed residential preliminary plat is in compliance with all ordinances and laws of the City.
7. The proposed residential preliminary plat is not detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
9. Based on evidence contained in Case #14-01-S, and 14-01-DRC, this proposal complies with KCC Title 6.
10. Based on the evidence contained in Case #14-01-S, and 14-01-DRC, this proposal complies with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to recommend approval or denial for this preliminary plat application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

G. Recommendation by the Planning and Zoning Commission:

On June 10, 2014, the Council voted 3-0, to recommend approval for Case No. 14-01-S, based on the findings of facts outlined in staff's report and the public testimony at the public hearing, the Planning and Zoning Commission, hereby recommends approval for Case No. 14-01-S, a subdivision request by New Horizon Construction Comp., LLC, (Alex McDonald), with the following conditions of approval:

- Follow all Staff recommended conditions of approval,
- Contact Kuna School District to discuss if pick-up area is adequate,
- Provide temporary barriers to prevent pass through traffic at stub-outs at subdivision boundary,
- Follow City Foresters recommendations.

H. Proposed order of decision by City Council:

14-01-S: Subdivision *Note: This proposed motion is to recommend approval or denial for this request to Council. However, if the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

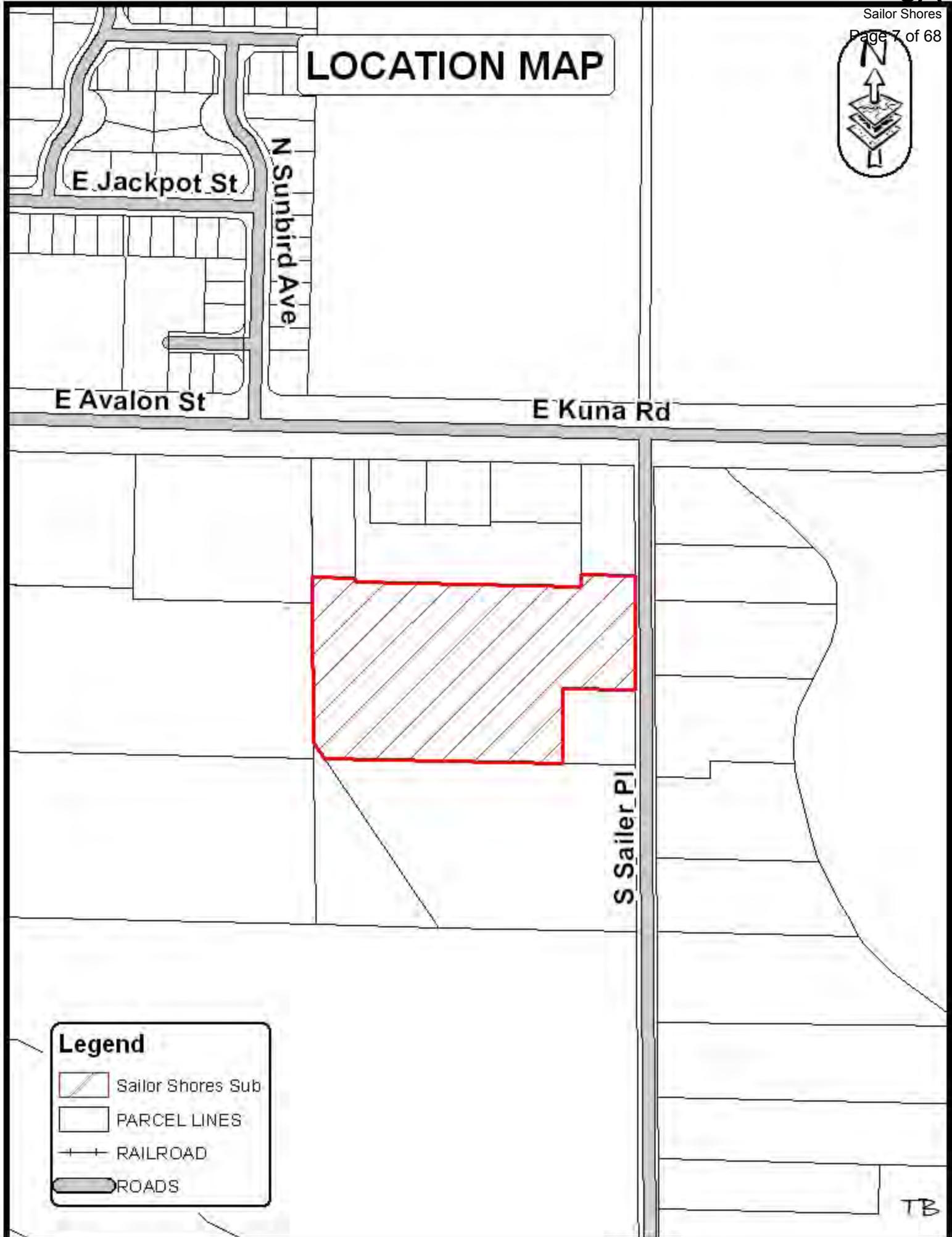
1. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approval use or may be written or stamped upon a copy of the approved plan. All site improvements are prohibited prior to approval of these agencies.
 - a.) The City Engineer shall approve the sewer and water hook-ups.
 - b.) The Kuna Fire District shall approve all fire flow requirements and/or building plans.
 - c.) The Boise-Kuna Irrigation District shall approve all proposed modifications to the existing irrigation system.

- d.) Approval from Ada County Highway District / Impact Fees, if any shall be paid prior to building permit approval.
- e.) The City Engineer shall approve a surface drainage run-off plan, (if needed). As recommended by Central District Health Department, the plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading.
2. All public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at 387-6100.
- 2.1 – Dedicate right-of-way in sufficient amounts which follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground.
4. Compliance with Idaho Code Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
5. Lighting within the sites shall comply with Kuna City Code.
6. Parking within the sites shall comply with Kuna City Code (Except as specifically approved otherwise).
7. Fencing within and around the sites shall comply with Kuna City Code (Except as specifically approved otherwise).
8. Signage within the site shall comply with Kuna City Code. (The applicant shall apply for a sign permit prior to sign construction).
9. The applicant shall follow all of the requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the City engineer, as outlined in the Engineers memorandum dated April 9, 2014.
10. Submit a petition prior to submitting an application for final plat to the City, consenting to the pooling of irrigation surface water rights for delivery purpose and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).
11. Applicant's site plan, landscape, and lighting plan, (all date stamped 4.10.2014) shall be considered binding site plans.
12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 3 days as weather permits or as the planting season permits), as required to meet the standards of these requirements. Maintenance and planting within public right-of-way shall be with approval from the public and/or private entities owning the property.
13. The applicant shall comply with all conditions of approval listed in the Kuna staff report and as approved by the Commission, and other applicable agency comments.
14. Applicant shall comply with all local, state and federal laws.

DATED: this ____ day of _____, 2014.



LOCATION MAP



Legend

-  Sailor Shores Sub
-  PARCEL LINES
-  RAILROAD
-  ROADS

TB



AERIAL MAP

N Sunbird Ave

E Kuna Rd

Les Schwab Tires

S Sailer Pl



Legend

-  Sailor Shores Sub
-  PARCEL LINES
-  RAILROAD
-  ROADS

OCT 16 2013

CITY OF KUNA

NEW HORIZON CONSTRUCTION COMPANY, LLC
921 W. RUSH ROAD
EAGLE, IDAHO 83616

(208) 284-5506

Email: newhorizonconstruction@gmail.com

October 13, 2013

DELIVERED BY EMAIL

City of Kuna
Planning & Zoning Department
763 W. Avalon
Kuna, Idaho 83634

Re: Proposed Sailor Shores Subdivision (Approximately 4.78 total) of
Property Located at Sailor Street, Kuna, Ada County, Idaho
Our File No. M2013-18

To Whom It May Concern:

Our company lists this narrative as a site plan depicting the proposed development and application for permitting of a twenty-five (25) unit residential family development on the subject real property which consists of 4.77 acres. The proposed development complies with the current comprehensive plan and zoning requirements for the subject real property, as the property is located in a R-6 zoning classification and the proposal for the acreage in question has a dwelling capacity of twenty-eight (28) units for the entire parcel. The location and placement of the individual home will comply with the City of Kuna's square footage requirements, as well as all set back requirements. The average home will be approximately 1400 to 1600 square feet. There will be one phase for the entire development.

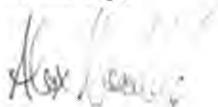
Kuna Code section 5-1-6-2, defines large scale development as those developments which have more than 50 lots or dwelling units. The present application, does not require any detail as set forth in Kuna Code section 6-5-4. The Ada County Highway District recently addressed the Sailor Street required improvements for the subject real property that adjoins Sailor Street, and the applicant is prepared to meet those requirements earlier required by A.C.H.D.

The development will be serviced by a public dedicated street and the footprint will consist of, as depicted in the site plan and accompanying preliminary plat. The property will be serviced by sewer and water from an existing stub out which is at the far west end of the property currently accessing across the real property and developed along Kuna Avenue that services the duplexes and commercial properties immediately to the north of the subject property.

City of Kuna letter
page two

The development is envisioned to be completed within 365 days of approval by all governmental agencies and the application process. The owner of the real property, based on market analysis, concludes that there is a viable market for the types of quality dwellings that are envisioned for the property. The supporting documentation provides for a landscaping plan as well as a street light layout. There will be placed upon the developed lots recorded a Declaration of Conditions, Covenants, and Restrictions (a copy of which accompanies the present submittal). The homeowners association will ultimately, have the power to enforce the CC&Rs, as well as to insure the common areas are properly landscaped, and maintained. Irrigation for the property will be serviced by the Kuna irrigation system. The proposed development compliments the properties to the north and surrounding properties, as well as complying with the current the current zoning for the subject property and the comprehensive plan for the City. The development will provide a positive result to the community.

Sincerely,



Alex Macdonald
Managing Member

am/hs

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Enclosure



**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: <i>Sailor Shores</i>	Applicant: <i>Alex Macdonald</i>
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All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
<input checked="" type="checkbox"/>	Completed and signed Commission & Council Review Application.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Homeowner's maintenance agreement for the care of landscaped common areas.	<input 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 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 type="checkbox"/>
<input checked="" type="checkbox"/>	Letter of intent indicating reasons and details for preliminary plat.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commitment of Property Posting form signed by the applicant/agent.	<input 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"/>
<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 type="checkbox"/>
<input checked="" type="checkbox"/>	Phasing Plan	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Include Large Scale Development Requirements. 6-5-4	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Landscape plan for subdivision entrances, buffers, common areas, etc.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	<input type="checkbox"/>
<input checked="" type="checkbox"/>	8 1/2 x 11 proposed preliminary plat.	<input 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 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.



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

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

Contact/Applicant Information

Owners of Record: <u>Alex Macdonald</u>	Phone Number: <u>208-284-5506</u>
Address: <u>921 W. Rush Rd</u>	E-Mail: <u>newhorizonconstruction@gmail.com</u>
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____
Applicant (Developer): <u>New Horizon Construction</u>	Phone Number: <u>208-284-5506</u>
Address: <u>921 W. Rush Rd</u>	E-Mail: <u>newhorizonconstruction@gmail.com</u>
City, State, Zip: <u>Eagle, ID, 83616</u>	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>S. Sailor Street Kuna, ID 83634</u>	
Site Location (Cross Streets): <u>Avalon and Sailor</u>	
Parcel Number (s): <u>R0615251610</u>	
Section, Township, Range: <u>25, 2, 1</u>	
Property size: <u>~4.78 acres</u>	
Current land use: <u>none</u>	Proposed land use: <u>Residential Subdivision</u>
Current zoning district: <u>R-6</u>	Proposed zoning district: <u>R-6</u>

Project Description

Project / subdivision name: Sailor Shores
 General description of proposed project / request: A 26 lot residential subdivision

Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other _____

Amenities provided with this development (if applicable): _____

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: 26 Number of building lots: 26
 Number of common and/or other lots: 2
 Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
 Minimum Square footage of structure (s): 1,100
 Gross density (DU/acre-total property): 5.67 Net density (DU/acre-excluding roads): 5.45
 Percentage of open space provided: 1.47 Acreage of open space: 0.07
 Type of open space provided (i.e. landscaping, public, common, etc.): landscaping

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____
 Gross floor area square footage: _____ Existing (if applicable): _____
 Hours of operation (days & hours): _____ Building height: _____
 Total number of employees: _____ Max. number of employees at one time: _____
 Number and ages of students/children: _____ Seating capacity: _____
 Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____
 b. Total Parking spaces: _____ Dimensions: _____
 c. Width of driveway aisle: _____

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

Applicant's Signature: [Signature] Date: 9/16/14



City of Kuna COMMITMENT TO PROPERTY POSTING

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

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

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

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

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

Applicant/agent signature

Date

MAR 21 2014

CITY OF KUNA

Preliminary Plat Subdivision Application City of Kuna

Proposed Name of Subdivision: Sailor Shores Meadows
General Location: Portion of Lot 3, Orchard Avalon Tracts.
Total Acreage: 4.77 Number of Lots: 28 Lots/Gross Acre: 3.43 Zone: R6
Minimum Lot Sizes: Width: 50 min Depth: assorted Area: 7,914.3 SF
Tax Parcel #: R0615251610
Owners of Record: New Horizon Construction Company L.L.C.
Mailing Address: 921 W. Rush Road, Eagle, ID 83616 Phone: (208) 284-5506
Applicant: New Horizon Construction Company L.L.C.
Mailing Address: 921 Rush Road, Eagle, ID 83616 Phone: (208) 284-5506
Engineer/Surveyor: Joe Canning, B&A Engineers
Mailing Address: 5505 W. Franklin Rd., Boise, ID 83705 Phone: (208) 343-3381

All subdivisions plats or development plans shall be prepared in accordance with all requirements set forth in applicable state and local regulations. Plats are regulated by Idaho Code Title 50-13 and Title 12 Section 2 of the Idaho Constitution and the subdivision, Title 6 of the Kuna Municipal Code. Minor subdivision under 10 lots may be considered as both preliminary and final plat.

Submit:

- All information must be submitted prior to application being accepted.
- Forty (40) copies of completed application
- Forty (40) copies of vicinity map showing relationship of the proposed plat to the surrounding area 2 mile radius
- Forty (40) copies of preliminary plat of proposed subdivision on 24' X 36 quality paper drawn to scale of 1 to 100' or more folded to fit a 9 x 12 envelope. It should show topography at two foot (2') intervals, location, type of residential, commercial & industrial land uses, layout, dimensions, names of existing street right-of-ways, utility easements, parks, community spaces: layout, dimensions of lots: preliminary improvement drawing: showing water, sewer, drainage, electricity, irrigation, telephone, natural gas & such other characteristics as the Commission may deem necessary.
- Fifteen (15) copies of proposed subdivision on 11 X 17
- Three (3) copies of proposed landscaped entrances attached
- One copy of the proposed subdivision indicating lot size only (sq. ft.). contained within plat drawing
- Proof of ownership or valid Option Holder: Copy of deed or earnest money agreement attached

A copy of any homeowner's maintenance agreements for the care of landscaped common areas attached

Legal description attached

A copy of the restrictive covenants attached

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. Letter is attached

Include Large Scale Development Requirements. 6-5-4

Include all other information needed to review concept

New Requirement:

One electronic version of the proposed subdivision: Enclosed with the application cd rom is provided with application.

Fees:

\$540 application fee plus \$12 per lot. The City does not have a full time engineer on staff.

Engineering services are paid for on a "per hour" basis, the time spent for each project reviewing plans, plats and / or consultation or onsite inspection or test, etc. The developer or person incurring these costs will be billed by the City and must be paid prior to final plat approval.

Filing Date:

Applications shall be filed with the Director no later than the close of business, MONDAY, 7 weeks preceding the regularly scheduled Planning and Zoning meeting. The Planning and Zoning Commission meet once a month on the last Tuesday of the month. Copies of the Zoning Ordinance Title 5 can be obtained from City Hall.

The Director reserves the right to NOT accept the application until a total review is accomplished and all information required is submitted. The date for public hearing will be set by the Director upon acceptance of the completed application.

General Information:

Subdivision Type:

Residential

Types of Dwellings:

Single Family

(Development standards must follow the latest edition of Idaho standards for public works construction)

Perimeter Fencing Type: as required by City if any.

Streets: Constructed according to Ada County Highway District standard right of way widths
 Road right of way widths: 50 feet
 Type of surfacing: paved
 Length of cul-de-sac from intersecting street to termination: 134 feet
 Width of radius of cul-de-sac:
 Curb: rolled curb and gutter. Sidewalks: 5 feet

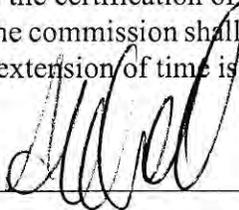
Bike Paths: None.

Utilities: Preliminary plat must show proposed location, pipe sizes, man holes, values, and flow directions. SEE DETAIL IN CD ROM WITH APPLICATION.

- Water supply: City of Kuna
- disposal: City of Kuna
- Power and phone lines underground
- Natural gas
- Other utilities Type and purpose: _____
- Storm water disposal (include description of proposed method)
- Pressurized irrigation water distribution: (submit plat)
- Fire hydrant placement (submit plat)
- Street lighting placement (submit plat)
- Easements provided Describe: _____
- Homeowners association maintenance care programs

Describe any areas devoted to public or semi-public use such as Public Park sites common areas for residents, irrigation facility, & domestic water storage, etc. SEE DETAIL IN CD ROM WITH APPLICATION.

Failure to file and obtain the certification of the final plat application by the Director within one year after action by the commission shall cause all approvals of said preliminary plat to become null and void, unless an extension of time is being applied for by the sub-divider and approved by the Commission.

Applicant's Signature:  Date: 3/16/14

For Office Use Only

File number: _____ Date rec.: _____ Rec. by: _____
 Xref: _____ Hearing date: _____



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

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731

Email: gordon@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Sailor Shores Meadows Subdivision
Preliminary Plat
14-01-S

DATE: April 9, 2014

The City Engineer has reviewed the Preliminary Plat request of the above applicant dated April 3, 2014. 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. The request also proposes to complete the development in a single phase.

1. Sanitary Sewer System

- a) The City has sufficient sewer treatment capacity to serve this site. The Sewer Master Plan for disposal of wastewater from this area proposes discharge to the Orchard Street Lift Station and treatment in the south treatment facility. This site is not presently connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- b) This property was not included in Local Improvement District 2006-1 and has not otherwise pre-paid fees for connections and consequently does not have reserved treatment capacity. Treatment capacity may be secured for 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 at the property line between Empty Pockets Subdivision and this proposed preliminary plat. There is a second gravity main 80-90 feet west of Sailor Shores at the south property line of Les Schwab. The submitted documents show an alternative sewer main (to be constructed) extended from Avalon along the east side of the Les Schwab Tire property, presumably to increase the depth of the sewer main in Sailor Shores Way. Any of the three may be relied on subject to depth and access considerations.

- d) Access to either sewer main in the Les Schwab property may have issues. The proposed route for construction of a sewer main along the east side of the Les Schwab property does not have a recorded easement or recorded deed of right-of-way and is not claimed by ACHD in their inventory of prescriptive use right-of-way. The City, however, did create a record and establish a position that “Sheep Camp Road” exists by prescriptive use of the adjoining properties to the east. Please contact the City Engineer and discuss further.
- e) The sewer demand from existing and future projects desiring to utilize the Orchard Street Lift Station exceeds its functional capacity. The City, however, does not issue will-serve commitments until the time of Construction Plan approval. There is remaining capacity available for will-serve commitments and which will be made available to projects on a first-come first-serve basis. Please contact the City Engineer for further explanation. Specific recommendations of note are as follows:
 - 1) City Code (6-4-2O) requires connection to the City sewer system for all sanitary sewer needs.
 - 2) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan.
 - 3) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line.
- f) 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 the ultimate connected load as provided in the City’s Standard Table.
- b) The nearest available water main (8-inch) is located at the property line between Empty Pockets Subdivision and this proposed preliminary plat but which does not line up with the proposed water/sewer easement between lots 11 and 12, block 1. The submitted documents show an alternative water main extended from Avalon along the east side of the Les Schwab Tire property.
- c) Access to the proposed water main in the Les Schwab property may have issues. The proposed route for construction of a water main along the east side of the Les Schwab property does not have a recorded easement or recorded deed of right-of-way and is not claimed by ACHD in their inventory of prescriptive use right-of-way. The City, however, did create a record and establish a position that “Sheep Camp Road” exists by prescriptive use of the adjoining properties to the east. Please contact the City Engineer and discuss further.
- d) 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) An 8-inch water mains should be installed by developer in S. Sailor Place along the project frontage. This item was omitted from the application documents.
 - 4) At least 8-inch water main is to be stubbed by developer to the property line on St. John’s Bay Road.

- e) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- f) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.
- g) 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 (6-inch) is located just west of the west end of E. Sailor Shores Way along the east side of the Les Schwab property.
- b) Access to the existing pressure irrigation main in the Les Schwab property may have issues. The route for pressure irrigation main along the east side of the Les Schwab property does have a recorded easement, however there is a gap between the easement and the Sailor Shores property. There is no recorded easement or recorded deed of right-of-way for the gap and it is not claimed by ACHD in their inventory of prescriptive use right-of-way. The City, however, did create a record and establish a position that "Sheep Camp Road" exists by prescriptive use of the adjoining properties to the east. Please contact the City Engineer and discuss further.
- c) The development is subject to connection fees based on number of dwellings for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions.
- d) 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.
 - 3. An 8-inch pressure irrigation main should be installed by developer in S. Sailor Place along the project frontage. The remaining mains around the property boundary should be 6-inch consistent with City standards.
 - 4. 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.
 - 5. 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 or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the appropriate agency standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of any private disposal system.

- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted 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.
- e) At the time Walgreens and Les Schwab were constructed, the property owner for this site negotiated resolution of a long standing storm and irrigation return drainage problem. Walgreens and Les Schwab constructed a buried pipeline to the northwest corner of Sailor Shores to pick up drainage from this site. This project now must install on-site buried piping to convey storm and irrigation return water to the end of the Les Schwab line.

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 on all plans.
- 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 does not front on any classified streets. 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 all internal streets.

The right-of-way for S. Sailor Place is shown as 27-foot half width, which appears to meet standards.

- b) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The City Engineer recommends the following:
 - 1. 10-foot subdivision boundary easement as shown on submitted documents;
 - 2. 10-foot back lot line easement as required in code;
 - 3. 5-foot side lot line easement – each lot as stated on the submitted documents;
 - 4. The 15-foot easement for sewer and water is adequate when combined with the side lot easements on each side.
- e) It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are as far as practical from the intersection.
- f) Curb and Gutter – City Code (6-4-2C) requires the installation of curb and gutter: vertical curb on classified streets (Avalon and Highway 69) and either rolled or vertical elsewhere. The documents submitted with the application show an intent to construct curb and gutter as required. The City Engineer recommends compliance with City Code.
- g) Street Drainage – The application properly includes facilities for handling storm drainage from local streets. The documents submitted with the application show an intent to construct storm drainage facilities as required. The City Engineer recommends compliance with ACHD policies.
- h) Sidewalk - City Code (6-4-2Q) requires the installation of sidewalk on all local streets and the highway. The documents submitted with the application show an intent to construct sidewalk as required. The City Engineer recommends compliance with City Code.
- i) Entrances/Approaches – The application proposes an entrance from S. Sailor Place and street stubs on E. Sailor Shores Way and St. Johns Bay Road. The City Engineer concurs with application proposal.

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 has been provided by the applicant.



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

April 25, 2014

To: Alex Macdonald
New Horizon Construction Company, LLC
921 W. Rush Road
Eagle, ID 83616

Subject: Sailor Shores Meadows Subdivision 2014

This is a staff level approval of a preliminary plat for Sailor Shores Meadows Subdivision. On April 18, 2007 the Ada County Highway District Commission reviewed and approved Sailor Shores Meadows Subdivision. The District had site specific requirements related to that application that also apply to current 2014 application for the site, as the proposed layout and street sections are the same. The applicant should be required to comply with the Site Specific Conditions of Approval noted on pages 4 and 5 of the attached ACHD staff report.

The applicant should also be required to comply with all Standard Conditions of Approval as noted below.

If you have any questions, please feel free to contact me at 208-387-6170.

Sincerely,

A handwritten signature in blue ink that reads 'Mindy Wallace'. The signature is written in a cursive, flowing style.

Mindy Wallace, AICP
Planner III
Development Services

CC: Project file,
City of Kuna

A. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements). Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
2. 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.
3. 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.
4. 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.
5. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
6. 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.
7. 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.
8. 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.
9. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
10. 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.
11. 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.

B. 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.

C. Attachments

1. Sailor Shore Meadows Staff Report April 18, 2007

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.



Project/File: **Sailor Shores Meadows Subdivision / K07-03-S**
This is a Preliminary Plat Subdivision application for 26-residential lots and 2 common lots on 4.77 acres.

Lead Agency: City of Kuna

Site address: South Sailer Street

Commission Approval: April 18, 2007

Owner/Applicant: Maile Family Irrevocable Trust
 380 West State Street
 Eagle, ID 83616

Representative: B & A Engineers –Joe Canning
 5505 West Franklin Road
 Boise, ID 83705

Staff Contact: Lori Den Hartog
 Phone: 387-6171
 E-mail: ldenhartog@achd.ada.id.us

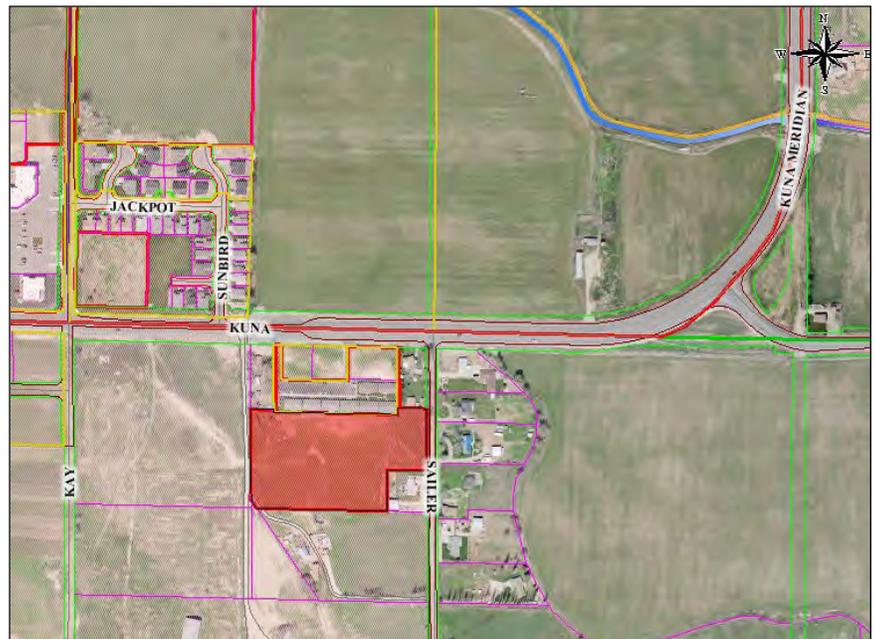
Tech Review: March 23, 2007

Application Information:

Acreage: 4.77
 Current Zoning: R-6
 Residential Lots: 26
 Common Lots: 2

A. Findings of Fact**Existing Conditions****1. Site Information:**

The site is currently used for pasturing.



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

Direction	Land Use	Zoning
North	Multi Family Dwelling	R-16
South	Agricultural	R-6
East	Single Family Dwelling	RUT
West	Agricultural	R-6

3. **Existing Roadway Improvements and Right-of-Way Abutting or Near the Site:**

Sailer Place is currently improved with 2-traffic lanes, 24-feet of pavement with no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way existing for Sailor Place (25-feet from centerline).

4. **Existing Access:** There are two defined access points to Sailor Place from this property.

5. **Site History:** ACHD previously reviewed this site as Sailor Shores Subdivision in July 2005 (K05-08-A, K05-04-AN & K05-06-ZC).

Development Impacts

6. **Trip Generation:** This development is estimated to generate 250 additional vehicle trips per day (10 existing) based on the Institute of Transportation Engineers Trip Generation Single Family Detached Dwelling land use designation.

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

8. **Traffic Study:** A traffic impact study was not required with this application.

9. **Impacted Roadways:**

Roadway	Frontage	Functional Classification	Traffic Count	Level of Service*	Speed Limit
Avalon Road	0-Feet	Principal Arterial	9,944 east of Kay Avenue on 4/27/05	Better than "C"	35 MPH
Sailer Place	228-Feet	Local Residential	N / A	Acceptable planning threshold for this Road is 2000 ADT	20 MPH

*Acceptable level of service for a five-lane principal arterial roadway is "E" (37,000 ADT).

10. **Capital Improvements Plan/Five Year Work Program**

There are currently no roadways, bridges or intersections currently listed in the Five Year Work Program or the Capital Improvements Plan that in the general vicinity of the subject site.

B. Findings for Consideration

1. Sailer Place Internal Streets

District Street Section and Right-of-Way Policy: District policy 7204.4.2 states, “developments with any buildable lot that is less than 1-acre in size will typically provide streets having a minimum pavement width of 32-feet with curb, gutter and sidewalks. The total street width shall be 36-feet from back-of-curb to back-of-curb. Variations of this width may be allowed, depending on traffic volumes forecast to be generated by the development. Concrete sidewalks shall be a minimum of 5-feet in width unless they are separated from the curb 5-feet or more in which case the sidewalk shall be a minimum of 4-feet in width.

District Right-of-Way Policy: District policy 7204.4.1 and Figure 72-F1A requires 50-feet of right-of-way on local streets. This right-of-way allows for the construction of a 2-lane roadway with curb, gutter and 5-foot wide concrete sidewalks.

District Offset Policy: District policy 7204.11.6, requires local roadways to align or offset a minimum of 125-feet from another local roadway (measured centerline to centerline).

Applicant Proposal: The applicant has proposed to construct Sailer Place, abutting the site, as one half of a 36-foot street section within 50-feet of right-of-way complete with curb, gutter and 5-foot attached concrete sidewalk.

The applicant has proposed to construct all of the internal streets 36-foot street sections within 50-feet of right-of-way complete with curb, gutter and 5-foot attached concrete sidewalk.

No two roadways are proposed within 125-feet of one another.

Staff Comment/Recommendation: Staff is supportive of the applicant’s proposal, which is approved with this application.

2. Stub Streets

District Stub Street Policy: District policy 7203.5.1 states that the street design in a proposed development shall cause no undue hardship to adjoining property. An adequate and convenient access to adjoining property for use in future development may be required. If a street ends at the development boundary, it shall meet the requirements of sub section 7205, “non-continuous streets.” District policy 7205.5 states that stub streets will be required to provide intra-neighborhood circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7204.5, 7204.6 and 7204.7, 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".

Applicant Proposal: The applicant proposes to construct one stub street to the west and one stub street to the south.

Staff Comment/Recommendation: Staff is supportive of the applicant’s proposal to construct a stub street to the west, East Sailor Shores Way, located approximately 130-feet south of the northwest property line (measured property line to centerline). This stub street does not exceed 150-feet in length (measured near edge to property line); therefore the applicant is not required to provide a temporary turnaround at the terminus of the roadway. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE".

Staff us supportive of the applicant's proposal to construct a stub street to the south, South Johns Bay Road, located approximately 130-feet west of the southeast property line (measured property line to centerline). This stub street shall connect to the south of this site. This stub street exceeds 150-feet in length (measured near edge to property line); therefore the applicant is required to provide a temporary turnaround at the terminus of the roadway. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE".

Applicant Appeal: During the technical review meeting, staff informed the applicant that if a temporary turnaround was constructed on part of a building lot, that the District would require the entire building lot to be encumbered by the easement. The applicant had not identified a location for a temporary turnaround on the preliminary plat, and District staff discussed the possibility of constructing a temporary turnaround on the adjacent property to the south. The applicant did not believe that either option was viable for the temporary turnaround, and submitted a letter appealing staff's recommendation on March 28, 2007.

Commission Action: On April 18, 2007, the Ada County Highway District Commission upheld staff's recommendation regarding the requirement for the temporary turnaround easement.

3. Turnarounds

District Turnaround Policy: District policy 7205.2.1 requires turnarounds to be constructed to provide a minimum turning radius of 45-feet. The applicant should also be required to provide a minimum of a 29-foot street section on either side of any proposed center islands within the turnarounds. The medians should be constructed a minimum of 4-feet wide to total a minimum of a 100-square foot area.

Applicant Proposal: The applicant has proposed one standard cul-de-sac turnaround at the terminus of South Haven Court with a 45-foot turn radius and no center island.

Staff Comment/Recommendation: The applicant's proposal for the turnaround is approved with this application as proposed.

4. District Tree Planters

District's Tree Planter Width Policy prohibits all trees in planters less than 6-feet in width. In addition to prohibiting trees in planters less than 6-feet in width, the policy requires a minimum planter width of 6-feet for class II trees with the installation of root barriers on both sides of the planter strip or a minimum planter width of 8-feet without the installation of a root barrier. The policy also requires Class I and Class III trees to provide a minimum planter width of 10-feet.

C. Site Specific Conditions of Approval

1. Construct Sailer Place, abutting the site, as one half of a 36-foot street section within 50-feet of right-of-way complete with curb, gutter and 5-foot attached concrete sidewalk.
2. Construct the internal public streets as a 36-foot street sections within 50-feet of right-of-way complete with curb, gutter and 5-foot attached concrete sidewalks.
3. Construct a stub street to the west, East Sailor Shores Way, located approximately 130-feet south of the northwest property line (measured property line to centerline). A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE".

4. Construct a stub street to the south, South Johns Bay Road, located approximately 130-feet west of the southeast property line (measured property line to centerline). Provide a temporary turnaround at the terminus of the roadway. If the easement is over a portion of a building lot, the entire building lot will be required to be encumbered by the temporary easement. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE".
5. Construct one standard cul-de-sac turnaround at the terminus of South Haven Court with a 45-foot turn radius.
6. Comply with all Standard Conditions of Approval.

D. Standard Conditions of Approval

1. Any existing irrigation facilities shall be relocated outside of the right-of-way.
2. Private sewer or water systems are prohibited from being located within any ACHD roadway or right-of-way.
3. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
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 the file numbers) for details.
5. Comply with the District's Tree Planter Width Interim Policy.
6. 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 the file numbers) for details.
7. All design and construction shall be in accordance with the Ada County Highway District Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Ordinances unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
8. The applicant shall submit revised plans for staff approval, prior to issuance of building permit (or other required permits), which incorporates any required design changes.
9. Construction, use and property development shall be in conformance with all applicable requirements of the Ada County Highway District prior to District approval for occupancy.
10. Payment of applicable road impact fees are required prior to building construction. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
11. 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 (1-800-342-1585) 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.
12. 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 the Ada County Highway District. The burden shall be upon the applicant to obtain written confirmation of any change from the Ada County Highway District.

13. Any change by the applicant in the planned use of the property which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant or its successors in interest advises the Highway District of its intent to change the planned use of the subject property unless a waiver/variance of said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.

E. 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.

Attachments

1. Vicinity Map
2. Site Plan
3. Request for Reconsideration Guidelines
4. Development Process Checklist

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.
 - a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.
 - b. The request must be in writing and delivered to the Secretary of the Highway District no later than 3:00 p.m. on the day prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
 - c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
 - d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
 - e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
 - f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

RICHARD DURRANT
CHAIRMAN OF THE BOARD

GRAHAM PATERSON
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 187,000
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

24 April 2014

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

RE: Sailor Shores Meadows Sub. 14-01-S
SW Cnr of Kuna Rd. & Sailer Place
Boise-Kuna Irrigation District BK-1401
Teed Lateral 34+60
Sec. 25, T2N, R1W, BM.

Troy Behunin:

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

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

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

If the irrigation system will be incorporated into the City of Kuna's pressure system, we will require confirmation from both the City of Kuna and the Boise-Kuna Irrigation District prior to review and approval of an irrigation plan by Boise Project Board of Control.

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

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



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 14-01-5

Sailor Shores Sub

RECEIVED

APR 18 2014

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: *[Signature]*
 _____ Date: 4/15/14

**IDAHO TRANSPORTATION DEPARTMENT**

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

(208) 334-8300
itd.idaho.gov

April 8, 2014

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

VIA EMAIL

Re: **14-01-S Sailor Shores Subdivision**

The Idaho Transportation Department has reviewed the referenced subdivision plat application for the Sailor Shores Subdivision on Sailer Place south of SH-69. ITD has the following comments:

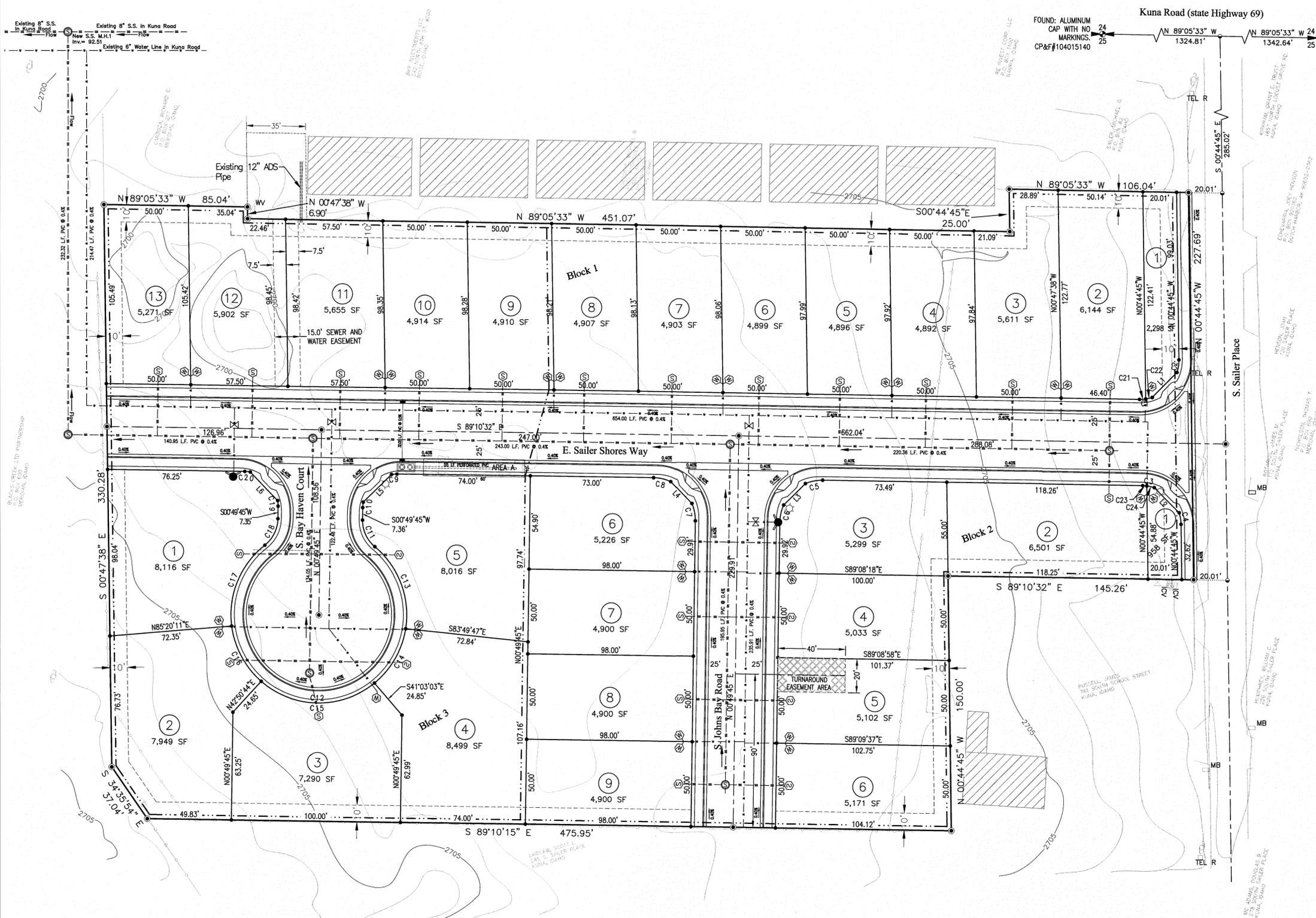
- 1) ITD has no objection to the requested applications. The project does not generate any more trips than anticipated under the Comprehensive Plan and this site does not require access to the State Highway System.

If you have any questions, you may contact MS Shona Tonkin 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, with a long horizontal stroke extending to the right.

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



- ### NOTES
- Sanitary sewer service is to be provided by the City of Kuna. All sanitary sewer main line within the right of way is 8" ASTM D-3034 SDR 35 PVC. All sewer services are 4".
 - Potable water is to be provided by the City of Kuna. All water main line within the right-of-way is 6" AWWA C-900 PVC.
 - This project is in Kuna Fire District service area.
 - Existing irrigation facilities to be continued to their historic discharge points. This project is in the Boise-Kuna Irrigation District.
 - This site is currently zoned "R-6".
 - Existing use: Agricultural.
 - Contour interval: 1 foot Datum: NAVD 88
 - Common areas shown hereon shall be maintained by the Homeowners' Association.
 - Public utilities are to be provided from the public utility providers from joint trench adjacent to the public roads. Specific design criteria will be met during the construction approval phase of this development.
 - This parcel lies within the "Zone X" flood way per FEMA Map #16001C0400, Panel 400 of 875.
 - The following Tax Parcel Number is included within this subdivision: R0615251610.
 - Open space Lot 1, Block 1, and Lot 1, Block 2, are landscaping lots to be maintained by the Homeowners' Association.
 - Open space Lot 1, Block 1, and Lot 1, Block 2, have a blanket irrigation easement on and across them. The pressure irrigation system is to be maintained by the Homeowners' Association.
 - A 10' wide permanent utility easement is hereby reserved adjacent to all public right-of-ways.
 - A 5' wide permanent utility easement is hereby reserved adjacent to all lot lines.
 - Lot 5, Block 2, is subject to a temporary turn-around easement to benefit the ACHD.

- ### LEGEND
- WATER VALVE
 - PROPOSED SEDIMENT TANK
 - PROPOSED CATCH BASIN
 - STORM DRAIN FLOW ARROW
 - EXISTING BUILDING
 - SET 5/8"x30" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
 - PLASTIC CAP LABELED "B&A LS 4116" SET 1/2"x24" IRON PIN WITH
 - FOUND 5/8" PIN
 - CALCULATED POINT
 - SECTION CORNER
 - QUARTER CORNER
 - SANITARY SEWER FLOW DIRECTION
 - INSTALL NEW SANITARY SEWER MANHOLE
 - PROPOSED PRESSURE IRRIGATION
 - EXISTING WIRE FENCE
 - 2705 EXISTING ELEVATION CONTOURS
 - EXISTING 35' UTILITY EASEMENT
 - DRAINAGE AND PRESSURE IRRIGATION EASEMENT UNLESS OTHERWISE NOTED
 - LOT NUMBERS
 - INSTALL NEW FIRE HYDRANT
 - INSTALL NEW STREET LIGHT
 - EXISTING UTILITY POLE
 - EXISTING MAIL BOX
 - EXISTING TELEPHONE RISER
 - EXISTING IRRIGATION CONTROL VALVE
 - EXISTING WELL
 - EXISTING WATER VALVE

Lot Use And Area Table

Lot	Block	Total Sq. Ft.	Total Acres	Description
1	1	2,298	0.05	Common Lot
2	1	6,144	0.14	Residential
3	1	5,611	0.13	Residential
4	1	4,892	0.11	Residential
5	1	4,896	0.11	Residential
6	1	4,899	0.11	Residential
7	1	4,903	0.11	Residential
8	1	4,907	0.11	Residential
9	1	4,910	0.11	Residential
10	1	4,914	0.11	Residential
11	1	5,655	0.13	Residential
12	1	5,902	0.14	Residential
13	1	5,271	0.12	Residential

Lot	Block	Total Sq. Ft.	Total Acres	Description
1	2	958	0.02	Common Lot
2	2	6,501	0.15	Residential
3	2	5,299	0.12	Residential
4	2	5,033	0.12	Residential
5	2	5,102	0.12	Residential
6	2	5,171	0.12	Residential

Lot	Block	Total Sq. Ft.	Total Acres	Description
1	3	8,116	0.19	Residential
2	3	7,949	0.18	Residential
3	3	7,290	0.17	Residential
4	3	8,499	0.20	Residential
5	3	8,016	0.18	Residential
6	3	5,226	0.12	Residential
7	3	4,900	0.11	Residential
8	3	4,900	0.11	Residential
9	3	4,900	0.11	Residential

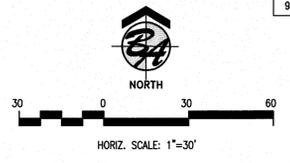
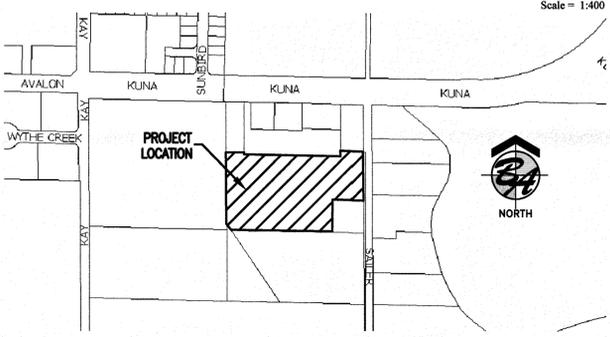
Land Use Table

Lot	Block	Total Sq. Ft.	Total Acres	Description
1	3	8,116	0.19	Residential
2	3	7,949	0.18	Residential
3	3	7,290	0.17	Residential
4	3	8,499	0.20	Residential
5	3	8,016	0.18	Residential
6	3	5,226	0.12	Residential
7	3	4,900	0.11	Residential
8	3	4,900	0.11	Residential
9	3	4,900	0.11	Residential

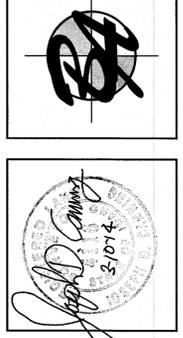
Owner/Applicant:

New Horizon's Construction Company, LLC
921 Rush Lane
Eagle, Idaho 83616
(208) 353-1571

Vicinity Map



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

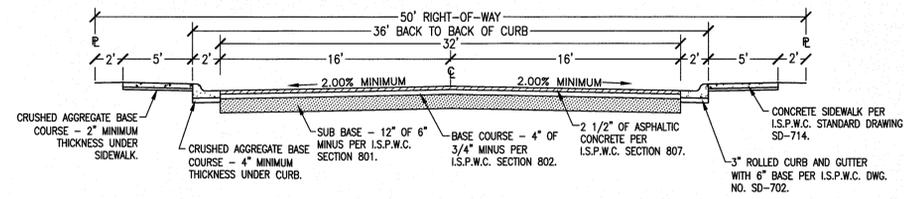


Sailor Shores Meadows Subdivision
A PORTION OF LOTS 1 & 3 OF THE AVALON ORCHARD TRACTS SUBDIVISION, AS RECORDED IN BOOK 4 AT PAGE 188, IN THE OFFICE OF THE ADA COUNTY RECORDER, BEING SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 33N, RANGE 12E, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

Preliminary Plat

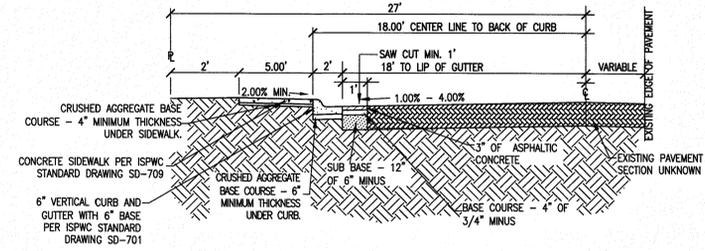
DATE: March 10, 2014
HORIZ. SCALE: As Noted
VERT. SCALE: As Noted
DRAWN BY: J.L. Hall
CHECKED BY: J.D. Canning
FILE: M108\dwg\PrePlat 2014.dwg

SHEET NO.:
1 of 2



1 Proposed Sailer Shores Lane Cross-section

Not To Scale



2 Proposed Pavement Match And New Curb, Gutter And Sidewalk In South Sailer Place

Not To Scale

LINE	LENGTH	BEARING
L1	20.86	N45°02'22"E
L2	20.86	S44°57'38"E
L3	17.98	N45°49'37"E
L4	17.98	S44°10'23"E
L5	23.30	N45°49'37"E
L6	23.30	S44°10'23"E

3 Line Table

CURVE	DELTA	ARC	RADIUS	TAN	CHD	CHD BRG
C1	18°49'22"	7.56	23.00	3.81	7.52	N81°24'47"E
C2	18°49'22"	7.56	23.00	3.81	7.52	N08°39'56"E
C3	17°15'09"	6.93	23.00	3.49	6.90	N80°32'57"W
C4	17°15'09"	6.93	23.00	3.49	6.90	N09°22'19"W
C5	23°55'34"	10.44	25.00	5.30	10.36	S78°51'41"W
C6	23°55'34"	10.44	25.00	5.30	10.36	S12°47'32"W
C7	23°55'56"	10.44	25.00	5.30	10.37	N11°08'13"W
C8	23°55'56"	10.44	25.00	5.30	10.37	N77°12'34"W
C9	9°22'32"	3.27	20.00	1.64	3.27	S86°08'12"W
C10	9°22'32"	3.27	20.00	1.64	3.27	S05°31'01"W
C11	51°19'04"	17.91	20.00	9.61	17.32	S24°49'47"E
C12	282°38'08"	256.51	52.00	41.63	65.00	S89°10'15"E
C13	59°29'26"	53.99	52.00	29.71	51.60	N20°44'36"W
C14	41°50'44"	37.98	52.00	19.88	37.14	N29°55'29"E
C15	80°05'42"	72.69	52.00	43.71	66.92	S89°06'18"E
C16	38°15'34"	37.77	56.56	19.62	37.07	S27°31'17"E
C17	59°38'29"	54.13	52.00	29.81	51.72	S22°19'35"W
C18	51°19'04"	17.91	20.00	9.61	17.32	N26°29'17"E
C19	9°22'43"	3.27	20.00	1.64	3.27	N03°51'36"W
C20	9°22'43"	3.27	20.00	1.64	3.27	N84°29'10"W
C21	9°03'54"	3.64	23.00	1.82	3.64	N86°17'31"E
C22	9°45'28"	3.92	23.00	1.96	3.91	N76°52'50"E
C23	5°55'28"	2.38	23.00	1.19	2.38	N86°12'48"W
C24	11°19'41"	4.55	23.00	2.28	4.54	N77°35'13"W

4 Curve Table

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



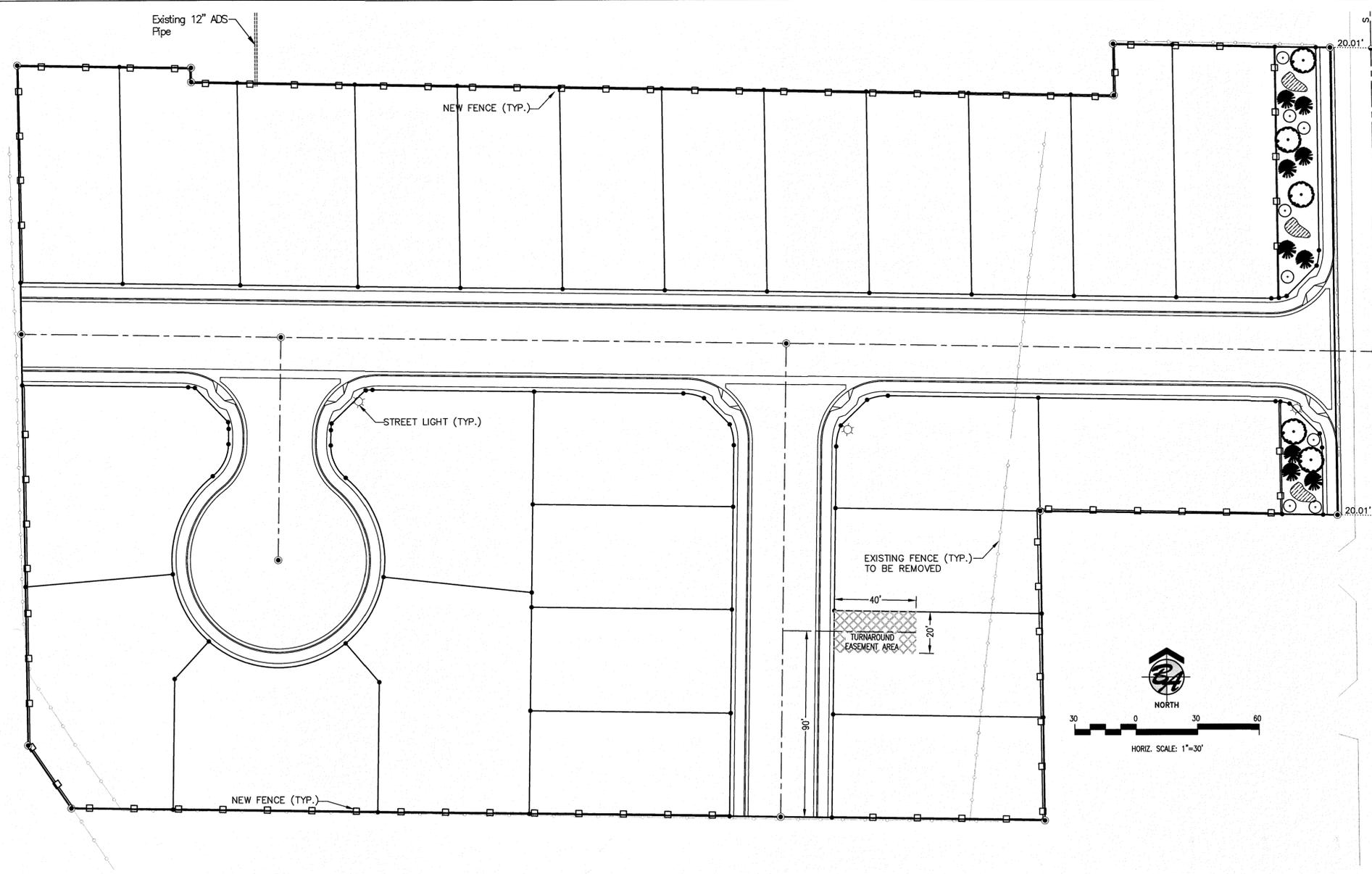
**Sailor Shores Meadows
Subdivision**

A PORTION OF LOTS 1 & 3 OF THE AWLON ORCHARD TRACTS SUBDIVISION, AS RECORDED IN BOOK 4 AT PAGE 188, IN THE OFFICE OF THE ADA COUNTY RECORDER, BEING SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

Preliminary Plat

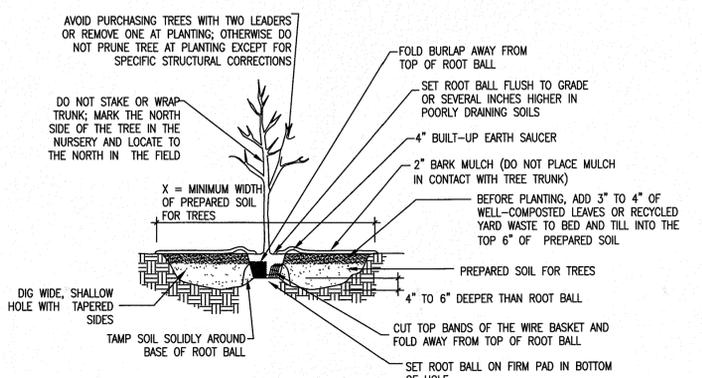
DATE:	March 10, 2014
HORIZ. SCALE:	As Noted
VERT. SCALE:	As Noted
DRAWN BY:	J.L. Hall
CHECKED BY:	J.D. Canning
FILE:	MT08\dwg\PrePlat 2014.dwg

SHEET NO.:



General Notes

1. ALL LANDSCAPE AREA TO BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM TO BE DESIGNED AND INSTALLED BY A QUALIFIED AND LICENSED SPRINKLER IRRIGATION CONTRACTOR.
2. SHRUB & PERENNIAL BEDS IN LAWN AREAS ARE TO BE EDGED.
3. ALL SHRUB & PERENNIAL BEDS TO BE COVERED WITH 2" SOIL AID MULCH.
4. STREET GRADING AND DRAINAGE TO BE SHOWN ON CONSTRUCTION PLANS.
5. TREES TO BE INSTALLED AFTER MAJORITY OF INFRASTRUCTURE IS INSTALLED & BEFORE BUILD OUT OF THIS SUBDIVISION.
6. ALL TREES OR PLANTS SHOWN HEREON SHALL BE FREE FROM DISEASE & SHALL BE NON-TOXIC, POISONOUS OR OTHERWISE A NUISANCE TO A PERSON OF AVERAGE PLANT SENSITIVITY.
7. WRAP TREE WITH CORRUGATED CARDBOARD TO PROTECT TRUNK FROM BASE TO FIRST BRANCH DURING CONSTRUCTION.
8. LOCATION OF ALL EXISTING TREES TO BE RELOCATED, SHALL BE DETERMINED BY OWNER.
9. ANY TREE 4" IN CALIPER THAT IS REMOVED FROM THE PROPERTY SHALL BE REPLACED BY INSTALLING ADDITIONAL TREES, BEING EQUIVALENT NUMBER OF CALIPER INCHES OF TREES THAT WERE REMOVED.
10. NO CLASS 1 TREES IN THE RIGHT AWAY.
11. STREET LIGHTING SHALL CONFORM TO KUNA CITY CODE SECTION 6-4-2.N.
12. A 6' HIGH, VINYL FENCE SHALL BE CONSTRUCTED AROUND THE PERIMETER OF THE SUBDIVISION, AND SHALL CONFORM TO KUNA CITY CODE 5-5-6 HAVING TO DO WITH FENCES. ALL EXISTING FENCES WILL BE REMOVED.
13. THE COMMUNITY PARK AREA SHALL HAVE A 6' HIGH, VINYL FENCE ON THE NORTH AND SOUTH LOT LINES CONNECTING TO THE 6' HIGH, VINYL FENCE ON THE PERIMETER OF THE SUBDIVISION, AND SHALL CONFORM TO KUNA CITY CODE 5-5-6 HAVING TO DO WITH FENCES.



Typical Tree Planting Detail

Not To Scale

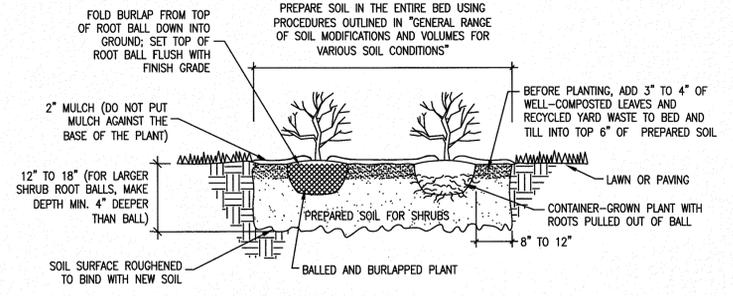
PLANT PALETTE

COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES		
AUSTRIAN PINE	PINUS NIGRA	6-8' HT B&B
COLORADO BLUE SPRUCE	PICEA PUNGENS 'GLAUCA'	6-8' HT B&B
SHADE TREES		
AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CALIP B&B
DEBORAH MAPLE	ACER PLATANOIDES 'DEBORAH'	2" CALIP B&B
LONDON PLANETREE	PLATANUS X ACERIFOLIA 'BLOODGOOD'	2" CALIP B&B
SHADEMASTER HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	2" CALIP B&B
WORPLESTON SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2" CALIP B&B
GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	2" CALIP B&B
ORNAMENTAL TREES		
ARISTOCRAT PEAR	PYRUS CALLERYANA 'ARISTOCRAT'	2" CALIP B&B
FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	2" CALIP B&B
PRAIRIFIRE CRAB	MALUS 'PRAIRIFIRE'	2" CALIP B&B
REDBUD	CERCIS CANADENSIS	2" CALIP B&B
SPRING SNOW CRAB	MALUS 'SPRING SNOW'	2" CALIP B&B
WASHINGTON HAWTHORN	CRATAEGUS PHAENOPYRUM	2" CALIP B&B

COMMON NAME	BOTANICAL NAME	SIZE
SHRUBS/ORNAMENTAL GRASSES		
ANTHONY WATERER SPIRAEA	SPIRAEA x BUMALDA 'ANTHONY WATERER'	5 GAL
BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	5 GAL
BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	2 GAL
CHAMPLAIN ROSE	ROSA 'CHAMPLAIN'	3 GAL
CREEPING MAHONIA	MAHONIA REPENS	3 GAL
CRIMSON PYGMY BARBERRY	BERBERIS THUNBERGII 'CRIMSON PYGMY'	3 GAL
DIABOLO NINEBARK	DIABOLO NINEBARK	5 GAL
DWARF ARCTIC WILLOW	PHYSOCARPUS OPULIFOLIUS 'MONLO'	5 GAL
FLAME GRASS	SALIX PURPUREA 'NANA'	2 GAL
GOLDMOUND SPIREA	MISCANTHUS SINENSIS 'PURPURASCENS'	3 GAL
GRO-LOW SUMAC	SPIRAEA x BUMALDA 'GOLDMOUND'	3 GAL
IVORY HALO DOGWOOD	RHUS AROMATICA 'GRO-LOW'	5 GAL
NEARLY WILD ROSE	CORNUS ALBA 'BAILHALO'	3 GAL
	ROSA 'NEARLY WILD'	3 GAL

NOTES

1. ALL PLANTS SHALL MEET OR EXCEED MINIMUM KUNA CITY ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.



Typical Shrub Planting Detail

Not To Scale

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



Sailor Shores Meadows Subdivision

A PORTION OF LOTS 1 & 3 OF THE AVALON ORCHARD TRACTS SUBDIVISION, AS RECORDED IN BOOK 4 AT PAGE 189, IN THE OFFICE OF THE ADA COUNTY RECORDER, BEING SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

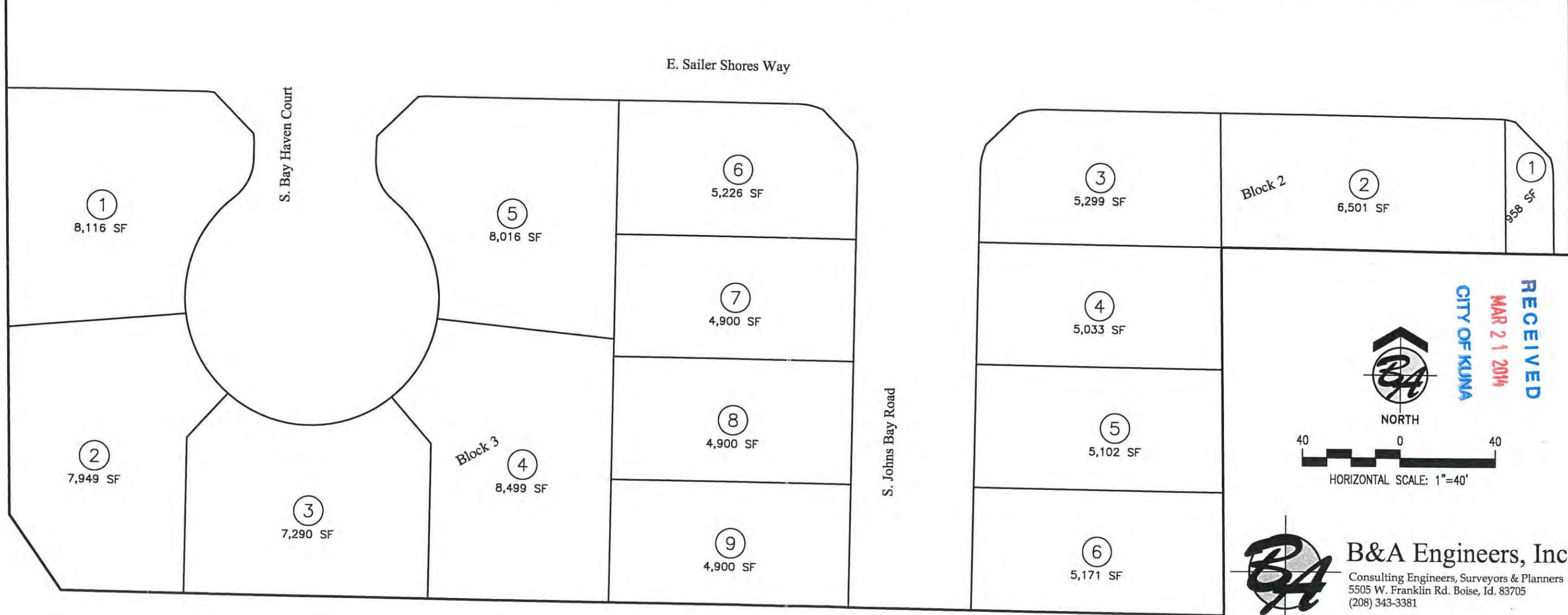
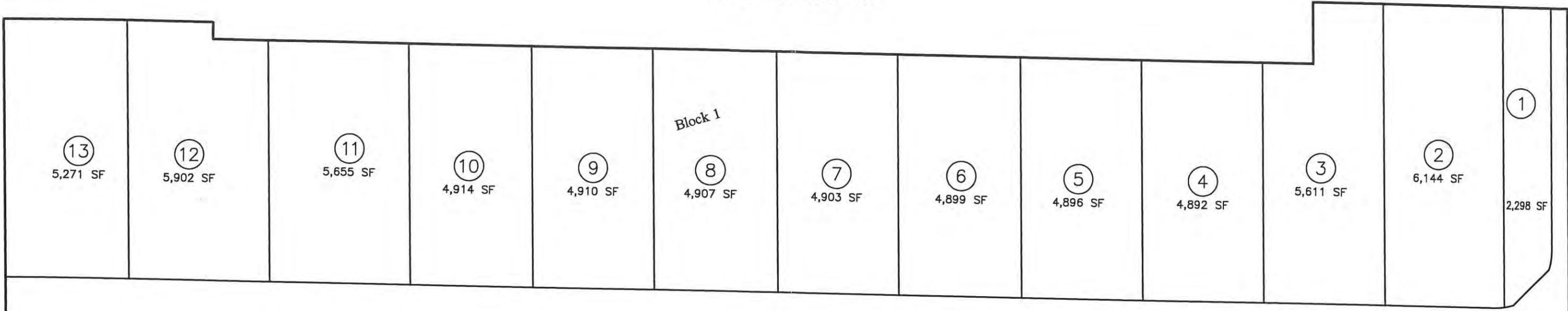
Landscape, Lighting And Fencing Plan

DATE:	March 10, 2014
HORIZ. SCALE:	As Noted
VERT. SCALE:	As Noted
DRAWN BY:	J.L. Phelps
CHECKED BY:	J.D. Conning
FILE:	MT08\dwg\PrePlot 2014.dwg

SHEET NO.:
1 of 1

Owner/Applicant:
New Horizon's Construction Company, LLC
921 Rush Lane
Eagle, Idaho 83616
(208) 353-1571

Sailor Shores Meadows Subdivision Lot Area Sketch



RECEIVED
MAR 21 2014
CITY OF KUNA

NORTH
40 0 40
HORIZONTAL SCALE: 1"=40'

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

David Couch

To: Alex Macdonald
Subject: RE:

December 26, 2006

Alex Macdonald
B&A Engineering

RE: Subdivision Name Reservation SAILOR SHORES MEADOWS SUBDIVISION

Dear Applicant,

At your request, I will reserve the name "SAILOR SHORES MEADOWS 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.

Sincerely,
David J. Couch, PLS
Ada County Surveyor

For procedure on reserving subdivision names go to: <http://www.adaweb.net/devserv/survey/Rsubname.htm>
Check out the list of subdivision names at: <http://www.adaweb.net/devserv/survey/subnames.htm>

From: Alex Macdonald [mailto:newhorizonconstruction@gmail.com]
Sent: Saturday, December 23, 2006 8:32 PM
To: David Couch
Subject: Re:

Dear David please be advised that B&A engineering, Joe Canning, will be our engineer and surveying contractor. please sent the approval letter to our email or New Horizon Construction, Att: Alex Macdonald 921 Rush Road, Eagle Idaho 83616. Also note the legal description for the property below. thanks

LEGAL DESCRIPTION

COMMENCING at a found aluminum monument marking the Northeast corner of Section 25, thence along the section line common to Sections 24 and 25

North 89 degrees 14'00" West a distance of 1,342.64 feet to a point on the center line of State Highway 69 (Kuna Road) and the center line of South Sailor Place; thence

South 00 degrees 53'12" East a distance of 285.02 feet to a point on the center line of South Sailor Place; thence

North 89 degrees 14'00" West a distance of 20.01 feet to a point on the Westerly right-of-way

12/26/2006

Troy Behunin

From: mr.alexander.macdonald@gmail.com on behalf of New Horizon
<newhorizonconstruction@gmail.com>
Sent: Thursday, July 10, 2014 8:34 AM
To: Troy Behunin
Subject: Sailer Shores Aug 5
Attachments: Gmail - Re_ Kuna School District_ Sailer Shores Subdivision.pdf

Good Morning!

Please find attached two images verifying the posting of the sign for Aug 5. Also please find attached the email documentation from Kuna School Bus director outlining that they could use the culdesac for turnaround, however they have no plans to do so, and will pick up students at the corner of Avalon and Sailer.

For the remainder of the P and Z recommendations (temporary barriers and trees), do I need to document those in a new landscape plan, or just acknowledge that we will follow those recommendations?



Read From The Top Down.

Alex Macdonald <mr.alexander.macdonald@gmail.com>

Re: Kuna School District: Sailer Shores Subdivision

7 messages

Elizabeth Fisher <efisher@kunaschools.org>
To: Alex Macdonald <newhorizonconstruction@gmail.com>

Tue, Jul 1, 2014 at 3:16 PM

Thank you Alex. I will take a drive out there today on my way home. Is this a new subdivision? How many students would be involved, schools and grade levels?

Thank you,
Liza

On Tue, Jul 1, 2014 at 3:11 PM, www <technology@kunaschools.org> wrote:

This is an enquiry email via <http://www.kunaschools.org/> from:
Alex Macdonald <newhorizonconstruction@gmail.com>

Good Afternoon,

I've been asked by the Kuna Planning and Zoning to contact you regarding the ability for a school bus to pick up students in this proposed subdivision, turn around using the cul-de-sac, and then exit. The subdivision is on Sailer Street, right off of Avalon.

I'd like to send you a map, and providing your expertise. Please let me know if you have any questions...can you email me your contact information?

-Alex

Read From The Top Down.

—
Elizabeth A. Fisher
Transportation Supervisor
Kuna Jt. School Dist. #3
[208-922-1013](tel:208-922-1013) Ext. 4901
[208-514-7509](tel:208-514-7509) Dist. Cell

Elizabeth Fisher <efisher@kunaschools.org>
To: Alex Macdonald <newhorizonconstruction@gmail.com>

Tue, Jul 1, 2014 at 3:25 PM

922-1013 ext. 4901
ask for Elizabeth
[Quoted text hidden]

New Horizon <newhorizonconstruction@gmail.com>
To: Elizabeth Fisher <efisher@kunaschools.org>

Tue, Jul 1, 2014 at 3:27 PM

Great! The subdivision is only 26 homes, and will start construction later this Fall. I don't know the number of students or grade levels, as construction hasn't started. Here is a copy of the subdivision plans, and the City of Kuna wants to make sure that a school bus could pick up students and turn around using the cul-de-sac. Thanks for taking a look!

--Alex

On Tue, Jul 1, 2014 at 3:16 PM, Elizabeth Fisher <efisher@kunaschools.org> wrote:

[Quoted text hidden]

 **Sailer Shores Prelim Plat C1.pdf**
969K

Elizabeth Fisher <efisher@kunaschools.org>
To: New Horizon <newhorizonconstruction@gmail.com>

Tue, Jul 8, 2014 at 3:48 PM

Alex,
Sorry it took so long. I was thinking I could drive out and see the culdesac and it is non existent. So looking at the plat map it is showing the culdesac is 98' is that correct? Each school bus is different depending on the turn radius etc. We would need about 80 feet clearance to successfully turn around without backing up. Currently, our driver picks up at the corner of avalon and sailor ct. We do not have any plans to enter onto Sailor Ct. in the near future. State law says we need to pick up at 1.5 miles of the home.

Thank you. Hope this helps!

Sincerely,
Liza Fisher

[Quoted text hidden]

New Horizon <newhorizonconstruction@gmail.com>
To: Elizabeth Fisher <efisher@kunaschools.org>

Tue, Jul 8, 2014 at 5:05 PM

This helps tremendously! So if I understand correctly, even though a school bus could turn around using the culdesac, you'd be picking up the kids on the corner of Sailer and Avalaon anyways.

Can you just let me know if that statement is correct? Thank you SO much!

--Alex

[Quoted text hidden]

Elizabeth Fisher <efisher@kunaschools.org>
To: New Horizon <newhorizonconstruction@gmail.com>

Wed, Jul 9, 2014 at 7:29 AM

Yes that is correct. As long as the furthest home isn't more than 1.5 miles away. The only time we would do door to door service is for special needs. And we still have concessions where the parent would need to come to the safest stop if needed.

[Quoted text hidden]

7/10/2014

Gmail - Re: Kuna School District: Sailer Shores Subdivision

5A

Sailor Shores

Alex Macdonald <mr.alexander.macdonald@gmail.com>

Wed, Jul 9, 2014 at 8:06 AM

To: Elizabeth Fisher <efisher@kunaschools.org>

Page 1 of 68

Great! Thank you so much!

Alex Macdonald

[Quoted text hidden]

KUNA JT. SCHOOL DISTRICT NO. 3

1450 Boise Street
Kuna, Idaho 83634
Phone: (208)922-1000
FAX: (208)922-5646

Wendy Johnson
Superintendent

Devan Delashmutt
Assistant Superintendent

Date: 9/10/14
To; Troy
From: Ben Gleaton
Re: Bussing

Good Afternoon Troy

Troy I did go over the dynamics of this proposal; and we would advise our busses to not enter the subdivision but rather pick up at the corner of Avalon and Sailer. Once the subdivision is build and we can assess how functional the cul-de-sac turn around is, we might move the bus stop to that area. Please le me know if you have additional questions regarding these issues, please feel free to call me.

Respectfully,
Ben Gleaton
Transportation Supervisor
Kuna School District #3



BLACK CREEK LIMITED PARTNERSHIP
P.O. BOX 690
MERIDIAN, ID 83680-0690
208-888-1593 FAX 208-888-1624

RECEIVED
AUG 08 2014
KUNA CITY CLERK

August 5, 2014

Kuna City Council
P.O. Box 13
Kuna, ID 83634

Re: File No. 14-01-S Sailor Shores Meadows Subdivision

As the owner of land to the immediate west of the proposed subdivision and relatively close to the south of the proposed subdivision, I have a real concern about the street stubs on the west end of E. Sailor Shores Way and the south end of St. Johns Bay Road.

I would like to see a barrier that prohibits anyone from driving onto our property. I believe the barrier needs to be all along the west and south perimeters to prohibit driving around any barrier that would be installed.

I am concerned for our liability should someone gain access to our property through or around these stubs. I am also concerned that some will try to shortcut through our property to gain quicker access to Avalon St.

Thank you for your time.

Tom Nicholson
General Partner

AUG 19 2014

CITY OF KUNA



REAL ESTATE DEPARTMENT
TELEPHONE 541.416.5515
FAX 541.416.5454
mike.m.oxman@lesschwab.com

LES SCHWAB TIRE CENTERS
P.O. Box 5350 - Bend, Oregon 97708-5350
20900 NE Cooley Rd. - Bend, Oregon 97701

August 18, 2014

Planning and Zoning Department
City of Kuna
P O Box 13
Kuna, Idaho 83634

Re: Public Hearing, September 2, 2014
File #'s 14-01-S - Sailor Shores Meadows Subdivision - New Horizon Construction

Mr. Mayor, Members of the Kuna City Council and City Staff;

Relating to the above-referenced Public Hearing and the matter of the proposed Sailor Shores Subdivision, we have issues and concerns we will appreciate your considering, and should you feel it appropriate, addressing. We enclose aerial photos to assist this discussion, (our property and the proposed subdivision property are identified).

We support the concept of a residential development such as Sailor Shores Meadows being built. We are a retailer, after all, and this project has the potential of bringing customers, old and new, closer to our doors. On that side of the coin you can say we are excited. On the other side of the coin are our concerns relating to the overall development plan and how the end result may impact our operations, and thus, our employees and their families.

We built the half-street improvements, on the east side of our property, to City of Kuna standards, as part of the requirements of our tire center construction. We call it Sheep Camp Road. When the property directly to our south is developed we expect the same standards to be met, as should occur with any property that will benefit from the use of the road. The plat for the Sailor Shores Meadows that we have seen shows internal roads stubbed at the western side of that property. Agreed, the development is not adjacent to land we own so we should not be concerned, except that if the buyers of the homes in Sailor Shores Meadows use the unimproved road to get to the improved portion of Sheep Camp Road on our property, and vice versa, there will be problems ahead that should be dealt with now. Signs addressing future improvements will be far from adequate, given that human nature is to find the shortest and the fastest way to a location, as in, some will simply drive around the sign, coming or going, and that will have an impact on the maintenance needs where the road goes past our site. Access to Sheep Camp Road by owners in Sailor Shores Meadows is an eventuality. Will their participation in construction costs and ongoing maintenance be eventual, as well? Can this, or will this issue be addressed in a set of Covenants, Conditions and Restrictions, or some other means. In the meantime, can some thought be put into the notion of a more "permanent" solution such as a landscaped berm at the property line?

As for the utilities that we installed on our site and extended beyond our lot lines, that work was done with the intent of serving the land of our seller, south of our tire center property, when that property is developed. Having shared in the cost of another "utility", that is a commitment made and one we intend to honor.

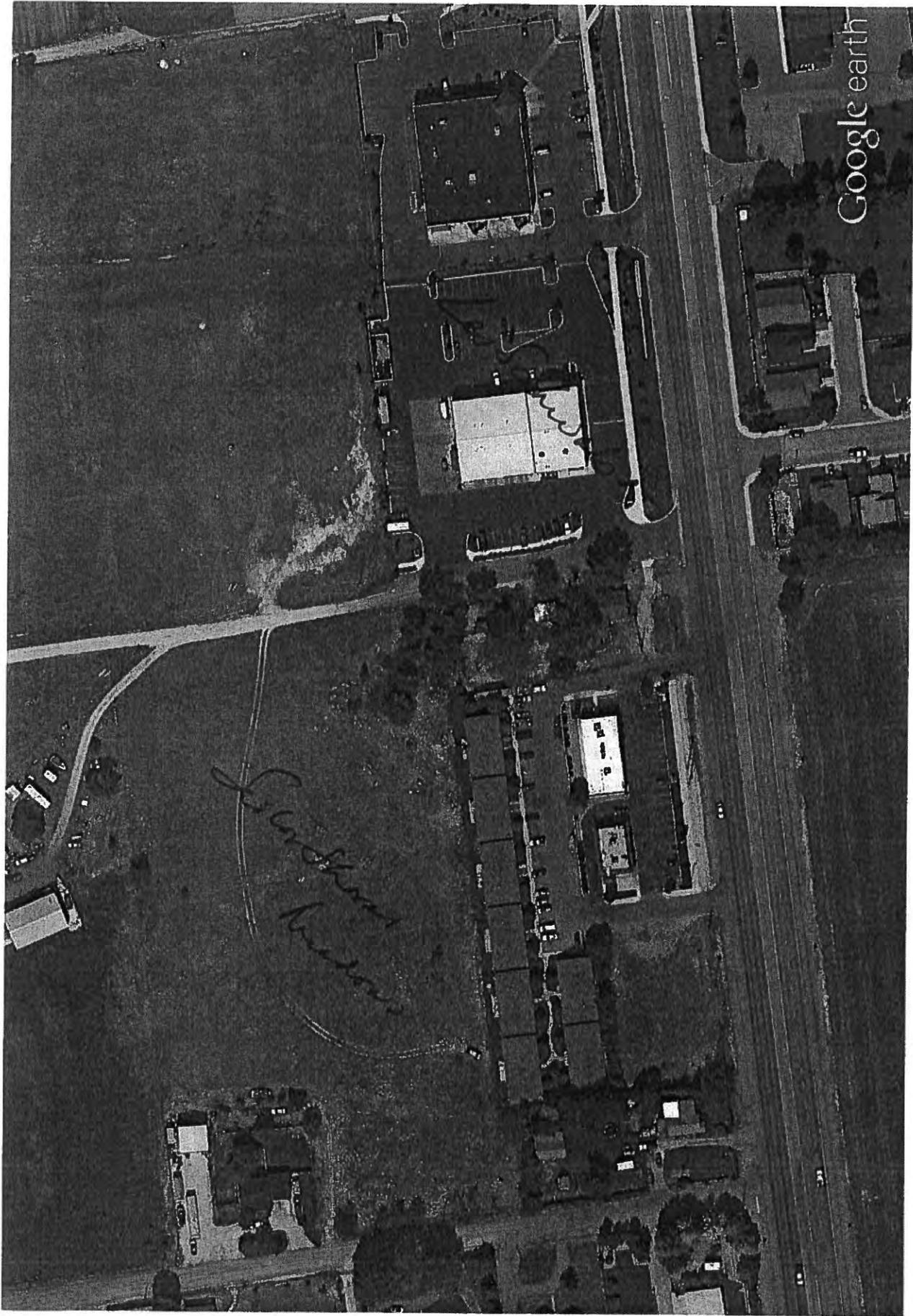
We have had no recent contact with the owner/developer of the Sailor Shores Meadows project and as such have only the paper from the City to go by. We wish him well and hope he has a successful project. That said, in an event such as this one, we make every effort to assist our employees' futures by allowing them to continue their hard work without these distractions.

I plan on attending this meeting but the scheduling cannot yet be confirmed. If I can be of further assist I would be glad to do so.

Sincerely,

LES SCHWAB TIRE CENTERS


R. Michael Oxman
Real Estate Manager



Google earth



City of Kuna

Findings of Fact & Conclusions of Law

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

To: Planning and Zoning Commission and the P&Z acting as Design Review Committee

Case Number(s): 14-01-S Subdivision, 14-01-DR Design Review for Sailor Shores Meadows Subdivision.

Location: SWC Sailor Place and Avalon Road
Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Meeting Date: June 10, 2014
Findings of Fact: June 24, 2014

Applicants: New Horizon Construction Comp., LLC
Alex Macdonald
921 W. Rush Road
Eagle, Idaho 83616
208.284.5506
newhorizonconstruction@gmail.com

Project Engineer: B&A Engineers
Joe Canning
5505 W. Franklin Rd.
Boise, Idaho 83705
208.343.3381

Table of Contents:

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

A. Course of Proceedings

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

i. Agencies	April 3, 2014
ii. 300' Property Owners	May 23, 2014
iii. Kuna, Melba Newspaper	May 14, 2014
iv. Site Posted	May 17, 2014
2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks re-approval for a Preliminary Plat (residential subdivision) and PUD, known as Sailor Shores Meadows Subdivision.

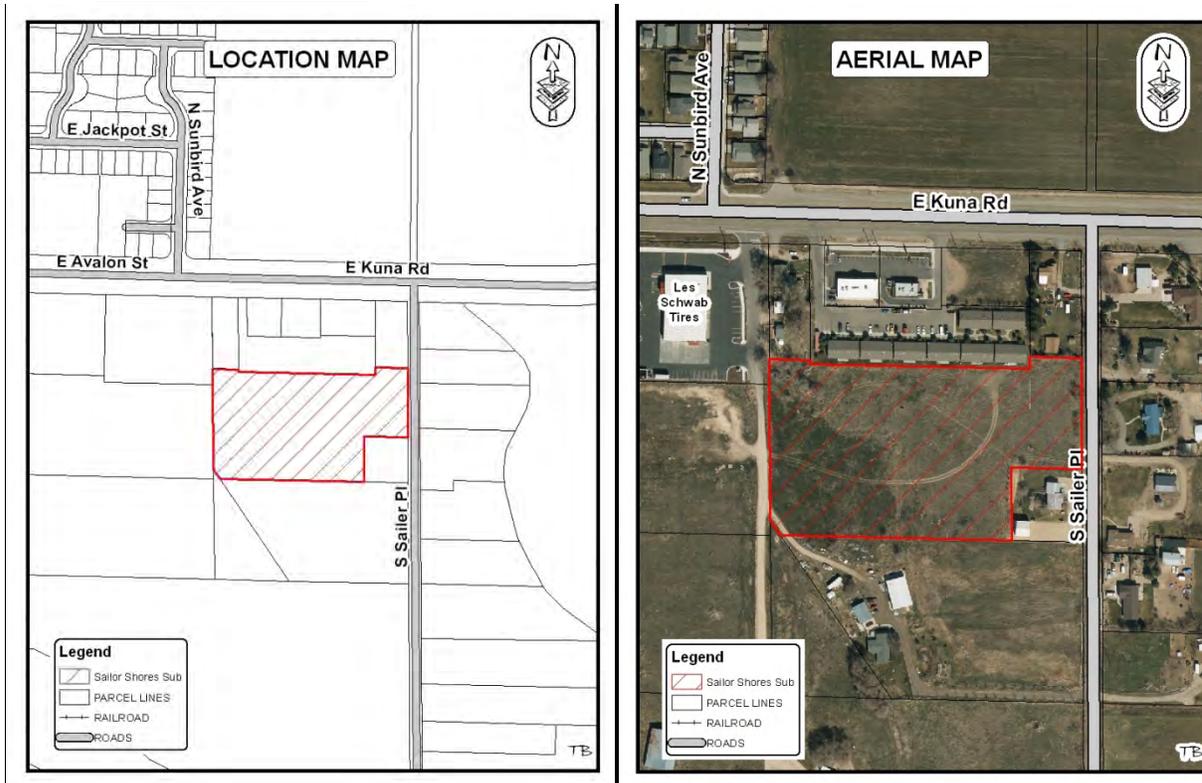
B. General Project Facts, Staff Analysis:

1. **Request:** The applicant is seeking preliminary plat re-approval for a residential subdivision in Kuna consisting of 26 buildable lots and 2 common lots on approximately 4.77 acres. This request reflects a different lot arrangement than what was previously approved.
2. The applicant has submitted all necessary documents and materials for review and has held the appropriate neighborhood meeting where four people attended and has posted the site in accordance with KCC posting requirements.
3. **History:** The applicant proposed a preliminary plat for this site in 2007 and received the necessary approvals. However, due to concerns about the market place at that time, among other reasons, the pre plat never progressed and sat idle until late 2013.
4. **Legal Description:** A legal description was included with the application.
5. **Comprehensive Plan Designation:** The Future Land Use map (FLU) indicates the site has a designation of Low Density Residential. In accordance with KCC 5-3-2, staff views this residential use request as compatible.

6. **Land Use:**

Direction	Current Zoning and Jurisdiction	
North	R16, R-6	High & Med. Density Residential – Kuna City
South	R-6	Med. Density Res. – Kuna City
East	RUT	Rural Urban Transition– Ada County
West	C-1	Neighborhood Commercial – Kuna City

6.1 Vicinity and Aerial Maps:



6.2 Parcel Numbers: APN: R0615251610

6.3 Parcel Sizes and Current Zoning:

Acres: 35.20 acres

Zoning: R-6

6.4 Services:

Fire Protection – Kuna Fire District

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

Sanitary Sewer – City of Kuna

Potable Water – City of Kuna

Irrigation District – Boise-Kuna Irrigation District

Pressurized Irrigation – City of Kuna (KMID)

Sanitation Services – J&M Sanitation

6.5 Existing Structures, Vegetation and Natural Features: The site is vacant and relatively flat. The vegetation is what is commonly associated with a vacant parcel, and the site has public street frontage.

6.6 Transportation / Connectivity: Public road frontage is on Sailor Place Road.

6.7 Public Services, Utilities and Facilities: The following agencies returned comments on this project; City Engineer, Ada County Highway District, Central District Health, Department of Environmental Quality, Idaho Transportation Department and Boise Project Board of Control.

C. Applicable Standards:

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

D. Comprehensive Plan Analysis:

The Planning and Zoning Commission may accept the Comprehensive Plan components as described below.

1. The proposed subdivision 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.

GOALS AND POLICY – Transportation

Policy 1.1.2: Pedestrian and bicycle activities should be separate from automobiles road system – where possible.

Policy 3.2.1: Encourage developers to create mixed use developments that will reduce travel demand through trip capture.

Policy 3.4.10: Require shared driveway access where possible.

E. Findings of Fact:

1. All required procedural items have been completed as detailed in this staff report.
2. The proposed residential development complies with Section 6.0 of Kuna's Comprehensive Plan.
3. The proposed residential development complies with the Kuna City Code.
4. Public services are available and are adequate to accommodate this site's development.
5. The proposed residential preliminary plat will not be detrimental to the public's health, safety and general welfare.
6. The site is zoned R-4 and intended for use as a residential subdivision after acquiring the proper approvals.
7. The project description and staff analysis and findings of fact are correct.

F. Conclusions of Law:

1. The proposed preliminary plat use is consistent with Kuna City Code.
2. The proposed preliminary plat use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a preliminary plat use.
4. The proposed preliminary plat use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The proposed residential preliminary plat is not likely to cause adverse public health problems.
6. The proposed residential preliminary plat is in compliance with all ordinances and laws of the City.
7. The proposed residential preliminary plat is not detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
9. Based on evidence contained in Case #14-01-S, and 14-01-DRC, this proposal complies with KCC Title 6.
10. Based on the evidence contained in Case #14-01-S, and 14-01-DRC, this proposal complies with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.

11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to recommend approval or denial for this preliminary plat application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

G. Recommendation by the Commission:

14-01-S: Subdivision Note: *This proposed motion is to recommend approval or denial for this request to Council. However, if the Planning and Zoning Commission wishes to recommend approval or denial for specific parts of the requests as detailed in this report, those changes must be specified.*

14-01-DR: Design Review Note: *The proposed motion is also to approve or deny the design review request. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

On June 10, 2014, the Council voted 3-0, to recommend approval for Case No. 14-01-S, based on the findings of facts outlined in staff's report and the public testimony at the public hearing, the Planning and Zoning Commission, hereby recommends approval for Case No. 14-01-S, a subdivision request by New Horizon Construction Comp., LLC, (Alex McDonald), with the following conditions of approval:

- Follow all Staff recommended conditions of approval,
 - Contact Kuna School District to discuss if pick-up area is adequate,
 - Provide temporary barriers to prevent pass through traffic at stub-outs at subdivision boundary,
 - Follow City Foresters recommendations.
1. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approval use or may be written or stamped upon a copy of the approved plan. All site improvements are prohibited prior to approval of these agencies.
 - a.) The City Engineer shall approve the sewer and water hook-ups.
 - b.) The Kuna Fire District shall approve all fire flow requirements and/or building plans.
 - c.) The Boise-Kuna Irrigation District shall approve all proposed modifications to the existing irrigation system.
 - d.) Approval from Ada County Highway District / Impact Fees, if any shall be paid prior to building permit approval.
 - e.) The City Engineer shall approve a surface drainage run-off plan, (if needed). As recommended by Central District Health Department, the plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading.
 2. All public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at 387-6100.
 - 2.1 – Dedicate right-of-way in sufficient amounts which follow City and ACHD standards and widths.
 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground.
 4. Compliance with Idaho Code Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
 5. Lighting within the sites shall comply with Kuna City Code.
 6. Parking within the sites shall comply with Kuna City Code (Except as specifically approved otherwise).

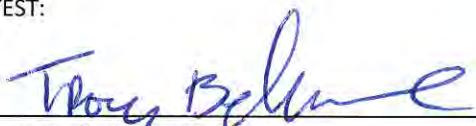
7. Fencing within and around the sites shall comply with Kuna City Code (Except as specifically approved otherwise).
8. Signage within the site shall comply with Kuna City Code. (The applicant shall apply for a sign permit prior to sign construction).
9. The applicant shall follow all of the requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the City engineer, as outlined in the Engineers memorandum dated April 9, 2014.
10. Submit a petition prior to submitting an application for final plat to the City, consenting to the pooling of irrigation surface water rights for delivery purpose and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).
11. Applicant's site plan, landscape, and lighting plan, (all date stamped 4.10.2014) shall be considered binding site plans.
12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 3 days as weather permits or as the planting season permits), as required to meet the standards of these requirements. Maintenance and planting within public right-of-way shall be with approval from the public and/or private entities owning the property.
13. The applicant shall comply with all conditions of approval listed in the Kuna staff report and as approved by the Commission, and other applicable agency comments.
14. Applicant shall comply with all local, state and federal laws.

DATED: this 24th day of June, 2014.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Troy Behunin, Senior Planner
Kuna Planning and Zoning Department

**CITY OF KUNA
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**MEETING MINUTES
Tuesday, June 10, 2014**

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	X	Troy Behunin, Planner II	X
Commissioner Dana Hennis	X	Trevor Kesner, Planning Technician	X
Commissioner Cathy Gealy	Not present		
Commissioner Joan Gay	Not present		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:09 p.m.**

1. CONSENT AGENDA

- a. Meeting Minutes for May 13, 2014
- b. Meeting Minutes for May 27, 2014

*Commissioner Hennis motioned to approve consent agenda;
Commissioner Wierschem seconds, all aye and motioned carried 3-0.*

2. OLD BUSINESS:

None

3. PUBLIC HEARING

a. 14-01-PUD, 14-02-S, and 14-02-DR: Timbermist Subdivision by Coleman Homes

Commissioners, for the record, Troy Behunin, Senior Planner, 763 West Avalon Street in Kuna. Before you tonight we have the application for Timbermist Subdivision and the applicant, Thomas Coleman from Coleman Homes. This is a PUD and preliminary plat re-approval for a residential subdivision for 211 buildable lots on approximately 65 acres with 11 common lots on 8 and one half acres which includes a central park, pool and community center with a playground and gazebo. The applicant has requested a reduction in standard lot sizes and a reduction in the minimum frontage for these lots from the original pre-plat for this area which the applicant purchased. The applicant has met all of the

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C/Hennis: I like the layout.

C/Young: I do too. There is a good variety shown.

Commission discussion inaudible

C/Wierschem: Was that part of the PUD? Ok, I don't have anything further.

C/Young: Ok, so do I have a motion?

C/Hennis: Chairman, did we already close the public testimony on this?

C/Young: Yes. We've moved to the discussion part.

C/Hennis: Ok, just wanted to check. I don't have anything else.

Mr. Chairman, I move to approve item 14-01-PUD, 14-02-S and 14-02-DR with the conditions that the applicant work with the resident's across the street and surrounding water users on ensuring that irrigation issues are resolved and proper procedures are in place for irrigation water.

C/Wierschem: I will second.

C/Young: I would also like to add that the applicant should submit some sort of layout or elevation plan for signage at the entrances.

Troy Behunin: Chairman, it is included in the packet already as #8.

C/Young: Oh it is. Oh ok. I see it. Alright.

Commissioner Hennis motions to approve with additional conditions; Commissioner Wierschem Seconds, all aye. Motion carried 3-0.

Sailor Shores Meadows Begins Here.

b. **14-01-S and 14-01-DR: Sailor Shores Meadows Subdivision** by New Horizons Construction, LLC
Commissioner, again, my name is Troy Behunin with Kuna Planning and Zoning. 763 W. Avalon. This application is from Alex Macdonald and New Horizon Construction Company for approval of a residential subdivision in Kuna which consists of 26 buildable lots for homes and 2 common lots on approximately 4.78, I'm sorry, 4.77 acres with a total of 28 lots in the development. The site is located just off of Kuna Road as it turns into Avalon, so Avalon and Sailor Drive up there as you enter the city and just adjacent to the Walgreens and right next to the Les Schwabb there. This is a re-plat of an expired 2006 preliminary plat. There are no current zoning changes proposed so the current standards are adhered to. The applicant is compliant with all administrative requirements by Planning and Zoning with a site posting, a public meeting, publications in newspapers and all necessary documents having been submitted. There have been some concerns in the past about the potential utility connections but I believe that those have all probably since been resolved. That applicant may wish to address that, but with that, I will stand for any questions you have.

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C/Young: Is the street there that is the entry just east of Les Schwabb, is that going to be used by folks coming in and out of there or..?

Troy Behunin: That is actually on Les Schwabb property so that is a private lane. It is not part of the public right-of-way or rather, it was not received, or rather not accepted by ACHD as a public roadway. Meaning it was not built to public road standards. It is strictly for the use of Les Schwabb and their enjoyment.

C/Young: Will it ever be? Will that become a public road someday?

Troy Behunin: We hope so but at this point, it's not and Les Schwabb would need to dedicate that portion as a public street before that would happen.

C/Young: Ok. Does anyone have any questions for staff?

No questions for staff.

C/Young: Ok at this time we'll open up the public testimony. We have the applicant, or representative for the applicant here.

Alex MacDonald: Commissioners, my name is Alex McDonald with New Horizon Construction LLC. My address is 921 W. Rush Road, Eagle, Idaho. We're requesting approval of the preliminary plat for a residential subdivision off of Sailor Place which we believe will be good addition to Kuna and that commercial area, as Troy said, he gave a pretty good introduction. This is a re-platting of a preliminary plat which was approved a few years ago. I understand there were some concerns or issues with the utilities, the water, and wastewater and irrigation lines. There has been a new pipe installed which we feel confident that has addressed those concerns. This is 28 lots, with 26 buildable sites and 2 common lots. The proposed plat meets the goals for the city's comprehensive plan and the area. There are no alterations to originally submitted plat with lots remaining between the 5000 to 8000 square feet. ACHD has indicated that there are no additional impacts in their report. If this is approved, we'd like to begin working within 60 days of that approval. And I just want to say that with this development, I pledge success as I think it will be a great addition to the city. And with that I will stand for any questions.

C/Young: Are there any questions for the applicant? No? Ok no questions.

As I see, there are no people signed up in favor or neutral. I do see one person signed up in opposition.

Ken Crookham: My name is Ken Crookham, I live at 40 S. Sailor Place. I live just north of the proposed subdivision and I believe that whatever goes in there is definitely going to affect me and my property. You know, I have lived there for over 20 years, and in that time I have seen Kuna grow at a really good pace. This area, well this project has been many different things. I'll give you a little history. Well first, back in 2006 it was going to be a senior community. Well, then it was proposed as a storage facility. Then, we got the rezone over to the R-6 so with that kind of density; I believe there will be impacts to the surrounding lots because most are really just under an acre. I believe it's going to be detrimental to our property values. Not only that, but I just want to know if the applicant has talked to the school district or the bus company because with these new homes, there's going to be more school children. Most people that come down that

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road travel along at around 45-50 miles an hour as they come into town and I live there, so I know. I see it every day and with the widening of the roads, whether it's a lane or a place, there's not a street designed to handle oncoming traffic, there's about 11 homes on that property. Currently, right now all of the children that live on that road board the school bus on Avalon. I believe that is detrimental to the safety of our children. You put 28 homes, small homes, 6 to eight homes an acre, and you'll dramatically increase the number of young children that are going to boarding on Kuna Road. There's not access, to my understanding, to that development from a school bus. There's no turn-out on Sailor Lane. So all of those children will then be standing on the corner of Sailor Lane and Kuna Road. 45 miles an hour down to 35 and I live there and most people go that fast, if not, faster. I believe it is a tremendous accident waiting to happen when one of our youth from Kuna is hit by oncoming traffic because you're going to put a tremendous amount more youth standing on that corner. So... is that my 3 minutes.

C/Young: Go ahead and finish your thoughts.

Ken Crookham: Well, you know that's my biggest thing is the land values are going to drop dramatically when the city zoned into those... that Domino's complex, the duplexes that are there, it really impacted our property and potential for resale when people come or come to look at your home for resale, they immediately look at those duplexes. And you put 28 homes there; it is going to dramatically impact those homes that are there. It does not fit in the demographics of the area. Again, there is one entrance, and that's off of Sailor Lane so... anyways. Thank you.

C/Young: Thank you very much. And next we have to testify, Bill Humphrey. Please state your name and address for the record.

Bill Humphrey: My name is Bill Humphrey. I live at 226 S. Sailor Place in Kuna. My concerns are about the irrigation comments that were made and how that's being addressed. We had a discussion about that when we had our town meeting. I'm also concerned about... Sailor Place is 20 feet wide. The road is. And you're going to put an added 50 cars on there on a daily basis coming in and out of there. What kind of an impact is that going to have on the rest of the neighborhood as far as people leaving their homes and getting out onto the highway? It speeds up to 45 miles an hour on that stretch of road and most of the traffic that goes along in that area are doing probably 45 miles an hour plus, so that's going to be quite an accomplishment to get out into traffic in the morning, which there is a lot of traffic there in the morning. Especially with people going to work so those are the concerns I have not to mention everything that Mr. Crookham had mentioned as far as the children out at the bus stop. So those are my concerns. Thank you.

C/Young: Thank you very much. Applicant, would you care to step forward?

Alex MacDonald: Alex MacDonald with New Horizon. I appreciate the community's input and I certainly do understand some of the concerns. I just want to make sure that the notion, that this is zoned for R-6 so as far as the City's zoning, we're meeting those requirements, you know being sure that we're under that density. As far as the irrigation, well we know how valuable water rights are in this region and I think with our tapestry of working with other entities and the city, that were going to work with the neighborhood and make sure that those historical flows continue. As far as the road impacts, we rely on the expertise of staff and ACHD. They've done an impact study 2007. Their recent staff report has said that they anticipate no change within that impact study as far as what their findings were as far as widening or anything like that.

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C/Young: There was an impact study?

Alex MacDonald: I believe it's in the report there?

C/Hennis: There is.

C/Werschiem: From 2007?

Alex MacDonald: That is correct. They originally did an impact study in 2007 and with the recent report, staff correct me if I'm wrong but I believe they only reiterated what their original recommendations were.

Commission discussion *–inaudible–*

C/Wierschem: Have you done a... I'm looking at the date here: 10/25/13 for the pre-application. Have we done one since then?

Troy Behunin: The study was completed prior to the expiration of the pre-plat. There have been some discussions about that but...

C/Wierschem: Yeah, it just says that it... for 3 months

Troy Behunin: We actually met several times before year's end and many discussions about it before the application was actually submitted. They (the applicant) certainly made the 6 month deadline for the preliminary application.

C/Wierschem: Thank you.

C/Young: Are there any more questions for the applicant?

C/Wierschem: None from me.

C/Hennis: Ok. Thank you.

C/Young: Ok. Then we'll go ahead and close the public testimony at 6:55 and we'll move on to our discussion.

C/Hennis: She did make an observation on this original report. The cited report from ACHD in 2007.

C/Young: Yeah.

C/Hennis: The 2014 letter states that gave specific requirements. So they had a couple in here, some site specific conditions of approval. The 4 out of 5 conditions had to do with the side streets and the stub streets and a cul-de-sac and the first one was: 'To construct Sailor Place abutting the site as one half of the 36 foot street section within 50 feet of the right-of-way, complete with curb, gutter, and sidewalk'. I'm not sure what they're looking for there. Page 4 of the original ACHD report... do we have an exhibit number?

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Troy Behunin: Page 4, item...?

C/Hennis: Item C-1.

Troy Behunin: If I might. What they're talking about here is along Sailor Place where the site is, along the frontage of Sailor Place, there will be a 50 foot right-of-way dedication, of which, the applicant is responsible for half of that. The applicant would also be responsible for the 36 foot improvements which does include a minimum of five feet sidewalk along the entire frontage for Sailor Place. Curb, gutter and sidewalk.

C/Hennis: Ok, so if we have an existing 24 foot roadway, would they widen it in front of the development?

Troy Behunin: Yes, that's typically what happens. Occasionally, depending on the size of the project or the impact, they may taper that a bit.

C/ Hennis: I just didn't see that indicated on the civil...

-Inaudible talking from the audience-

C/Young: I'm sorry. We did close the public testimony.

Troy Behunin: I can reiterate what I said.

C/Hennis: Well to answer his question, you can't ... the owner of this property can't adjust somebody else's property and that lies on somebody else's parcel. I just didn't see this indicated on this plot.

Troy Behunin: Often times, the way these are conceptualized on the plans and the report that is drafted up ...whatever is decided by this body, and then City Council, if it doesn't match what is conceptualized then it will need to be changed. If it does not show now and it's approved by this body and City Council, then when it comes time for final platting and construction drawings, it would need to be handled that way. It would need to conform basically.

C/Hennis: Right. One other question and I know this is a shot in the dark and you may not have any idea but, to the west of this property, east Sailor Shores, the new proposed through street basically comes to the rear of the property to the rear of Les Schwabb. Do we have any idea if that's going to be put through in the near future?

Troy Behunin: It would be development driven. Kuna city code requires that stub streets are divided to go to and through. That's why there are stub streets to the west and the stub street to the south. In your packet, the property owner to the west where that stub street ends, he is actually requesting that a barricade be put up which staff would support, to prevent people from driving out and actually using his property. We would support that, and we know that the applicant would fall in line and we haven't had any discussions which are contrary to that. Would it be connected in the future? I would hope so, but at this point, no.

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C/Hennis: Because I think it would relieve a lot of the residents along Sailor Place... those items they might have, or traffic issues they might have in the future. Which leads me to one more thing that I wanted to get clarification on: It appears that the property directly to the south of the development, I'm only looking at the aerial photograph, but it kind of has an access down off that dirt road between Les Schwabb and the property. Is that the properties only access, because it appears that this property will be cutting that off.

Troy Behunin: No, it will not be cutting it off.

C/Wierschem: Would you mind approaching? So looking at this, but it goes right through... *-inaudible-*

Troy Behunin: It might appear that way, but this map is an aerial... *-inaudible-*

C/Hennis: Ok. Just wanted to make sure. Because they're going to be putting their development on their property which has to be surveyed anyway. So... ok.

C/Wierschem: While you're up here, have we had any discussion with the Kuna School District if this is a pick-up for the children that are in the 11 homes or whatever is this going to remain the same for the 28 homes? Is there going to be some sort of a pull-out or?

Troy Behunin: That's a very good question. The school district at the beginning of this project was sent a packet along with everyone else just like all the other agencies. They had a chance to respond and we didn't receive any response from them.

C/Wierschem: Has the applicant had any discussion with them?

Alex MacDonald: We have not. We did speak with some representatives at the preliminary meetings, not with any of the school district representatives; with the Kuna Police. It is our intention to keep the children safe. There are some ways to make sure that the kids are safe and we can certainly work with the school district to ensure that it's best for them. So that's something that we'll remain in communication with the city about.

C/Wierschem: Ok.

Troy Behunin: It's my understanding that the property with the access also has access on Sailor as well so that is not their only exclusive access.

C/Hennis: Ok. Perfect. Thank you.

Troy Behunin: Perhaps it would be something that could be recommended that the school district take a look at this and maybe something conceived with the cul-de-sac because the cul-de-sac has the proper radius for a fire engine. And if it's big enough for a fire engine, it's big enough for a school bus.

C/Hennis: Ok. I'm done.

C/Young: Any other questions, comments, or concerns?

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C/Hennis: There is a design review, what about the materials that will be used for houses?

C/Young: As far as house go, we don't look at houses themselves, just the landscaping and the subdivision itself.

C/Hennis: Oh, ok. That's right.

C/Young: Ok.

Inaudible Commission discussion

Troy Behunin: I'm sorry, we can't hear you Stephanie.

C/Wierschem: I was just asking if he could help me locate on this map, where the stub street for the property owner in question.

C/Hennis: Well, what I was wondering is this looks like a well-used right-of-way and I wanted to make sure that wasn't the proper access and they said the stub street... which is hooked up with the driveway.

C/Young: You can also see that they've tried to show this as tapered off so that the property line that follows along this link that still gives access to it.

Troy Behunin: One that that I did notice in the packets that did slip out was the letter from the city forester. She recommended different trees and I have a copy of the letter here. I didn't realize that it had fallen out.

C/Hennis: I have nothing else.

C/Young: Ok, well if there's no further discussion, we'll stand for a motion.

C/Wierschem: So before we do that, can we recommend that the applicant work with the Kuna School District or which is actually the Kuna 'bus barn' ... *-inaudible-* ...but the district doesn't actually oversee that.

C/Hennis: Really?

Commission discussion *-inaudible-*

C/Wierschem: I was just saying that before we make a recommendation, I want to make sure that the Kuna School District, that the correct person is contacted and it would be the Kuna Bus Barn.

C/Hennis: Mr. Chairman, I move to approve the 14-01-S and the 14-01-DR for the Sailor Shores Meadows Subdivision with the conditions of approval outlined in the staff report, and that the applicant contact the Kuna School District and Bus Barn and look into a better plan for the bus pick-up for the school kids.

C/Young: Is there a second?

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

**MEETING MINUTES
Tuesday, June 10, 2014**

C/Wierschem: Second.

C/Young: Ok, just a point of discussion on the motion, would we also want to include the city forester comments and modifying the landscape plan along with the schedule of trees, whereas the applicant would be required to provide a barrier at the stub street to the west of the development?

C/Hennis: Ok, then I amend my recommendation for approval to include the barricades outlying the west side of Sailor Shores Way to prevent access to the neighboring property. Also to work with the city forester on the recommendation of choosing an alternate species of evergreens as outlined in the letter.

C/Young: Is there a second on the amended motion?

C/Wierschem: I second.

*Commissioner Hennis motioned to approve **14-01-S and 14-01-DR** with the amended conditions as stated; Commissioner Wierschem seconds, all aye and motioned carried 3-0.*

4. DEPARTMENT REPORTS:

None

5. CHAIRMAN / COMMISSIONER DISCUSSION:

C/Young thanked everyone who gave testimony because they honestly do listen to it and it does make a difference.

6. ADJOURNMENT:

*Commissioner Hennis motions to adjourn at 7: 13 **pm**; Commissioner Weirschem Seconds, all aye and motion carried 3-0.*

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

**MEETING MINUTES
Tuesday, June 10, 2014**



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department

Space above reserved for recording

**CITY OF KUNA
ORDINANCE NO. 2014-09A**

AN ORDINANCE AMENDING KUNA CITY ORDINANCE NO. 2014-09 THAT AMENDED KUNA CITY ORDINANCE NO. 2006-32 TO ADD PARCEL NO. S1311111350 INTO THE ANNEXATION AND REZONE ACTION WHERE SAID PARCEL WAS PREVIOUSLY ANNEXED INTO THE CITY PURSUANT TO KUNA CITY ORDINANCE NO. 2006-34; HOWEVER PARCEL NO. S1311111350 WAS NOT REZONED AS CONSIDERED AND APPROVED FOR REZONE BY THE CITY OF KUNA, IDAHO CITY COUNCIL AFTER PUBLIC NOTICE AND HEARING; THEREFORE THIS ORDINANCE SHALL REZONE PARCEL NO. S1311111350 AND ESTABLISH THE CORRECT ZONING CLASSIFICATION OF R-6; 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, VIPER INVESTMENTS, LLC, is the current owner of the parcel of real property situated in the City of Kuna, Ada County, Idaho, and particularly described in Section 1 of this Ordinance (Property); and

WHEREAS, it has come to the attention of VIPER INVESTMENTS, LLC and the City of Kuna, Idaho that the Property was annexed into the City pursuant to Kuna City Ordinance No. 2006-34; however said Property was not re-zoned R-6, as approved by the City; and

WHEREAS, on March 28, 2006, the Planning and Zoning Commission of the City, pursuant to public notice as required by Section 67-6525, Idaho Code, held a public hearing where it was recommended to the Mayor and Council that the zoning request be approved with a zoning classification of R-6, Medium Density Residential; and

WHEREAS, on April 18, 2006, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on the proposed annexation and zoning for the real property described in Section 1 below, as required by Section 67-6525, Idaho Code, made findings and determined that the requested annexation should be granted with the zoning classification of R-6, Medium Density Residential, which is appropriate to meet the requirements of the Kuna City Code and should be granted (**EXHIBIT A**); and

WHEREAS, on May 2, 2006, the City of Kuna adopted Ordinance Number 2006-34 (Ada County Recording No.106069962) that annexed said property into the City of Kuna, Idaho, however said Ordinance did not rezone property as was previously approved by the City Council for the City of Kuna, Idaho (**EXHIBIT B**).

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

Section 1: The real property, all situated in the City of Kuna, Ada County, Idaho, commonly identified as Parcel Number S1311111350 and more particularly described in **EXHIBIT C- Legal Description** and **EXHIBIT D- Site Map**, attached hereto and incorporated herein by reference as if fully set forth below, is granted a zoning land use classification of R-6, Medium Density Residential, as approved; and the Comprehensive Plan and Zoning Map of the City are hereby amended to include the real property in the R-6 zoning land use classification.

Section 2: 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 3: 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 16th day of September 2014.

CITY OF KUNA
Ada County, Idaho

W. Greg Nelson, Mayor

ATTEST:

Brenda Bingham, Kuna City Clerk



City of Kuna

P.O. Box 13
Kuna, ID 83634

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

To: Kuna City Council

File Numbers: 06-03-AN / 06-01-DA

Site Location: East of Ten Mile, south of Columbia, north of Hubbard

Planner: Lisa Bachman

Hearing date: April 18, 2006

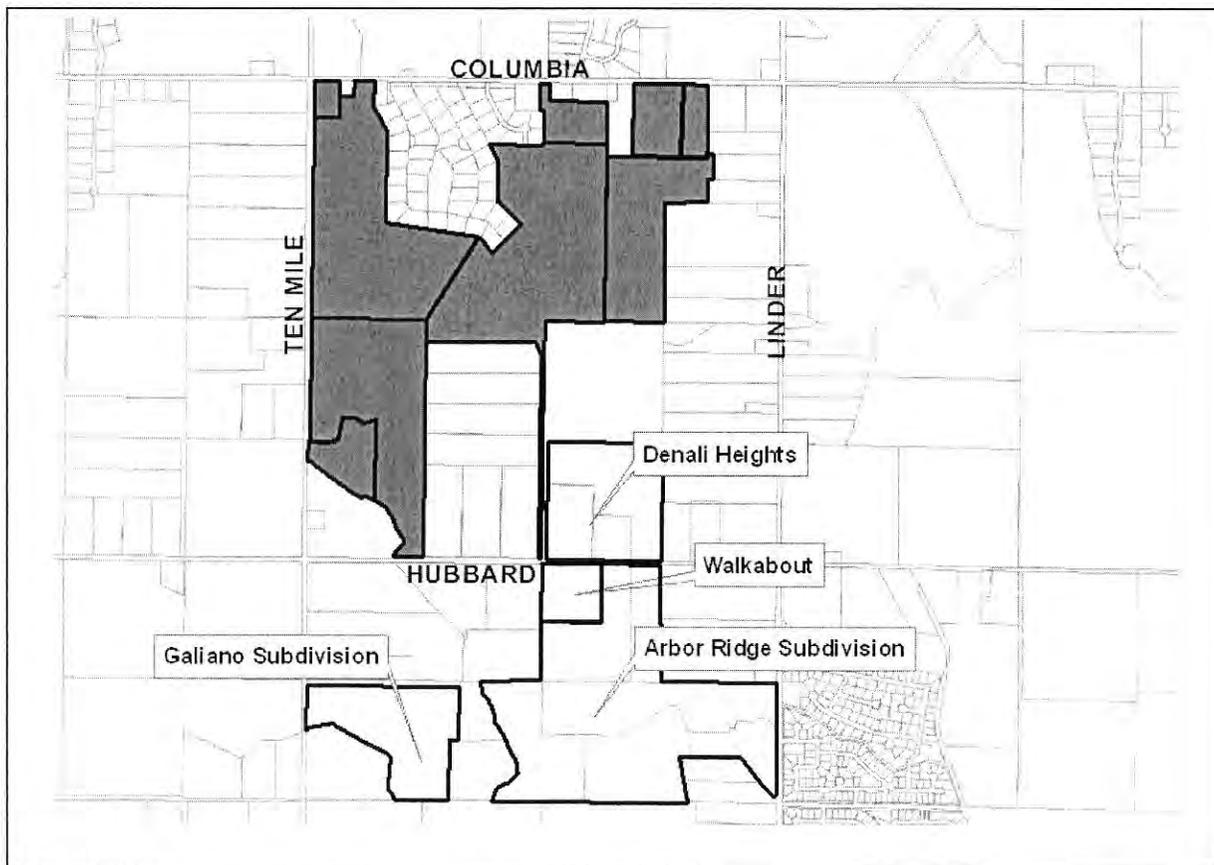
Applicant: JLJ Enterprises
1560 Carol Street
Meridian, Idaho 83642

Application Information:

- Current Zone: RR (Rural Residential – Ada County)
- Proposed Zone: R-6 (Medium Density Residential – Kuna City)
- Total Acres: 257.08-acres

Application Summary:

The applicant is requesting approval for annexation from an RR zone (Rural Residential in Ada County) to an R-6 zone (Medium Development Density in Kuna City) with a minimum of 3 dwelling units per gross acre with a Development Agreement. The property is located east of Ten Mile, south of Columbia, north of Hubbard and contains 257.08 acres.



A. Existing Site Conditions

1. Surrounding land use and zoning:

	Current Zone	Current Use
North	RR (Rural Residential-Ada County)	Agricultural & Single-family residential
South	RR (Rural Residential-Ada County) & R-4 & R-6 (Medium Residential Density-Kuna City)	Agricultural & Single-family residential
East	RR (Rural Residential-Ada County)	Agricultural & Single-family residential
West	RR (Rural Residential-Ada County)	Agricultural & Single-family residential

2. Parcel Numbers/Property Information:

- S1311336201 – 10.143 acres
- R1727740010 – 49.968 acres
- R1727740020 – 70.043 acres
- S1311110450 – 33.730 acres
- S1311110400 – 5.430 acres
- S1311120600 – 9.840 acres
- R1727730020 - 7.878 acres
- R1727700011 - 2.540 acres
- R7172370800 – 1.515 acres
- R1727700031 – 61.150 acres

3. Comprehensive Future Land Use Map:

The site is identified as Park/Recreation, High Development Density (7 + units/acre) and Low Development density (1-3 units/acre) on the Comprehensive Future Land Use Map.

4. Existing Structures:

The sites contain vacant land, existing single-family dwellings and some outbuildings.

5. Existing Vegetation:

The site contains natural soils and grasses.

B. Procedural Items:

Received Application	Accepted Application	Gov't Agency Notification	Property owners 300-ft. notification	Legal Hearing publication	Posted public hearing signs
03-09-06	03-09-06	03-14-06	03-09-06 (P&Z) & 03-30-06 (CC)	03-13-06 (P&Z) & 04-03-06 (CC)	03-20-06 (P&Z) & 04-10-06 (CC)

C. Staff Analysis:

1. Project Summary

The proposed annexation contains approximately 257.08 acres and is located in Township 2 North, Range 1 West, Section 11. The proposed development agreement includes an overall density of a minimum of three (3) dwelling units per gross acre. Upon annexation and development agreement approval, the applicant will submit a master plan for the entire property prior to submitting the first preliminary plat to show how the density will be disbursed on the entire site. The applicant has also agreed to pre-purchase a minimum of

two hundred (200) sewer connections prior to completion of the new sewer treatment plant and will participate in any city LID for sewer improvements.

2. Annexation, Area of Impact (KCC 5-15-2) (Idaho Statute 50-222)

Kuna City Code requires that all annexations by the city of Kuna shall be in compliance with Idaho Code Section 50-222 and its amendments. Idaho Statute 50-222 requires lands lying contiguous or adjacent (with the exception of lots or blocks that will connect only by a shoestring or strip of land which comprises a railroad or highway right-of-way) to any city in the state of Idaho may be annexed by the city if the proposed annexation meets the requirements of category "A".

- The site is contiguous with parcel number R9404210100, which is located in Kuna City limits. The contiguous parcel is located on the southwest corner of Ten Mile and Columbia Roads. The proposed annexation complies with Kuna City Code 5-15-2 and Idaho Statute 50-222.

3. Kuna Comprehensive Future Land Use Map (Figure 4.3-1)

The site is identified as Park/Recreation, High Development Density (7 + units/acre) and Low Development density (1-3 units/acre) on the Comprehensive Future Land Use Map. The applicant is proposing a zoning designation of Medium Development Density (R-6) in the City of Kuna.

- Initially, the applicant is proposing an overall R-6 zoning designation. The applicant will be submitting a master plan and rezone applications prior to development. At that time, the Kuna City Council shall determine if the proposed land uses and zones appropriately comply with the Comprehensive Future Land Use Map.

4. Staff Recommendation

Based on Staff's review of the application, staff concludes that this application complies with Section 5-15-2 of the Kuna City Code and Idaho Statute 50-222, and forwards a recommendation of approval to the Kuna City Council, as set out in the proposed Findings of Facts and Conclusions of Law attached hereto.

Exhibits:

Exhibit 1	City staff report
Exhibit 2	Annexation Application
Exhibit 3	Legal description
Exhibit 4	Proposed Development Agreement
Exhibit 5	Vicinity map
Exhibit 6	Danskin Ridge Homeowner's opposition petition
Exhibit 7	Citizen letters
Exhibit 8	Planning & Zoning Commission meeting minutes
Exhibit 9	Planning & Zoning Commission approved Findings of Facts, Conclusions of Law
Exhibit 10	Planning & Zoning Commission Recommended Development Agreement
Exhibit 11	Danskin Drainage Field Sewer Easement map
Exhibit 12	Boise Project Board of Control letter
Exhibit 13	Idaho Transportation Department letter
Exhibit 14	Central District Health Department letter

FINDINGS OF FACTS:

A. As to existing site conditions, the Council finds the following:

	Current Zone	Current Use
North	RR (Rural Residential-Ada County)	Agricultural & Single-family residential
South	RR (Rural Residential-Ada County) & R-4 & R-6 (Medium Residential Density-Kuna City)	Agricultural & Single-family residential
East	RR (Rural Residential-Ada County)	Agricultural & Single-family residential
West	RR (Rural Residential-Ada County)	Agricultural & Single-family residential

Parcel Numbers/Property Information:

- S1311336201 – 10.143 acres
- R1727740010 – 49.968 acres
- R1727740020 – 70.043 acres
- S1311110450 – 33.730 acres
- S1311110400 – 5.430 acres
- S1311120600 – 9.840 acres
- R1727730020 - 7.878 acres
- R1727700011 - 2.540 acres
- R7172370800 – 1.515 acres
- R1727700031 – 61.150 acres

Comprehensive Future Land Use Map:

The site is identified as Park/Recreation, High Development Density (7 + units/acre) and Low Development density (1-3 units/acre) on the Comprehensive Future Land Use Map.

Existing Structures:

The sites contain vacant land, existing single-family dwellings and some outbuildings.

Existing Vegetation:

The site contains natural soils and grasses.

B. As to procedural items, the Council finds the following:

All required procedural items have been completed.

C. As to project description, the Council finds the following:

The proposed annexation contains approximately 257.08 acres and is located in Township 2 North, Range 1 West, Section 11. The proposed development agreement includes an overall density of a minimum of three (3) dwelling units per gross acre. Upon annexation and development agreement approval, the applicant will submit a master plan for the entire property prior to submitting the first preliminary plat to show how the density will be disbursed on the entire site. The applicant has also agreed to pre-purchase a minimum of two hundred (200) sewer connections prior to completion of the new sewer treatment plant and will participate in any city LID for sewer improvements.

D. As to Kuna City Code and Idaho Statute, the Council finds the following:

The proposed annexation complies with Kuna City Code 5-15-2 and Idaho Statute 50-222.

E. As to the Kuna Comprehensive Plan, the Council finds the following:

The proposed annexation complies with the Kuna Comprehensive Plan. Upon a development application, the Kuna City Council will determine further compliance with the Kuna Comprehensive Future Land Use map, goals and policies.

Conclusions of Law:

If any of the following Conclusions of Law are determined to be Findings of Fact, they shall be included in that section.

1. Based on the evidence contained in File #'s 06-03-AN and 06-01-DA, The Kuna City Council finds that File #'s 06-03-AN and 06-01-DA complies with Section 5-15-2 of the Kuna City Code.
2. Based on the evidence contained in File #'s 06-03-AN and 06-01-DA, The Kuna City Council finds that File #'s 06-03-AN and 06-01-DA complies with Idaho Statute 50-222.
3. Based on the evidence contained in File #'s 06-03-AN and 06-01-DA, The Kuna City Council finds that File #'s 06-03-AN and 06-01-DA complies with the Kuna Comprehensive Plan.

Planning & Zoning Commission Recommendation to Kuna City Council:

On March 28, 2006, the Kuna Planning & Zoning Commission recommended approval to the Kuna City Council for the proposed annexation with an R-6 zone with a maximum of 3 dwelling units per gross acre and Development Agreement with the following:

Amendments:

- 3.1.1 Change the minimum to maximum of 3 dwelling units per gross acre (257.08-20 acres (for school site) x3=711 lots max).
- 3.1.2 Developer agrees to submit Master Plan to be approved prior to submitting the Preliminary Plat.

Add:

- 3.1.6 The Developer agrees to provide transitional lots at any lot abutting an existing home site of one acre or larger, including the lots abutting the 20' wide landscaped pedestrian path with the future sewer overlay, along Danskinn phase 1. Transitional lots shall be a minimum 110' wide and not to be less than ½ acre in size.
- 3.1.7 The Developer agrees to provide a 20' wide lot with an 8' wide pedestrian path and landscaping with an overlay easement for future sewer along phase 1 of the Danskinn Subdivision. Including a stub to Danskinn for future connection to City sewer.
- 3.1.8 The Developer agrees to donate a 20 acre school site to be shown on the Master Plan and approved by the School District prior to the Preliminary Plat of the subdivision and locate the highest density lots in the development around the school site. If the School District does not approve the 20 acre site, then the Developer shall construct a park on those 20 acres with landscaping and amenities to be donated to the City.

Section:

- 3.3 The (Subdivision Name) shall be constructed per the approved Master Plan. Strike the rest of the statement.
- 3.5 The Developer shall commence construction within 365 days of the completion of the MBR treatment plant. Remove "effective date of this agreement".
- Article 4: correct the word affidavit.

Kuna City Council Decision:

The Kuna City Council approved the annexation with an R-6 zone with a Development Agreement to include the following changes to the P&Z Commissioners revised Development Agreement:

- 3.1.1 Change the minimum to maximum of 3 dwelling units per gross acre (257.08 acres x3=771 lots max).
- 3.1.2 The developer agrees to submit Master Plan for the entire property prior to approval of the first preliminary plat.....

Add:

- 3.1.6 The Developer agrees to provide ½ acre transitional lots along Danskin #1, including the lots abutting the 30' wide landscaped pedestrian path with the future sewer overlay, along Danskin phase 1.
- 3.1.7 The Developer agrees to provide a 30' wide lot with an 8' wide pedestrian path and landscaping with an overlay easement for future sewer along phase 1 of the Danskin Subdivision. Including a stub to Danskin for future connection to City sewer.
- 3.1.8 The Developer agrees to donate a 12 acre school site to be shown on the Master Plan and approved by the School District prior to the Preliminary Plat of the subdivision and locate the highest density lots in the development around the school site. The Developer is to construct an 8 acre park with landscaping and amenities to be donated to the City.

Section:

- 3.3 The (Subdivision Name) shall be constructed per the approved Master Plan. Strike the rest of the statement.
- 3.5 The Developer shall commence construction within 365 days of the completion of the MBR (mechanical bio reactor) wastewater treatment plant. Remove "effective date of this agreement".
- Article 4: correct the word affidavit.

Three (3) Council members voted for approval, Rich Cardoza voted against the application.

O. Dean Obray
Kuna City Mayor



Attest:

Lynda Burgess
Kuna City Clerk

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 05/04/06 01:58 PM
DEPUTY Vicki Allen
RECORDED - REQUEST OF
City of Kuna

AMOUNT .00 5



**This sheet has been added to document
to accommodate recording information.**

ORDINANCE NO. 2006-34

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, NOW KNOWN AS PARCEL NUMBERS S1311120600, S1311110450 AND S1311110400, 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; 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, Charlotte Miller, owner of the parcels 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 March 28, 2006, where it was recommended to the Mayor and Council that the annexation and zoning request be approved with a zoning classification of A, Agricultural; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on April 18, 2006 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 and determined that the requested annexation should be granted with the zoning classification of A, Agricultural; and

WHEREAS, the zoning classification of A, Agricultural 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 known as Parcel Numbers S1311120600, S1311110450 and S1311110400 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 A, Agricultural, 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 2nd day of ~~April~~ May, 2006.

CITY OF KUNA
Ada County, Idaho



O. Dean Obray, Mayor

ATTEST:



Lynda Burgess, Kuna City Clerk



PARCEL DESCRIPTION October 28, 2005

Project: 32569 GREATER DANSKIN
Parcel No.: MILLER BOUNDARY

A parcel of land located in the northeast ¼ of Section 11, T. 2 N., R. 1 W., B.M., Ada County, Idaho, more particularly described as follows;

COMMENCING at a 3" aluminum cap (corner record #7907141) marking the northeast corner of said Section 11;

Thence North 89°22'09" West coincident with the north line of the said northeast ¼ of Section 11, a distance of 853.41 feet to the POINT OF BEGINNING;

Thence South 02°03'38" West, 197.10 feet;

Thence South, 190.45 feet;

Thence South 07°32'01" East, 140.38 feet;

Thence South 00°31'13" West, 260.00 feet;

Thence South 89°23'00" East, 59.80 feet;

Thence South 00°30'57" West, 279.92 feet;

Thence North 89°32'47" West, 59.83 feet;

Thence South 00°31'51" West, 259.94 feet;

Thence North 89°22'15" West, 468.45 feet;

Thence South 00°39'16" West, 1326.30 feet;

Thence North 89°23'22" West, 654.95 feet;

Thence North 00°44'08" East, 1829.85 feet;

Thence South 88°56'54" East, 289.28 feet;

Thence North 00°37'46" East, 825.29 feet to the north line of the said northeast ¼ of Section 11;

Thence South 89°22'09" East coincident with the said north line of the northeast ¼ of Section 11, a distance of 812.74 feet to the POINT OF BEGINNING.

The above described parcel contains 48.71 acres more or less.

Together with and subject to covenants, easements and restrictions of record.

The basis of bearings for this parcel is South 89°25'28" East between the 3" aluminum cap (corner record #97031113) marking the northwest corner of Section 11, and the 3" aluminum cap (corner record # 97031115) marking the north ¼ corner of Section 11, both in T. 2 N., R. 1 W.

David S. Short Jr., PLS
End Description

David S. Short Jr.



5461 License No. 5461

E:\PROJECTS\11\32569\SURVEY\LEGALS\MILLER PARCEL REMAINDER 10-28-05
DSS/cp
10-28-05

TEN MILE

ORDINANCE NO. 2006-34

DANSKIN

COLUMBIA

SLIDE CREEK

BUFFALO CREEK

PERFECT

CHISUM

MCLINTOCK

MILLER CHARLOTTE

S1311110450

33.73

MILLER CHARLOTTE

S1311120600

9.84

MILLER CHARLOTTE

5.43

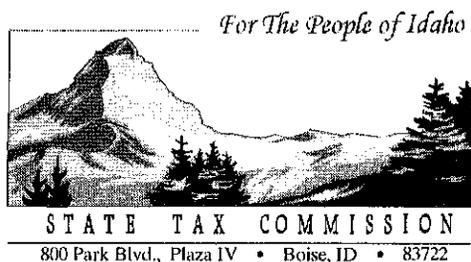
S1311110400

EXHIBIT B

COLUMBIA

LINDER

EXHIBIT B to Ord. 2014-09A



May 24, 2006

Linda Burgess
City Clerk
P O Box 13
Kuna, ID 83634

Subject: Ordinance No. 2006-34 KUNA (CITY)

Dear Ms. Burgess:

The Idaho State Tax Commission received the documentation that was provided for the annexation of real property in KUNA (CITY), for tax year 2007. The Idaho State Tax Commission approves the map and legal description. This approval is limited to the acknowledgement that the map and legal description meets the requirements of Section 63-215 Idaho Code, and Idaho State Tax Commission Rule 225.

If you have any questions, please call us at 334-7750.

Sincerely,



Jeff Servatius
GIS Manager
Technical Support Bureau
Idaho State Tax Commission

CC:

Robert McQuade, Ada County Assessor
Dave Navarro, Ada County Clerk
Greg Cade, Property Appraisal Section Manager
Gary Houde, Senior Research Analyst

RECEIVED
JUN 01 2006
KUNA CITY CLERK

RECORD OF SURVEY

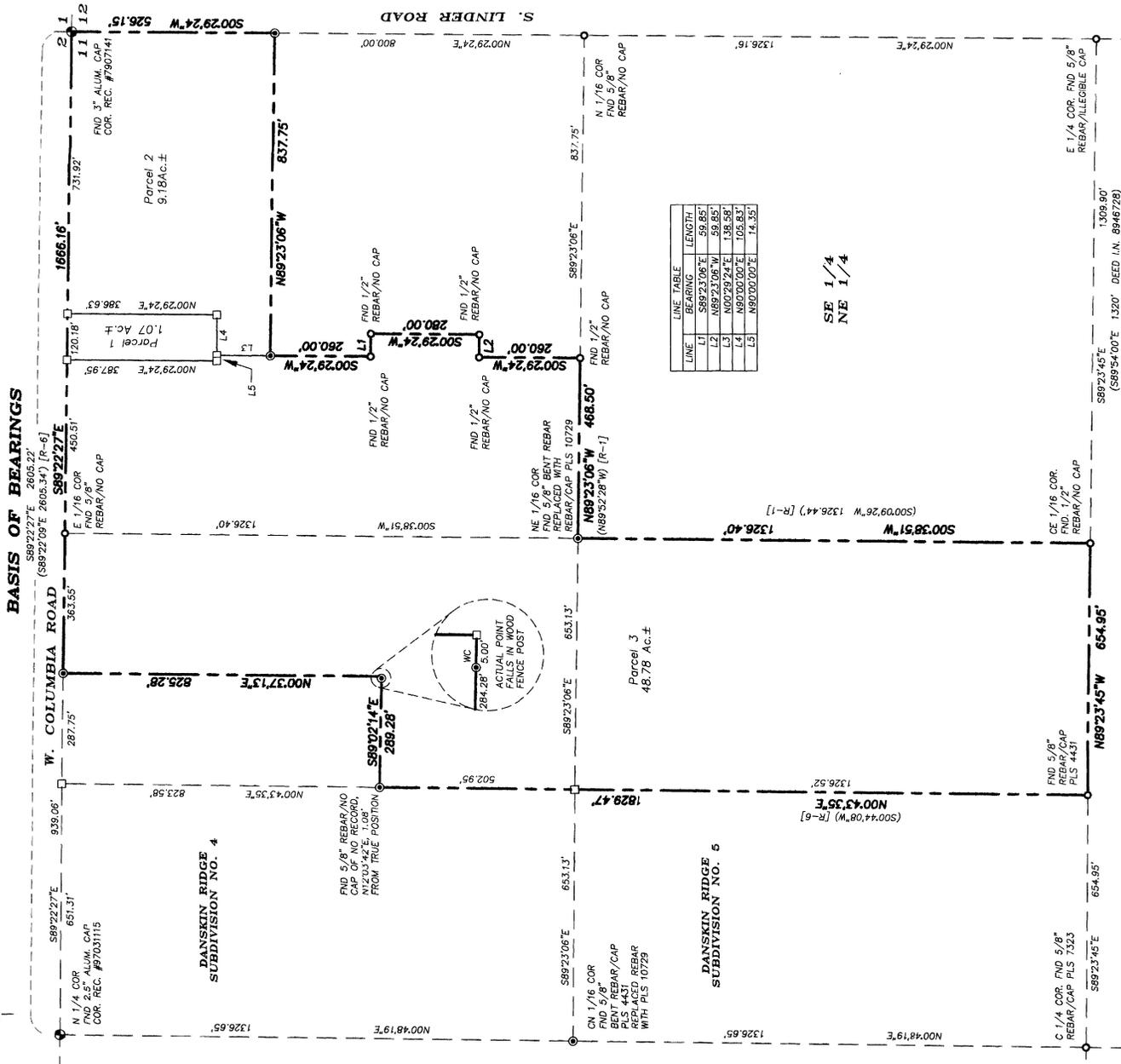
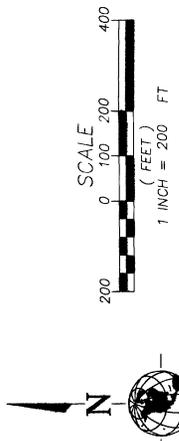
MILLER PROPERTY FOR JIJ ENTERPRISES
 A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 11,
 T.2N., R.1W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO
 2006

COUNTY RECORDER'S CERTIFICATE

State of Idaho } ss
 County of Ada }
 RECORD OF SURVEY NO. 7490
 Instrument No. 1010124724
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE
 REQUEST OF W&H PACIFIC A 28 MINUTES PAST 11 O'CLOCK AM., ON
 THIS 28 DAY OF NOV, 2006.

Dan K. Foster
 EX-OFFICIO RECORDER
 FEE \$ 5.00

STEWART
 DEPUTY



NOTES

- NEITHER TRANSFER OF TITLE NOR CREATION OF NEW INTEREST IN THE SURVEYED LAND IS INTENDED BY THIS SURVEY. A BOUNDARY LINE ADJUSTMENT WILL NEED TO BE COMPLETED TO LEGALLY CREATE THE PARCELS AS SHOWN.
- THERE ARE RIGHTS OF WAY FOR W. COLUMBIA ROAD AND S. LINDER ROAD AFFECTING THE AREA INCLUDED IN THIS SURVEY.

SURVEY REFERENCES

- I.N. 8118295 (ROS 225) [R-1]
- I.N. 8710617 (ROS 1046) [R-2]
- I.N. 105104548 (ROS 6993) [R-3]
- I.N. 106114865 (ROS 7477) [R-3]
- DANSKIN RIDGE SUBDIVISION NO. 4, BK. 86, PG. 9720 [R-5]
- DANSKIN RIDGE SUBDIVISION NO. 5, BK. 89, PG. 10381 [R-6]

DEED REFERENCES

- WARRANTY DEED I.N. 7944502
- WARRANTY DEED I.N. 8946798
- WARRANTY DEED I.N. 105198590
- QUITCLAIM DEED I.N. 105139627
- WARRANTY DEED I.N. 8323017
- WARRANTY DEED I.N. 8633018
- WARRANTY DEED I.N. 95071469
- WARRANTY DEED I.N. 100053600
- WARRANTY DEED I.N. 8212406
- AMENDED PERSONAL REPRESENTATIVE'S DEED I.N. 94089677

CERTIFICATE OF SURVEYOR

I, TRAVIS P. FOSTER, DO HEREBY STATE THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS MAP REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND COMPLIES WITH ACCEPTED STANDARDS OF SURVEYING. I FURTHER STATE THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 16, IDAHO CODE.



Travis P. Foster
 E. 2. 56



3130 S. Oryhee St.
 Boise, Idaho 83705-4768
 (208)342-5400
 (208)342-5353 Fax
 wtpacific.com

EXHIBIT C to Ord. 2014-09A

EXHIBIT "A"

Lot 3 Block 1 Danskin Ridge #6 74.25 acres as fully described on exhibit B (this is the re-plat as shown on exhibit C)

Lot 52 Block 1 Danskin Ridge #4 7.878 acres AP #R1727730020

Lot 8 Block 1 Prairie Clover Estates Sub 1.515 acres AP #R7172370800

PAR# 1350 at CTR of NE4 Sec 11 2N 1W Parcel 3 R/S 7490 #110400-S #
120600-C #110450-C 48.712 acres AP #S1311111350

EXHIBIT C to Ord. 2014-09A

11-17-09
JL

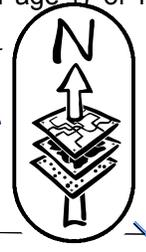


EXHIBIT D LOCATION MAP

W Cogburn St

S Chisum Way

W Columbia Rd

**SUBJECT
PROPERTY
APN: S131111350**

S Linder Rd

S Perfect Ln

Kuna Canal

EXHIBIT D to Ord. 2014-09A

TB