

CITY OFFICIALS
W. Greg Nelson, Mayor
Richard Cardoza, Council President
Briana Buban-Vonder Haar, Council Member
Pat Jones, Council Member
Joe Stear, Council Member

CITY OF KUNA

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

Regular City Council Meeting

AGENDA

Tuesday, October 20, 2015

7:00 P.M. REGULAR CITY COUNCIL

- 1. Call to Order and Roll Call**
- 2. Invocation:** Karen Hernandez, United Methodist Church
- 3. Pledge of Allegiance:** Mayor Nelson
- 4. Consent Agenda:**

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

- A. City Council Meeting Minutes:**
 - 1. Regular City Council Minutes, October 6, 2015**
 - 2. Special Meeting City Council Minutes, October 13, 2015**
- B. Accounts Payable Dated October 15, 2015 in the Amount of \$314,155.91**
- C. Resolution:**
 - 1. Consideration to Approve R65-2015 Prosecuting Attorney Contract FY2016**
 - 2. Consideration to Approve R76-2015 Reallocation of FYE 2016 General Fund Budget items, General and Capital Projects Funds Only, Bucket Truck Acquisition as directed by Council on October 6, 2015.**
 - 3. Consideration to Approve R78-2015 Purchase Price of 2015 Ford F-150 for \$26,719.79 as allocated in the FY2016 budget.**
- D. Findings of Facts and Conclusions of Law:**

5. Citizen's Reports or Requests:

- A. Consideration to waive fees for Bernie Fisher Park and Electricity for Kuna Fall Festival – Jaclyn Kippes
- B. Consideration to reduce or waive fees for Kuna Disc Golf Course – Gregory Harris, Kuna Disc Golf League
- C. Annual Presentation from COMPASS

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

- A. Consideration to Approve 15-04-S (Subdivision), Ardell Estates Preliminary Plat – Troy Behunin, Senior Planner

Ardell Estates Preliminary Plat: The request includes creating a 261 lot subdivision in an R-6 (Medium Density Residential) zone in the City. Applicant proposes to develop 27 additional lots into common lots. Applicant is proposing a minimum of seven (7) phases of development to be driven by the market.

7. Business Items:

- A. Consideration to Approve 15-02-AN, 15-02-ZC and 15-01-S Based on the record contained in Case No.s 15-02-AN, 15-02-ZC and 15-01-S, including the exhibits, staff’s report and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No’s 15-02-AN, 15-02-ZC and 15-01-S, annexation, rezone and preliminary plat. – Troy Behunin, Senior Planner.
- B. Consideration to Approve Resolution R70-2015 Approving 2016 Irrigation Assessment Roll and Adopting Irrigation Fees and Policies for 2016 – Gordon Law, City Engineer

A RESOLUTION OF THE COUNCIL OF THE CITY OF KUNA, IDAHO SETTING FORTH FEES, ASSESSMENTS AND POLICIES FOR THE KUNA MUNICIPAL IRRIGATION DISTRICT FOR SAID CITY; RECEIVING AND ACCEPTING THE ASSESSMENT BOOK FOR THE 2016 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ESTIMATE OF EXPENSES FOR THE 2016 IRRIGATION SEASON; SETTING THE TIME AND PLACE FOR THE MEETING OF THE BOARD OF CORRECTION FOR 2016 ASSESSMENTS; SETTING FEES FOR CONNECTING TO SAID IRRIGATION SYSTEM; SETTING UNIFORM METHOD OF ALLOCATING ASSESSMENTS FOR THE 2016 IRRIGATION SEASON; ESTABLISHING BILLING POLICIES; SETTING CUSTOMER SERVICE CHARGES; SETTING SYSTEM POLICIES; REPEALING EXISTING FEES AND POLICIES AS PREVIOUSLY SET BY RESOLUTION, AND SETTING AN EFFECTIVE DATE.

- C. Consideration to Approve Resolution R74-2015 Adopting Water Fund Fees and Policies for 2016 – Gordon Law, City Engineer

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R58-2014 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

- D. Consideration to Approve Resolution R75-2015 Adopting Sewer Fund Fees and Policies for 2016 – Gordon Law, City Engineer

A RESOLUTION AMENDING CERTAIN SECTIONS OF RESOLUTION R59-2014 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING SEWER FEES; ESTABLISHES FEES FOR CONNECTING TO SEWER SYSTEM; ESTABLISHES MONTHLY SEWER USE FEES THAT ARE NOW AMENDED WITH SEWER RATE CHANGES FOR ALL CUSTOMERS; SETS FORTH MINIMUM LINE SIZES; PROVIDES FOR A METHOD OF COMPUTING USER EQUIVALENT; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

- E. Consideration to Approve Resolution R52-2015A to Appoint Fabiola Giddings to the Kuna Development Impact Fee Advisory Committee – Richard Roats, City Attorney

The previous appointment, Kellie Goicoechea, was unable to serve on the committee

- F. Consideration to accept the resignation from the Planning and Zoning Commissioner Joan Gay effective November 1, 2015 – Wendy Howell, P & Z Director
- G. Consideration to Appoint Ron Herther to the Planning and Zoning Commission effective November 1, 2015. Mr. Herther’s term will expire on November 1, 2018 – Wendy Howell, P & Z Director
- H. Consideration to set Council Workshop date and time for final review of Personnel Manual – Richard Roats, City Attorney

8. Ordinances:

- A. *First Reading* of Ordinance No 2015-12 Idaho Power Franchise Agreement

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve a summary publication of the ordinance

AN ORDINANCE IN ACCORDANCE WITH IDAHO CODE SECTIONS 50-328, 50-329 AND 50-329A GRANTING A FRANCHISE TO IDAHO POWER COMPANY, AN IDAHO CORPORATION, AND TO ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, MAINTAIN AND OPERATE IN AND UPON THE PRESENT AND FUTURE STREETS, HIGHWAYS AND OTHER PUBLIC PLACES WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, IDAHO, ELECTRIC UTILITY PROPERTY AND FACILITIES FOR SUPPLYING ELECTRICITY AND ELECTRIC SERVICE TO THE CITY, THE INHABITANTS THEREOF, AND OTHERS FOR A TERM OF TEN (10) YEARS; PROVIDING A RIGHT TO THE CITY TO PHYSICALLY LOCATE AND MAINTAIN TELEPHONE, CABLE, FIBER OPTICS OR OTHER COMMUNICATIONS FACILITIES ON THE POLES AND OTHER FACILITIES OF GRANTEE; PROVIDING FOR A HOLD HARMLESS CLAUSE; PROVIDING FOR A REQUIREMENT FOR INSURANCE; PROVIDING FOR A PROCESS TO IMPLEMENT A FRANCHISE FEE; PROVIDING FOR A NON COMPETE CLAUSE; PROVIDING A CLAUSE THAT PERMITS THE CITY TO GENERATE POWER FOR ITS OWN CONSUMPTION; RESERVING POWER OF EMINENT DOMAIN; PROVIDING FOR THE PAYMENT OF FRANCHISE FEES; AND SPECIFYING OTHER LIMITATIONS, TERMS AND CONDITIONS GOVERNING THE EXERCISE OF SAID FRANCHISE.

9. Mayor/Council Discussion Items:

10. Announcements:

11. Executive Session:

12. Adjournment:

CITY OFFICIALS

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

CITY OF KUNA

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

Regular City Council Meeting**MINUTES**

Tuesday, October 6, 2015

6:00 P.M. EXECUTIVE SESSION – Closed Session

Potential Litigation 74-206(f) and Potential Property Acquisition 74-206(c)

1. Call to Order and Roll Call

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

**Council Member Stear moved to adjourn to Executive Session at 6:00 p.m.
 Seconded by Council Member Buban-Vonder Haar with the following roll call
 vote:**

Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear

Voting No: None

Motion carried 4-0.

Council Member Stear stated information was received. No action taken.

7:08 P.M. REGULAR CITY COUNCIL**2. Call to Order and Roll Call**

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: John Marsh, City Treasurer
 Richard Roats, City Attorney
 Chris Engels, City Clerk
 Wendy Howell, P & Z Director
 Bob Bachman, Facilities Manager
 Bobby Withrow, Parks Supervisor

Gordon Law, City Engineer

3. Invocation: Marcus Omdahl, New Beginnings Christian Church

4. Pledge of Allegiance: Mayor Nelson

4. Consent Agenda:

(Timestamp 00:05:11)

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. Regular City Council Minutes September 15, 2015

B. Accounts Payable Dated October 1, 2015 in the Amount of \$378,080.52

Council President Cardoza asked City Engineer, Gordon Law about the expenditure to the Idaho Department of Environmental Quality.

Mr. Law explained the expenditure is an annual bill for the administration of the drinking water program. The charge is based on the number of water connections in the city.

C. Resolution:

R73-2015 Approving Purchase of Aerifier for Parks Department as budgeted for FY15-16

A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING PURCHASE OF A SMITHCO AER-8 60" AERIFIER WITH TRANSPORT FRAME AND ELECTRIC/HYDRAULIC POWER PACK, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

D. Findings of Facts and Conclusions of Law:

Council Member Stear moved to approve the consent agenda as presented. Seconded by Council Member Buban-Vonder Haar. Motion carried 4-0.

5. Citizen's Reports or Requests: None

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

(Timestamp 00:07:49)

- A. Consideration to approve 14-07-AN (Annexation) and 14-03-LS (Lot Split); Daniel and Gina Safford – Trevor Kesner, Planner 1 *Continued from September 15, 2015*

Applicants, Gina and Daniel Safford request Annexation of 2 parcels (approximately 9.34 acres) located at 1036 and 1200 Ten Mile Rd and Lot Split located at 1200 Ten Mile Rd.

Planner Trevor Kesner explained the application has been tabled previously. The process length has been due to certain items in city code that needed to be updated. The applicants have followed all the requirements for an annexation and lot split. Mr. Kesner recommends approval.

1. Public Hearing for 14-07-AN (Annexation) and 14-03-LS (Lot Split)

Support: None

Neutral: None

Against: None

Mayor Nelson closed the public hearing.

Council President Cardoza asked City Engineer, Gordon Law if, as is stated in the documents, the entire matter is contingent on Central District Health approval, will the lot split stand or revert back if Central District Health doesn't approve.

Mr. Law explained the CDH portion is referencing the ability to obtain a building permit on a lot that is not connected to city sewer services. CDH would need to approve a site disposal system.

City Attorney, Richard Roats explained the lot split would stand in the event CDH did not approve the septic disposal system. The lot would be unbuildable.

Council Member Stear moved to approve 14-07-AN. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:

Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear

Voting No: None

Motion carried 4-0.

Council Member Stear moved to approve 14-03-LS. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:

Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear

Voting No: None

Motion carried 4-0.

- B. Consideration to table 15-04-S (Subdivision) Ardell Estates as per applicant request until October 20, 2015 – Troy Behunin, Senior Planner

No documents included

Ardell Estates Preliminary Plat: The request includes creating a 261 lot subdivision in an R-6 (Medium Density Residential) zone in the City. Applicant proposes to develop 27 additional lots into common lots. Applicant is proposing a minimum of seven (7) phases of development to be driven by the market.

Senior Planner Troy Behunin explained the applicant requests the postponement.

Council Member Stear moved to table 15-04-S until October 20, 2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:

Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear

Voting No: None

Motion carried 4-0.

7. Business Items:

(Timestamp 00:15:58)

- A.** Consideration to Approve Case No.'s 15-02-AN (Annexation) 15-02-ZC (Zone Change), 15-01-S (Preliminary Plat) – Troy Behunin, Senior Planner
Continued from September 15, 2015

Public Hearing Closed from September 15, 2015
Council Deliberation only

Memory Ranch Subdivision. A request from Jane Suggs with Suggs Community Solutions and Shawn Brownlee with Trilogy Development to annex 10 acres into the city of Kuna, and rezone approximately 135 acres from Agriculture to R-6 (Medium Density Residential), in order to develop a 262 residential lot subdivision with 20 common lots.

Senior Planner Troy Behunin reiterated the previous public hearing had been closed but there was direction from Council to obtain the minutes from the neighborhood meeting. The city received the minutes and those minutes were forwarded to Council. The applicant has met with the neighbors between this meeting and the previous meeting.

Mayor Nelson disclosed he received a letter on this issue from Mr. Calvin McDonald after the hearing was closed.

Council Member Buban-Vonder Haar noted for the record, Council received the letter from Mr. McDonald as well. The same letter was also sent to Council by Bruce Durrant.

All Council Members confirmed they had received the same letters.

City Attorney Richard Roats gave the letters to City Clerk, Chris Engels and asked that they be marked Exhibit A.

Mayor Nelson stated each item would be discussed separately.

Council Member Buban-Vonder Haar has a number of thoughts but understands Council's role is to make decisions based on the comprehensive plan. Though she personally doesn't agree with the valuation estimates and would like to see larger lots, she doesn't believe Council can deny the matter.

Council Member Stear added that this matter has brought to light some concerns with the comprehensive plan that need to be looked into however the applicant has followed the comprehensive plan. He can't see that it can be stopped or changed.

Council Member Jones agrees with what has been said. He noted the annexation is land locked and supports the matter. The applicant has met all the requirements and he can't deny the application.

Council President Cardoza is concerned that the rezone from Ag to R6. He would prefer to see only the 10 acres before the Council at this time, then each phase come before Council as they were developed and the zoning be determined at that time. He understands it can't be changed.

Council Member Stear moved to approve Case No. 15-02-AN. Seconded by Council Member Jones with the following roll call vote:

Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear

Voting No: None

Motion carried 4-0.

Council Member Stear moved to approve Case No. 15-02-ZC Seconded by Council Member Jones with the following roll call vote:

Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear

Voting No: None

Motion carried 4-0.

Council Member Stear moved to approve Case No. 15-01-S. Seconded by Council Member Jones with the following roll call vote:

Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear

Voting No: None

Motion carried 4-0.

City Attorney Richard Roats asked Council if they intended to deliberate the list of items from the comprehensive plan to prepare the Facts and Findings.

Mayor Nelson stated the city has asked Elaine Clegg to help us with the situation with Meridian. Ms. Clegg has also offered to help the city in updating the

comprehensive plan. Ms. Clegg should be invited to discuss the smart growth principles and make recommendations.

Mr. Roats explained there are proposed findings that staff has put together. Going through the list of items from the comprehensive plan will assist staff in putting together those findings.

Council Member Buban-Vonder Haar said in the past Council has incorporated a reference, is that not the case this time?

Mr. Roats responded the Council needs to be more specific. Council needs to discuss the findings specifically not summarily concluding certain aspects of the comprehensive plan.

Council Member Buban-Vonder Haar said it would be helpful to have the proposed action by Council included.

Mr. Roats referred to the list, for example; economic development, income levels, number of lots and various sizes, protection of private property rights, land use factors, public services, transportation, recreation, housing design.

Council Member Buban-Vonder Haar asked for clarification; this is something Council has never been asked to do before and was not included in the packet. None of the examples just mentioned was included in findings of fact or conclusions of law. The Council is in need of additional direction.

Mr. Roats presented; the findings of fact require that you consider the facts as presented in the application and deliberate those to reach a conclusion. In the past, staff has not included all of those. Earlier today, Council was given a copy of the entirety that begins with private property rights. This has the list of items that staff felt was appropriate from the comprehensive plan for Council to review, apply those factors to the application, deliberate and reach a conclusion.

Council Member Buban-Vonder Haar is concerned because Council passed 3 motions based on the statement that the application complied with the comprehensive plan. She is still not clear on what is expected of Council.

Mr. Roats responded staff is going to be tasked with putting together the findings of fact for Council. Deliberation has to take place by Council. Each application will have items Council will feel is relevant in applying the facts of the case to the comprehensive plan for compliance. It is difficult to anticipate which items will be deliberated.

Council Member Buban-Vonder Haar said she is still unclear. Does Council need to state something like “we considered” or “we deliberated” about the comprehensive plan in making their decision?

Mr. Roats responded what is needed is for Council to go through the list of items from the comprehensive plan and choose the items that are felt to be relevant to discuss based upon the facts presented in the application to reach a decision. As an example, transportation; Ten Mile Rd is a transportation corridor/arterial.

Council Member Buban-Vonder Haar reiterated Council received the list shortly before the Council meeting. She feels everyone's time is being wasted because the deliberation has not been done. Does this need to be done now or are there options?

Mr. Roats responded if Council felt more time was needed to deliberate, a recess could be taken and Council could go through deliberations or it could be done after the Council meeting. It is important that it gets done.

Council President Cardoza asked why the item list was not included in the Council packet instead of given to Council half an hour before the meeting.

Mr. Roats responded staff had been asked to prepare this for Council. It was given to him to distribute today.

Mayor Nelson suggested the issue be tabled to be sure Council understands what is expected of them and continue with the agenda items.

Council President Cardoza asked for clarification; is the list of items is a guideline for the findings of fact.

Mr. Roats responded yes, they are.

Council President Cardoza asked if the objective is to determine how many of the guidelines are applicable to the findings of fact.

Mr. Roats responded staff listed those items that they felt were relevant. If there are facts that Council does not feel are applicable, they do not need to be discussed. Those that are important should be discussed.

Council President Cardoza asked for clarification; Council should pick specific issues that would pertain to this motion.

Mr. Roats responded, yes.

Mayor Nelson stated the matter should be tabled to address the remaining agenda items. Council can return to this item at the end of the meeting.

Council President Cardoza said in fairness to the people in attendance regarding Memory Ranch, Council may want to pursue the deliberation to allow them to leave instead of having to wait until the end of the meeting.

Mayor Nelson responded the decision is up to Council.

Council Member Jones asked for clarification; Council agreed to the staff report why does Council need to deliberate the items again? The timing is poor.

Mayor Nelson asked Mr. Roats to explain.

Council President Cardoza asked Mr. Roats if Council can approve the findings of fact without going into detail.

Mr. Roats explained the staff report contains conclusions without factual support. The land use planning act requires decisions be supported by a written statement that explains the basis for the decision. Historically that has not been done. If a decision were to be challenged in the courts, the current findings of fact would not be adequate. Findings of fact must be a reasoned statement not just a conclusion.

Council Member Jones asked why this has not been followed in all cases.

Mr. Roats responded he is working with staff to ensure it is done in all cases.

Mayor Nelson asked Mr. Roats if Council could adopt the objectives under each heading.

Mr. Roats responded relevant facts should be discussed. There are not relevant facts in a heading.

Council President Cardoza asked if the findings of fact were not a composite of all the conditions. Doesn't Planning and Zoning use the same format to do their findings of fact? There is a statement by Planning and Zoning on line one; "this request appears to be consistent and compliant with all Kuna city code". Wouldn't that address all the issues?

Mr. Roats explained that the statement is a conclusion. There needs to be written reasoning to explain how the request is consistent and compliant. Mr. Roats offered examples of describing how the request is compliant.

Council President Cardoza asked for clarification; is Council to accept or deny each objective or are they to look at each item individually?

Mr. Roats responded the items do not need to be addressed individually. Mr. Roats offered an example based on land use.

Council President Cardoza asked; shouldn't this equally apply to every plat brought before Council? Wouldn't Council accept every issue to be correct by statute?

Mr. Roats explained as long as there is individual factual support, yes. Mr. Roats suggested Council may want to consider and discuss items about the project

generally as complying and offered an example. Staff can then refer to those discussed items and include them in the findings of fact.

Mayor Nelson stated Council would have considered all the elements in making their decision.

Mr. Roats explained there needs to be deliberation of the facts Council considered in making their decision.

Council Member Stear said when he looks at an application he bases his decision on the comp plan being followed. The process under discussion now seems to be backwards. If the process needs to be changed, Council needs to know. But now, while in public session, does not seem to be the appropriate time.

Council President Cardoza asked if Planning and Zoning hasn't already considered the guidelines to ok a plat before it comes before Council for a final approval.

Mr. Roats explained Planning and Zoning does consider the comprehensive plan. Mr. Roats offered examples with Council participation on consideration of facts and compliance with the comprehensive plan.

Council President Cardoza asked if the findings of fact shouldn't address everything that is being asked of Council.

Mr. Roats responded they should but they don't. Due to this application, it is important for Council to go through this list.

Council President Cardoza said line 2 states "the use appears to meet the general objectives of Kuna's comprehensive plan". What is not addressed in the findings of fact that Council is being asked to address?

Mr. Roats explained line 2 is a conclusion. The facts are not presented.

Council Member Buban-Vonder Haar clarified; Council needs to verbalize facts for the record. Advance notice in the future of what is expected of Council would be helpful.

Mr. Roats responded he understands. He wants to be sure the record is preserved. Lots, open area and green space, and swimming pool have been discussed. Would Council like to discuss any other items that comply with the comprehensive plan? If not, Mr. Roats believes he has enough information to work with. If Council directs, he and staff can apply those items that have been discussed and present the documentation at the next Council meeting.

Mayor Nelson stated that should be the route taken.

Council Member Stear agreed since this is a new, time consuming process.

Mr. Roats asked if he understood the direction; staff will take the packet, apply the facts to the comprehensive plan and bring it back to Council for deliberation at the next Council meeting. Is that correct?

Council agreed.

Council President Cardoza asked if this process is going to be required on every case that comes before Council.

Mr. Roats responded yes, it should be done on every case. Council will receive a list of the points staff feels is relevant in each case for deliberation and approval.

Council President Cardoza said all of the points on the list should be applicable. Why pick and choose certain points?

Mayor Nelson responded some points are more applicable than others.

Mr. Roats added there will be cases where some points are not applicable, so no discussion would be necessary.

**Council Member Stear moved to table the findings of fact until October 20, 2015 for deliberation. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0**

Council Member Jones suggested a summary for the audience for clarification.

Mayor Nelson noted for the audience the Council approved the annexation, zone change and preliminary plat. The subject that has been tabled is the presentation of the elements that specifically applied to this subdivision in the findings of fact. This is normally done in Council's own study time. This will be the first time the deliberations will be included in written form in the findings of fact. Mayor Nelson apologizes to the audience for the time taken to arrive at an understanding regarding the process.

- B.** Consideration to Approve Resolution R50-2015 Authorizing Letter of Credit for Unfinished Construction in Timbermist Subdivision No. 2 – Gordon Law, City Engineer
(Timestamp 01:13:43)

City Engineer, Gordon Law explained the primary request is for landscaping, some fencing and 2 crossings of canal that couldn't be completed until the water has been emptied. The resolution includes itemized costs and margins. It will allow the developer to obtain a letter of credit for the work to be done.

A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING A PERFORMANCE BOND BY COLEMAN HOMES INC. FOR THE TIMBERMIST NO. 2 SUBDIVISION FOR UNCOMPLETED WORK INCLUDING A DOMESTIC WATER CROSSING AT THE CANAL, A PRESSURE IRRIGATION CROSSING AT THE CANAL, A SINGLE STREET LIGHT NEAR THE CANAL CROSSING, LANDSCAPING AND FENCING AS REQUIRED FOR PHASE NO. 2 PURSUANT TO THE TERMS OF THIS RESOLUTION.

**Council Member Stear moved to approve Resolution R50-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

- C. Consideration to Approve Resolution R51-2015 Adopting the Step and Grade Policy for City Directors – Richard Roats, City Attorney
*Continued from August 18, 2015
(Timestamp 01:15:49)*

City Attorney, Richard Roats updated Council this had been before Council previously. The job descriptions have been completed, reviewed and accepted. Mr. Roats asked for the resolution to be approved.

Council Member Stear asked if staff has reviewed the step and grade and everyone involved is comfortable with it.

Mr. Roats responded, yes.

Council Member Jones asked for confirmation the job descriptions have been reviewed by appropriate personnel and the positions will be exempt from comp time.

Mr. Roats responded, yes.

A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE STEP AND GRADE POLICY FOR THE DIRECTORS FOR THE CITY OF KUNA, IDAHO AS ATTACHED HERETO; REPEALING THOSE SECTIONS OF RESOLUTION R9-2007 THAT ARE INCONSISTENT WITH THE ADOPTION OF R51-2015; AND DECLARING THE EFFECTIVE DATE.

**Council Member Stear moved to approve Resolution R51-2015. Seconded by Council Member Jones with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

- D.** Consideration to Approve Resolution R64-2015 Ada County Sheriffs Contract –
Richard Roats, City Attorney
(Timestamp 01:18:57)

City Attorney, Richard Roats explained the amount budgeted for the fiscal year is included and asked for it to be approved.

Council President Cardoza asked if anything had changed in the contract from previous years.

Mr. Roats said only the cost.

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

**Council Member Stear moved to approve Resolution R64-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

- E.** Consideration to Approve Resolution R66-2015 Modifying Resolution R36-2015 –
Richard Roats, City Attorney
(Timestamp 01:20:17)

City Attorney Richard Roats explained the history of the matter and requested approval.

Council President Cardoza asked why it has to come to Council each time. Wasn't a previous ordinance passed allowing for transfer of EDU's on the open market?

Mr. Roats said these are not EDU's from the LID. These are sewer connections that were prepaid. Documenting the owners of the prepaid connections is important because the connections have monetary value. Council approval is the best was to keep track of the transactions.

A RESOLUTION OF THE CITY OF KUNA, IDAHO MODIFYING RESOLUTION R36-2015 TO REFLECT A DECISION BY THE PARTIES TO TRANSFER THE OWNERSHIP OF THE THIRTY-THREE (33) OSPREY RIDGE DEVELOPMENT SEWER CONNECTIONS FROM DBTV AGRICULTURAL HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (ASSIGNOR) TO VIPER INVESTMENTS, LLC, AN IDAHO LIMITED LIABILITY COMPANY (ASSIGNEE).

**Council Member Stear moved to approve Resolution R66-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

- F.** Consideration to Approve Resolution R67-2015 Approving Animal Control Services Contract – John Marsh, City Treasurer
(Timestamp 01:25:54)

City Treasurer, John Marsh explained there are no changes to the contract other than the rate increase of 4%.

City Clerk, Chris Engels asked if Council be interested in receiving more information about the cat population in Kuna that is creating citizen phone calls and social media conversations. Information from the Humane Society indicates in Ada County there are 56,000 untended cats. Would Council like to offer direction to look into possible solutions or if Council prefers monitoring the situation?

Council Member Buban-Vonder Haar asked if borrowing live traps or mobile spay clinic were considerations or are there other options?

Ms. Engels responded there are some funding opportunities to promote neutering and spaying based on trapping. A mandatory requirement for all cats to be spayed or neutered is another option.

Police Chief, Justin Dusseau said the police department does receive some calls about cats. Transporting animals is a challenge for officers but he would like to be a part of exploring the options for citizens.

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH THE IDAHO HUMANE SOCIETY TO PROVIDE ANIMAL CONTROL SERVICES WITHIN THE INCORPORATED CITY OF KUNA, IDAHO LIMITS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2015 AND ENDING SEPTEMBER 30, 2016.

**Council Member Stear moved to approve Resolution R67-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

- G.** Consideration to Approve Resolution R68-2015 Authorizing Acceptance of Sewer Easements from Water's Edge Farm, LLC – Gordon Law, City Engineer
(Timestamp 01:32:26)

City Engineer, Gordon Law explained the easements are required for a sewer project. He recommends approval.

Council President Cardoza asked if this had been approved previously.

Mr. Law responded the easements approved previously were for the Deerhorn sewer line.

RESOLUTION APPROVING ACCEPTANCE OF THREE EASEMENTS ON WATER'S EDGE FARM, LLC PROPERTY FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING A SEWER MAIN FOR THE BIRDS OF PREY SEWER PROJECT.

**Council Member Stear moved to approve Resolution R68-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

- H.** Consideration to Approve Resolution R69-2015 Authorizing Consultant Services Agreement with Keller Associates, Inc. for 2016 Pressure Irrigation Pipeline Project – Gordon Law, City Engineer
(Timestamp 01:34:20)

City Engineer, Gordon Law explained this project is to continue and complete this year's projects and continue the remarkable results. This will connect Chaparossa pump station with the network of pump stations and relieve some of the demand on the Chaparossa station. Mr. Law recommended approval.

RESOLUTION AWARDING CONTRACT FOR THE 2016 PRESSURE IRRIGATION PIPELINE PROJECT TO KELLER ASSOCIATES, INC. IN THE AMOUNT OF \$31,400.00 FOR DESIGN OF THE PROJECT; DIRECTING EXPENDITURE OF FUNDS FROM THE IRRIGATION AND WATER FUNDS FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID BIDDERS.

**Council Member Stear moved to approve Resolution R69-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

- I.** Consideration to Approve Resolution R71-2015 Approving the Transfer of Treatment Connections for thirty-three (33) Osprey Ridge Wastewater Treatment Certificates – Richard Roats, City Attorney

(Timestamp 01:37:12)

City Attorney, Richard Roats explained this is the secondary transfer of the previous resolution approved.

A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING THE TRANSFER OF THE TREATMENT CONNECTION CERTIFICATES FOR THE THIRTY-THREE (33) OSPREY RIDGE WASTEWATER TREATMENT CERTIFICATES FROM VIPER INVESTMENTS, LLC TO THE INDIVIDUAL LOTS IN DANSKIN RIDGE SUBDIVISION; AND AUTHORIZING THE MAYOR, THE CITY ATTORNEY AND THE CITY ENGINEER TO EXECUTE THE AGREEMENT.

**Council Member Stear moved to approve Resolution R71-2015. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

J. Consideration to Approve Resolution R72-2015 Authorizing the Expense of Tree Removal and Landscaping and Kuna Senior Center – Bob Bachman, Facilities Director
(Timestamp 01:38:41)

Facilities Director, Bob Bachman explained this was brought to him by the Senior Association President. The pine needles cause a falling/slipping hazard for the members and rain gutter clogging. He stood for questions.

Council Member Stear asked if the association members vote on the matter.

Mr. Bachman explained the seniors as a group approached the Association President and asked if the tree could be removed and the landscaping redone in that area.

A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING THE BID FROM A-TREE COMPANY IN THE AMOUNT OF \$1,350.00 TO REMOVE THE TWO PINE TREES AT THE KUNA SENIOR CENTER, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

**Council Member Stear moved to approve Resolution R72-2015 and funds from contingency to cover the costs. Seconded by Council Member Buban-Vonder Haar with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

- K.** Consideration to Appoint Bob Bachman to Kuna Facilities Director – Richard Roats, City Attorney and Mayor Nelson
(Timestamp 01:41:43)

Council Member Buban-Vonder Haar said other employees such as Chris, had to compete for a job. Are we treating people consistently or was there logic behind not having this job competitive?

City Attorney Roats explained the logic was this is a new position. Chris was moving from a Deputy Clerk position and filling a vacated, established position.

Council President Cardoza asked if there was a law that required the position to be advertised.

Mr. Roats responded, no, there is not and the personnel manual provides a policy of promoting from within.

Council Member Jones said he would like to see consistency. Probationary periods and advertising for positions need to either be in place or not in place.

**Council Member Stear moved to appoint Bob Bachman to Facilities Director. Seconded by Council Member Jones with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

- L.** Consideration to Appoint Bobby Withrow to Kuna Parks Director – Richard Roats, City Attorney and Mayor Nelson
(Timestamp 01:45:59)

**Council Member Buban-Vonder Haar moved to approve Bobby Withrow to Kuna Parks Director. Seconded by Council Member Jones with the following roll call vote:
Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear
Voting No: None
Motion carried 4-0.**

- M.** Consideration to Approve RFP for grant writing and administration for proposed Community Development Block Grant (CDBG) grant funds – Chris Engels, City Clerk
(Timestamp 01:47:15)

City Clerk, Chris Engels referred to the memo included in the Council packet. There are a lot of grant projects right now; this one is for Downtown Revitalization. Ms. Engels is a certified grant writer however there are other grant writers that are currently assisting us that would be good candidates to write this grant for submission to CDBG.

Council President Cardoza asked if the other grant writers were in-house.

Ms. Engels responded, no. There would be an RFP to solicit. There is a list of approved, certified grant writers for CDBG.

Council President Cardoza said he thought Ms. Engels has done a wonderful job.

Ms. Engels responded there are other large grants that are due and she believes the city is better served hiring a consultant in this matter.

Mayor Nelson asked for clarification; this is a \$500,000 grant isn't it?

Ms. Engels responded, yes it is. Along with this grant there are 3 or 4 others that are in the \$300,000 range.

Council Member Buban-Vonder Haar moved to approve RFP for grant writing and administration for proposed Community Development Block Grant (CDBG) grant funds. Seconded by Council Member Stear with the following roll call vote: Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear Voting No: None Motion carried 4-0.

- N. Update of September Construction Report (*No Action Required*) – Gordon Law, City Engineer
(Timestamp 01:49:46)

City Engineer, Gordon Law stood for questions.

No questions.

- O. Consideration to approve Purchase Order authority for Bob Bachman to purchase a Bucket Truck through an auction or private seller – Bob Bachman, Facilities Director
(Timestamp 01:50:34)

Facilities Director, Bob Bachman said he has found a bucket truck that will save the city money. He did a walk through and inspection today and would like to move forward with purchasing. Mr. Bachman would like to contract a certified inspector to ensure the safety of the equipment and possibly set up inspections on a schedule recommended by the inspector. This purchase, including inspection will save the city approximately \$10,000 under the amount that was budgeted.

Council President Cardoza asked if the truck could be certified before it is purchased.

Mr. Bachman responded the dealer certified it when they bought it but he would be more comfortable with the safety of the truck if we had it certified. The contractor would do an inspection, safety check and certification on site. Part of the price negotiation was the stipulation that the transaction be completed as soon as possible.

Mayor Nelson asked the cost of the certification.

Mr. Bachman responded the estimate is \$500.00.

Council Member Jones asked if the truck needs a DOT inspection and if there would be any additional costs involved for hitches, lights, etc.

Mr. Bachman responded the truck does not need a DOT inspection. There will be some additional items needed such as a compressor and some tools. The additional expenditures would come from the purchase price cost savings.

Council Member Jones asked if there are funds to cover the additional expenditures.

City Treasure, John Marsh explained the funds for the bucket truck are budgeted. Council can choose which fund they prefer to use which does not change the overall budget.

Council Member Buban-Vonder Haar moved to approve Purchase Order authority up to \$15,000 for Bob Bachman to purchase a Bucket Truck through auction or private seller and all associated accessories. Seconded by Council Member Stear with the following roll call vote:

Voting Aye: Council Members Jones, Buban-Vonder Haar, Cardoza and Stear

Voting No: None

Motion carried 4-0.

8. Ordinances: None

9. Mayor/Council Discussion Items:

10. Announcements:

11. Executive Session:

12. Adjournment:

Council Member Stear moved to adjourn the meeting at 9:07 p.m. Seconded by Council President Cardoza. Motion carried 4-0

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, City Clerk

*Minutes prepared by Dawn Stephens
Date Approved: CCM 10.20.2015*

CITY OFFICIALS

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

CITY OF KUNA

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

**Special Meeting
 MINUTES**

Tuesday, October 13, 2015

4:30 P.M. SPECIAL MEETING**1. Call to Order and Roll Call**

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

CITY STAFF PRESENT: John Marsh, City Treasurer
 Chris Engels, City Clerk
 Richard Roats, City Attorney
 Gordon Law, City Engineer
 Bobby Withrow, Parks Director
 Bob Bachman, Facilities Director
 Troy Behunin, Senior Planner

2. Business:

Consideration to approve Case No.'s 15-01-LS (Lot Split) – A request from Michael Chestone with Origis Energy, USA, to split a qualifying property already in the city of Kuna – Troy Behunin, Senior Planner.

Senior Planner Troy Behunin explained the applicant is present. Mr. Behunin stated the property is in the city and has not been split since 1977 and is eligible for a lot split. The lot split is needed for financing and has a special use permit. The split off portion will not have solar panels on the property. He explained the map provided and stood for questions.

Council President Cardoza confirmed the property was in city limits.

Michael Chestone, Director of Development with Origis. He thanked Council for consideration of the application. The lot split is important to the project. The split off portion of the land is irrigated and portion being retained is dry ground. The reason for timing is for closing the real estate and project funding within the next couple of days.

The split is needed to be in place for the property can be sold back to Carl Nicholson. It will allow the project and neighboring farming operation to coexist.

Council Member Stear complimented Mr. Chestone on the handling of the neighbors' concerns and shows that Origis is a good neighbor.

Council Member Jones confirmed that this wasn't part of the agreement with the neighbors.

Mr. Chestone said it was not.

Mayor Nelson asked if the current smoke in the air affects the solar panel production.

Mr. Chestone said it does have an impact in performance based on studies.

Council President Cardoza asked City Attorney Gordon Law when the city annexes or gives a permit, do the water rights revert to the city.

Mr. Law responded that it does not and unless the matter is attached to the SUP, it is done separately.

Mr. Chestone added that there is some excess water and is happy to work with the city on any water rights if the city is interested.

Mayor and Council thanked Mr. Chestone.

Council Member Stear moved based on the facts outlined in the staff report to approve 15-01-LS (Lot Split); Seconded by Council Member Buban-Vonder Haar. Motion carried 4-0.

3. Adjournment:

Council Member Stear moved to adjourn the meeting at 4:43 p.m. Seconded by Council Member Jones. Motion carried 4-0

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, City Clerk

*Minutes prepared by Dawn Stephens
Date Approved: CCM 10.20.2015*

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.	4096062-000 A		<u>INV #4096062-000 WAS SHORT PAID AND LATE FEES ADDED. SEWER, JUNE 15</u>	06/10/2015	3.30	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	6/15		
Total 4096062-000 A:						3.30	.00					
1461	2M COMPANY, INC.	4100856-000	3439	<u>REPLACEMENT PARTS - PIPES AND SLIDERS MAIN PARK SPRINKLERS, P.KAUFMAN, WATER, OCT.'15</u>	10/06/2015	153.27	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	10/15		
Total 4100856-000:						153.27	.00					
Total 2M COMPANY, INC.:						156.57	.00					
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0481659	3336	<u>1 EA PVC VENT PRESSURE TEST REQUIRED, 1 EA FLASHING REQUIRED AT ALL MASONARY TOP EDGES, BOTH STAMPS, J COULTER, BLDG INSPECTOR, SEPT 15</u>	09/08/2015	21.95	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	9/15		
Total 0481659:						21.95	.00					
Total ABC STAMP, SIGNS & AWARDS:						21.95	.00					
ACEM												
839	ACEM	60115.00		<u>1ST QUARTER MEMBER DUES FY 2016, 2015, G NELSON, OCT 15</u>	10/01/2015	1,429.00	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	0	10/15		
Total 60115.00:						1,429.00	.00					

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Total ACEM:						1,429.00	.00					
ACTION GARAGE DOOR, INC												
630	ACTION GARAGE DOOR, INC	83012		<u>INSTALLED THRESHOLD ON GARAGE DOORS AT NWWTP TO KEEP WATER TIGHT AT GROUND LEVEL. PARKS. SEPT 15</u>	09/09/2015	150.41	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	9/15		
630	ACTION GARAGE DOOR, INC	83012		<u>INSTALLED THRESHOLD ON GARAGE DOORS AT NWWTP TO KEEP WATER TIGHT AT GROUND LEVEL. WATER. SEPT 15</u>	09/09/2015	198.54	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	9/15		
630	ACTION GARAGE DOOR, INC	83012		<u>INSTALLED THRESHOLD ON GARAGE DOORS AT NWWTP TO KEEP WATER TIGHT AT GROUND LEVEL. SEWER. SEPT 15</u>	09/09/2015	198.54	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	9/15		
630	ACTION GARAGE DOOR, INC	83012		<u>INSTALLED THRESHOLD ON GARAGE DOORS AT NWWTP TO KEEP WATER TIGHT AT GROUND LEVEL. PI. SEPT 15</u>	09/09/2015	54.17	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	9/15		
Total 83012:						601.66	.00					
Total ACTION GARAGE DOOR, INC:						601.66	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	SEPT2015		<u>ACHD INPACT FEE TRANSFER. SEPT 15</u>	10/09/2015	56,886.00	56,886.00	<u>01-2510 ACHD IMPACT FEE TRANSFER</u>	0	10/15	10/09/2015	
Total SEPT2015:						56,886.00	56,886.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						56,886.00	56,886.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	13389		<u>ACHD SHOP RENT, NOV 15. PARKS</u>	10/15/2015	148.50	.00	<u>01-6211 RENT-BUILDINGS & LAND</u>	1004	11/15		

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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
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	13389		<u>ACHD SHOP RENT, NOV 15, WATER</u>	10/15/2015	126.00	.00	<u>20-6211 RENT-BUILDINGS & LAND</u>	0	11/15		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	13389		<u>ACHD SHOP RENT, NOV 15, SEWER</u>	10/15/2015	121.50	.00	<u>21-6211 RENT - BUILDINGS & LAND</u>	0	11/15		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	13389		<u>ACHD SHOP RENT, NOV 15, PI</u>	10/15/2015	54.00	.00	<u>25-6211 RENT - BUILDINGS & LAND</u>	0	11/15		
Total 13389:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	6074		<u>SHERIFF SERVICES, OCT 15</u>	10/02/2015	130,825.29	.00	<u>01-6000 LAW ENFORCEMENT SERVICES</u>	0	10/15		
Total 6074:						130,825.29	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						130,825.29	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	30050		<u>LAB TESTING SAMPLES, CEDAR WELL, C.DEYOUNG, WATER, SEPT 15</u>	09/30/2015	1,616.40	.00	<u>20-6150 MAINT. & REPAIRS - SYSTEM</u>	0	9/15		
Total 30050:						1,616.40	.00					
1	ANALYTICAL LABORATORIES	30051		<u>FY 2014-2015, LAB TESTING, MONTHLY SAMPLES TOTAL COLIFORM BACTERIA, SEWER, SEPT 15</u>	09/30/2015	1,344.60	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	9/15		
Total 30051:						1,344.60	.00					
Total ANALYTICAL LABORATORIES:						2,961.00	.00					
ARTCO (US, INC.)												

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1435	ARTCO (US, INC.)	152426849	3440	<u>1 BX BUSINESS CARDS FOR J COULTER, BLDG, OCT 15</u>	10/07/2015	40.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	10/15		
Total 152426849:						40.00	.00					
Total ARTCO (US, INC.):						40.00	.00					
AUTOZONE, INC.												
1606	AUTOZONE, INC.	4126360207A		<u>CORE CHARGE FOR BATTERY FOR FORD RANGER THAT WAS NOT PAID. ORIGINAL INVOICE #4126360207 11-29-13. WATER, OCT 15</u>	11/21/2013	5.00	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	10/15		
Total 4126360207A:						5.00	.00					
Total AUTOZONE, INC.:						5.00	.00					
BRADY INDUSTRIES OF IDAHO LLC												
1240	BRADY INDUSTRIES OF IDAHO LLC	4903653	3431	<u>2 CS TRI FOLD PAPER TOWELS, B WITHROWM, PARKS, OCT 15</u>	10/06/2015	39.96	.00	<u>01-6025 JANITORIAL</u>	1004	10/15		
Total 4903653:						39.96	.00					
Total BRADY INDUSTRIES OF IDAHO LLC:						39.96	.00					
BUREAU OF OCCUPATIONAL LICENSE												
1091	BUREAU OF OCCUPATIONAL LICENSE	10142015TS		<u>LICENSE RENEWALS FOR T.SHAFFER, #WWL1-18314, #WWWTLA-15725, #WWT3-18995, #WWC3-19594, EXPIRATION 11/14/15, SEWER</u>	10/14/2015	120.00	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	10/15		
Total 10142015TS:						120.00	.00					
Total BUREAU OF OCCUPATIONAL LICENSE:						120.00	.00					
BURKHOLDER GROUP, INC												

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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
1753	BURKHOLDER GROUP, INC	070915		<u>REMOVAL OF SPLIT ELM TREE BY SKATE PARK AND ALL DEBRIS, B BACHMAN, PARKS, JULY 15</u>	07/09/2015	1,380.00	.00	01-6150 <u>MAINTENANCE & REPAIRS - SYSTEM</u>	1004	7/15		
Total 070915:						1,380.00	.00					
Total BURKHOLDER GROUP, INC:						1,380.00	.00					
CASELLE INC												
1239	CASELLE INC	100215		<u>MONTHLY SOFTWARE SUPPORT FOR SEPT 15, ADMIN</u>	10/02/2015	459.86	.00	01-6052 <u>CONTRACT SERVICES</u>	0	9/15		
1239	CASELLE INC	100215		<u>MONTHLY SOFTWARE SUPPORT FOR SEPT 15, P&Z</u>	10/02/2015	153.34	.00	01-6052 <u>CONTRACT SERVICES</u>	1003	9/15		
1239	CASELLE INC	100215		<u>MONTHLY SOFTWARE SUPPORT FOR SEPT 15, WATER</u>	10/02/2015	376.22	.00	20-6052 <u>CONTRACT SERVICES</u>	0	9/15		
1239	CASELLE INC	100215		<u>MONTHLY SOFTWARE SUPPORT FOR SEPT 15, SEWER</u>	10/02/2015	491.18	.00	21-6052 <u>CONTRACT SERVICES</u>	0	9/15		
1239	CASELLE INC	100215		<u>MONTHLY SOFTWARE SUPPORT FOR SEPT 15, PI</u>	10/02/2015	159.40	.00	25-6052 <u>CONTRACT SERVICES</u>	0	9/15		
Total 100215:						1,640.00	.00					
Total CASELLE INC:						1,640.00	.00					
CENTURYLINK												
62	CENTURYLINK	092515-10241		<u>DEDICARED LANDLINE, 09-25-15 TO 10-24-15, SCADA, WATER, SEPT 15</u>	09/25/2015	33.11	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	9/15		
62	CENTURYLINK	092515-10241		<u>DEDICARED LANDLINE, 09-25-15 TO 10-24-15, SEWER, SEPT 15</u>	09/25/2015	43.23	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	9/15		

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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
62	CENTURYLINK	092515-10241		<u>DEDICATED LANDLINE, 09-25-15 TO 10-24-15, SCADA, PL, SEPT 15</u>	09/25/2015	14.02	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	9/15		
Total 092515-102415S:						90.36	.00					
62	CENTURYLINK	092515-10241		<u>DEDICATED LANDLINE, 09-25-15 TO 10-24-15, SR CTR, SEPT 15</u>	09/25/2015	49.72	.00	<u>01-6255 TELEPHONE</u>	1001	9/15		
Total 092515-102415SC:						49.72	.00					
Total CENTURYLINK:						140.08	.00					
CHRISTINE MCDANIEL												
1274	CHRISTINE MCDANIEL	100815		<u>CLASS OPERATOR SAFETY TRAINING, REIMBURSEMENT FOR MEALS FOR D CROSLLEY AND C MCDANIEL, SEWER, OCT 15</u>	10/08/2015	14.82	.00	<u>01-6265 TRAINING & SCHOOLING</u>	0	10/15		
Total 100815:						14.82	.00					
Total CHRISTINE MCDANIEL:						14.82	.00					
CHRISTOPHER LEE SMITH												
1750	CHRISTOPHER LEE SMITH	00002	3476	<u>IDAHO POWER MARKETING MATERIAL DESIGN WORK, IDAHO POWER GRANT, 50 HRS @55.00 PER HOUR, AUG 15 TO CURRENT, OCT 15</u>	10/15/2015	2,750.00	.00	<u>03-6359 EXPENDITURE- IDPCO ECONOMIC DV</u>	0	8/15		
Total 00002:						2,750.00	.00					
Total CHRISTOPHER LEE SMITH:						2,750.00	.00					
COMPASS												
4	COMPASS	216009		<u>1ST QUARTER MEMBERSHIP DUES, MAYOR, OCT 15</u>	10/01/2015	1,909.25	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	0	10/15		

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Total 216009:						1,909.25	.00					
Total COMPASS:						1,909.25	.00					
COREY BARTON HOMES, INC.												
479	COREY BARTON HOMES, INC.	10012015		DANSKIN LIFT STATION REIMBURSEMENT, 24.0 EDU, 3RD QTR, OCT 15	10/01/2015	9,144.00	.00	05-6306 SEWER MAIN CAPACITY REIMBURSE	0	9/15		
Total 10012015:						9,144.00	.00					
Total COREY BARTON HOMES, INC.:						9,144.00	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	7295	3430	REINSTALL HEAT TAPE, REWIRE HEAT TAPE FOR 10 MILE LIFT STATION, FY 2014- 2015, T.FLEMING, SEWER, SEPT.'15	09/30/2015	2,211.63	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	9/15		
Total 7295:						2,211.63	.00					
147	CUSTOM ELECTRIC, INC.	7296	3446	INSTALLED ELECTRICAL TANK MIXER AT CEDAR WELLS #4 & #9, PLUS PARTS AND LABOR, R FORD, WATER, OCT 15	09/30/2015	1,429.31	.00	20-6020 CAPITAL IMPROVEMENTS	0	9/15		
Total 7296:						1,429.31	.00					
147	CUSTOM ELECTRIC, INC.	7297	3445	TODD TROUBLESHOOTING AT WELL #10 AND TROUBLESHOOTING DANSKIN WELL #7 AND #8, AND ALARMS AND CONTROLS AT BUTLER WELL #3, R FORD, WATER, OCT 15	09/30/2015	467.50	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	9/15		
Total 7297:						467.50	.00					

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Total CUSTOM ELECTRIC, INC.:						4,108.44	.00					
DIGLINE												
25	DIGLINE	0052561-IN		<u>DIG FEES, WATER, AUG 15</u>	08/31/2015	72.90	.00	20-6065 <u>DIG LINE EXPENSE</u>	0	8/15		
25	DIGLINE	0052561-IN		<u>DIG FEES, SEWER, AUG 15</u>	08/31/2015	86.74	.00	21-6065 <u>DIG LINE EXPENSE</u>	0	8/15		
25	DIGLINE	0052561-IN		<u>DIG FEES, PI, AUG 15</u>	08/31/2015	30.34	.00	25-6065 <u>DIG LINE EXPENSE</u>	0	8/15		
Total 0052561-IN:						189.98	.00					
25	DIGLINE	0052736-IN		<u>DIG FEES, WATER, SEPT 15</u>	09/30/2015	60.54	.00	20-6065 <u>DIG LINE EXPENSE</u>	0	9/15		
25	DIGLINE	0052736-IN		<u>DIG FEES, SEWER, SEPT 15</u>	09/30/2015	72.04	.00	21-6065 <u>DIG LINE EXPENSE</u>	0	9/15		
25	DIGLINE	0052736-IN		<u>DIG FEES, PI, SEPT 15</u>	09/30/2015	25.20	.00	25-6065 <u>DIG LINE EXPENSE</u>	0	9/15		
Total 0052736-IN:						157.78	.00					
Total DIGLINE:						347.76	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	100915		<u>PLUMBING INSPECTION FEES, SEPT 15</u>	10/09/2015	3,237.34	3,237.34	01-6202 <u>PROFESSIONAL SERVICES</u>	1003	9/15	10/09/2015	
Total 100915:						3,237.34	3,237.34					
Total DMH ENTERPRISES:						3,237.34	3,237.34					
E4 PARTNERSHIP, LLC												
1655	E4 PARTNERSHIP, LLC	10012015		<u>DANSKIN LIFT STATION REIMBURSEMENT AGREEMENT, 6.0 EDU, OCT 15</u>	10/01/2015	2,286.00	.00	05-6306 <u>SEWER MAIN CAPACITY REIMBURSE</u>	0	9/15		

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				WATER	10/07/2015	425.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	9/15		
Total L0235643:						425.00	.00					
1735	EUROFINS EATON ANALYTICAL, INC	L0236202		STATE MANDATORY WATER SAMPLES AND PROCESSING, WELL #4 & #9, WATER, OCT 15	10/12/2015	100.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	10/15		
Total L0236202:						100.00	.00					
Total EUROFINS EATON ANALYTICAL, INC:						670.00	.00					
FILTRATION TECHNOLOGY												
108	FILTRATION TECHNOLOGY	6938	3436	REPLACEMENT CHLORINE PUMP FOR CEDAR WELL #4, R.FORD, WATER, OCT.'15	10/05/2015	479.88	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	10/15		
Total 6938:						479.88	.00					
108	FILTRATION TECHNOLOGY	S6989	3435	ALL QUEST FOR WELL SYSTEMS, R.FORD, WATER, OCT.'15	10/05/2015	2,708.88	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	10/15		
Total S6989:						2,708.88	.00					
Total FILTRATION TECHNOLOGY:						3,188.76	.00					
HD SUPPLY WATERWORKS LTD												
63	HD SUPPLY WATERWORKS LTD	E583158	3416	5 EA. 3/4" NONPOTTED METERS, 2 EA. METER T'S, R.JONES, WATER, SEPT.'15	09/30/2015	977.62	.00	20-6020 CAPITAL IMPROVEMENTS	0	9/15		
Total E583158:						977.62	.00					
Total HD SUPPLY WATERWORKS LTD:						977.62	.00					

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IDAHO DEPT OF ENVIRONMENTAL QU												
128	IDAHO DEPT OF ENVIRONMENTAL QU	10072015DEQ	3448	<u>REGISTRATION #25, TRANSACTION #6045287, SOURCE WATER PROTECTION CLASS, B.WITHROW, PARKS, OCT.'15</u>	10/07/2015	40.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1004	10/15		
Total 10072015DEQ:						40.00	.00					
Total IDAHO DEPT OF ENVIRONMENTAL QU:						40.00	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	OCT2015		<u>CONTRAC SERVICES - OCT 15</u>	10/01/2015	4,972.92	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	10/15		
Total OCT2015:						4,972.92	.00					
Total IDAHO HUMANE SOCIETY:						4,972.92	.00					
IDAHO NURSERY & LANDSCAPE ASSOCIATION												
1261	IDAHO NURSERY & LANDSCAPE ASSOCIATION	100515		<u>MEMBERSHIP DUES RENEWAL, 2015-2016, OCT 15</u>	10/05/2015	50.00	.00	<u>01-6075 DUES & MEMBERSHIPS</u>	1004	10/15		
Total 100515:						50.00	.00					
Total IDAHO NURSERY & LANDSCAPE ASSOCIATION:						50.00	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	10022015I	2931	<u>WORK ORDER #27435114, ELECTRICAL UPGRADES AT BERNARD FISHER PARK, B.BACHMAN, PARKS, MAY'15</u>	10/02/2015	201.00	.00	<u>01-6045 CONTINGENCY FUND</u>	1004	5/15		
38	IDAHO POWER CO	10022015I	2931	<u>WORK ORDER #27435114, ELECTRICAL UPGRADES AT BERNARD FISHER PARK, B.BACHMAN, PARKS, MAY'15</u>	10/02/2015	1,945.00	.00	<u>01-6045 CONTINGENCY FUND</u>	1004	5/15		
Total 10022015I:						2,146.00	.00					

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Total IDAHO POWER CO:						2,146.00	.00					
IDAHO TRACTOR INC												
34	IDAHO TRACTOR INC	PI04174	3323	<u>BLADES FOR KUBOTA MOWER, B.GILLOGLY, PARKS, SEPT.'15</u>	09/01/2015	55.20	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	9/15		
Total PI04174:						55.20	.00					
Total IDAHO TRACTOR INC:						55.20	.00					
IDAHO TRANSPORTATION DEPT.												
180	IDAHO TRANSPORTATION DEPT.	10142015IDT		<u>EXEMPT LICENSE PLATE FOR THE 2004 FORD BUCKET TRUCK, OCT.'15</u>	10/14/2015	23.00	23.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	10/15	10/14/2015	
Total 10142015IDT:						23.00	23.00					
Total IDAHO TRANSPORTATION DEPT.:						23.00	23.00					
INTEGRA TELECOM												
1411	INTEGRA TELECOM	13325965		<u>MONTHLY TELEPHONE, DATA, NETWORK, ADMIN, OCT 15</u>	10/01/2015	590.96	.00	<u>01-6255 TELEPHONE</u>	0	10/15		
1411	INTEGRA TELECOM	13325965		<u>MONTHLY TELEPHONE, DATA, NETWORK, P&Z, OCT 15</u>	10/01/2015	197.05	.00	<u>01-6255 TELEPHONE</u>	1003	10/15		
1411	INTEGRA TELECOM	13325965		<u>MONTHLY TELEPHONE, DATA, NETWORK, WATER, OCT 15</u>	10/01/2015	483.47	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	10/15		
1411	INTEGRA TELECOM	13325965		<u>MONTHLY TELEPHONE, DATA, NETWORK, SEWER, OCT 15</u>	10/01/2015	631.21	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	10/15		
1411	INTEGRA TELECOM	13325965		<u>MONTHLY TELEPHONE, DATA, NETWORK, PI, OCT 15</u>	10/01/2015	204.86	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	10/15		
Total 13325965:						2,107.55	.00					

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Total INTEGRA TELECOM:						2,107.55	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	86746		<u>CREATED IT DISTRIBUTION EMAIL FOR INTEGRINET. DISCUSSED SQL 2005 COMPARABILITY WITH J MARSH. ADMIN. SEPT 15</u>	09/27/2015	124.08	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86746		<u>CREATED IT DISTRIBUTION EMAIL FOR INTEGRINET. DISCUSSED SQL 2005 COMPARABILITY WITH J MARSH. WATER. SEPT 15</u>	09/27/2015	3.17	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86746		<u>CREATED IT DISTRIBUTION EMAIL FOR INTEGRINET. DISCUSSED SQL 2005 COMPARABILITY WITH J MARSH. SEWER. SEPT 15</u>	09/27/2015	3.17	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86746		<u>CREATED IT DISTRIBUTION EMAIL FOR INTEGRINET. DISCUSSED SQL 2005 COMPARABILITY WITH J MARSH. PI. SEPT 15</u>	09/27/2015	1.58	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	9/15		
Total 86746:						132.00	.00					
1595	INTEGRINET SOLUTIONS, INC.	86894		<u>PRO ACTION MAINTENANCE. CONTACTED SENDIO. ANTI SPAM SOFTWARE. ADMIN. SEPT 15</u>	09/30/2015	12.32	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86894		<u>PRO ACTION MAINTENANCE. CONTACTED SENDIO. ANTI SPAM SOFTWARE. P&Z. SEPT 15</u>	09/30/2015	4.40	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86894		<u>PRO ACTION MAINTENANCE. CONTACTED SENDIO. ANTI SPAM SOFTWARE. WATER. SEPT 15</u>	09/30/2015	11.44	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	9/15		
1595	INTEGRINET SOLUTIONS, INC.	86894		<u>PRO ACTION MAINTENANCE. CONTACTED SENDIO. ANTI SPAM SOFTWARE. SEWER. SEPT 15</u>	09/30/2015	11.44	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	9/15		

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1595	INTEGRINET SOLUTIONS, INC.	86894		<u>PRO ACTION MAINTENANCE, CONTACTED SENDIO, ANTI SPAM SOFTWARE, PI, SEPT 15</u>	09/30/2015	4.40	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	9/15		
Total 86894:						44.00	.00					
Total INTEGRINET SOLUTIONS, INC.:						176.00	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482195000101		<u>NATURAL GAS CONSUMPTION NWWTP, 08-27-15 TO 09-28-15, NWWTP, SEPT 15</u>	09/29/2015	144.57	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	9/15		
Total 482195000101915:						144.57	.00					
Total INTERMOUNTAIN GAS CO:						144.57	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	09252015-100		<u>SANITATION RECEIPT TRANSFER 09-25-15 TO 10-01- 15, OCT 15</u>	10/02/2015	13,144.95	13,144.95	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	10/15	10/02/2015	
230	J & M SANITATION, INC.	09252015-100		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEE, 09-25-15 TO 10-01-15, OCT 15</u>	10/02/2015	-1,298.72	-1,298.72	<u>01-4170 FRANCHISE FEES</u>	0	10/15	10/02/2015	
Total 09252015-10012015:						11,846.23	11,846.23					
230	J & M SANITATION, INC.	10022015-100		<u>SANITATION RECEIPT TRANSFER 10-02-15 TO 10-08- 15, OCT 15</u>	10/09/2015	30,837.97	30,837.97	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	10/15	10/09/2015	
230	J & M SANITATION, INC.	10022015-100		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEE, 10-02-15 TO 10-08-15, OCT 15</u>	10/09/2015	-3,046.79	-3,046.79	<u>01-4170 FRANCHISE FEES</u>	0	10/15	10/09/2015	
Total 10022015-10082015:						27,791.18	27,791.18					

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Total J & M SANITATION, INC.:						39,637.41	39,637.41					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	2091602		<u>BANK FEES, ADMIN, SEPT 15</u>	09/30/2015	61.72	.00	01-6505 BANK FEES	0	9/15		
1328	JACK HENRY & ASSOCIATES, INC.	2091602		<u>BANK FEES, P&Z, SEPT 15</u>	09/30/2015	1.52	.00	01-6505 BANK FEES	1003	9/15		
1328	JACK HENRY & ASSOCIATES, INC.	2091602		<u>BANK FEES, WATER, SEPT 15</u>	09/30/2015	77.09	.00	20-6505 BANK FEES	0	9/15		
1328	JACK HENRY & ASSOCIATES, INC.	2091602		<u>BANK FEES, SEWER, SEPT 15</u>	09/30/2015	127.22	.00	21-6505 BANK FEES	0	9/15		
1328	JACK HENRY & ASSOCIATES, INC.	2091602		<u>BANK FEES, PI, SEPT 15</u>	09/30/2015	30.46	.00	25-6505 BANK FEES	0	9/15		
Total 2091602:						298.01	.00					
Total JACK HENRY & ASSOCIATES, INC.:						298.01	.00					
JORDAN RAE, INC												
1765	JORDAN RAE, INC	10072015		<u>2004 FORD F-450 BUCKET TRUCK, FYE 2016, OCT 15</u>	10/07/2015	9,106.00	9,106.00	40-6020 CAPITAL IMPROVEMENTS	1006	10/15	10/07/2015	
Total 10072015:						9,106.00	9,106.00					
Total JORDAN RAE, INC:						9,106.00	9,106.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0096744		<u>PROFESSIONAL SERVICES FOR BLOWER REPLACEMENT, 08-30-15 TO 09-30-15, SEPT 15</u>	10/07/2015	934.82	.00	21-6020 CAPITAL IMPROVEMENTS	0	9/15		
Total 0096744:						934.82	.00					
Total J-U-B ENGINEERS, INC.:						934.82	.00					

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				WITHROW, SEPT 15	09/29/2015	48.35	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/15		
43	KUNA TRUE VALUE HARDWARE	143046	3318	CHALK LINE, SCISSORS, METAL YARD STICK, B WITHROW, PARKS, SEPT 15	09/29/2015	17.97	.00	01-6175 SMALL TOOLS	1004	9/15		
Total 143046:						116.28	.00					
43	KUNA TRUE VALUE HARDWARE	143048	3419	1 EA. MOP - TO CLEAN RAILS, M.NADAU, SEWER, SEPT.'15	09/29/2015	14.99	.00	21-6175 SMALL TOOLS	0	9/15		
Total 143048:						14.99	.00					
43	KUNA TRUE VALUE HARDWARE	143087	3420	2 CANS OF PAINT AND A ROLL OF DUCT TAPE FOR WHEEL LINE AND 4 WHEELER, C.MCDANIEL, SEWER, SEPT.'15	09/30/2015	17.27	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		
Total 143087:						17.27	.00					
43	KUNA TRUE VALUE HARDWARE	143097	3421	GALVANIZED NIPPLE, NUTS, WASHERS FOR PI BREAK REPAIR, P.I. SEPT.'15	09/30/2015	2.53	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	9/15		
Total 143097:						2.53	.00					
43	KUNA TRUE VALUE HARDWARE	143098	3422	MISC PARTS FOR CEDAR WELL, 12 WASHERS 2 GALVANIZED NIPPLES, GALV. COUPLER, GALV CAP, SPRAY PAINT, PAINT BUCKET, R.JONES, WATER, SEPT.'15	09/30/2015	40.94	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	9/15		
Total 143098:						40.94	.00					
Total KUNA TRUE VALUE HARDWARE:						310.90	.00					

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KUNA WELDING												
46	KUNA WELDING	2369		<u>3/8 PLATES, 18X18 FOR KIOSK ON GREENBELT EXTENSION, B WITHROW, SEPT 15</u>	09/15/2015	46.82	.00	<u>03-6365 EXPENDITURE-ID PARKS & REC RTP</u>	0	9/15		
46	KUNA WELDING	2369		<u>3/8 PLATES, 18X18 FOR KIOSK ON GREENBELT EXTENSION, B WITHROW, SEPT 15</u>	09/15/2015	20.07	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		
Total 2369:						66.89	.00					
46	KUNA WELDING	2393		<u>CUT 110 PCS ROUND TUBING FOR WAGON WHEEL SPOKES AT KIOSK ON GREENBELT EXTENSION, B BACHMAN, SEPT 15</u>	09/23/2015	88.06	.00	<u>03-6365 EXPENDITURE-ID PARKS & REC RTP</u>	0	9/15		
46	KUNA WELDING	2393		<u>CUT 110 PCS ROUND TUBING FOR WAGON WHEEL SPOKES AT KIOSK ON GREENBELT EXTENSION, B BACHMAN, SEPT 15</u>	09/23/2015	64.74	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	9/15		
Total 2393:						152.80	.00					
Total KUNA WELDING:						219.69	.00					
LAYNE OF IDAHO, INC.												
1322	LAYNE OF IDAHO, INC.	16139		<u>WASTE WATER PUMP #2 TEN MILE PUMP STATION, PULL EXISTING PUMP FOR REPAIR, REPAIR MOTOR AND INSTALL, SEWER, SEPT 15</u>	09/30/2015	10,225.00	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	9/15		
Total 16139:						10,225.00	.00					
Total LAYNE OF IDAHO, INC.:						10,225.00	.00					
MISCELLANEOUS VENDORS												
285	MISCELLANEOUS VENDORS	#9830		<u>REFUND ELECTRICAL PERMIT#9830, OCT 15</u>	10/09/2015	970.00	970.00	<u>01-4362 ELECTRICAL PERMITS</u>	1003	10/15	10/09/2015	

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Total #9830:						970.00	970.00					
285	MISCELLANEOUS VENDORS	100815		<u>REIMBURSE FOR MEAL, OPERATING SAFETY TRAINING CLASS, J MORFIN, WATER, OCT 15</u>	10/08/2015	11.65	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	10/15		
Total 100815:						11.65	.00					
285	MISCELLANEOUS VENDORS	100815JC		<u>REIMBURSE FOR MEAL, OPERATING SAFETY TRAINING CLASS, J COX, WATER, OCT 15</u>	10/08/2015	9.30	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	10/15		
Total 100815JC:						9.30	.00					
Total MISCELLANEOUS VENDORS:						990.95	970.00					
MORTENSEN ENTERPRISES INC												
1762	MORTENSEN ENTERPRISES INC	7286	3406	<u>REINSULATED AUGER AT 10 MILE LIFT STATION, T.FLEMING, SEWER, SEPT.'15</u>	09/29/2015	955.00	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	9/15		
Total 7286:						955.00	.00					
Total MORTENSEN ENTERPRISES INC:						955.00	.00					
PACIFIC PUBLISHING COMPANY INC												
1732	PACIFIC PUBLISHING COMPANY INC	73832-A	3344	<u>AD#157417, PUBLICATION (1X) OF THE ANNUAL APPROPRIATION ORDINANCE (J. MARSH)</u>	09/30/2015	50.18	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	9/15		
1732	PACIFIC PUBLISHING COMPANY INC	73832-A	3344	<u>AD#157417, PUBLICATION (1X) OF THE ANNUAL APPROPRIATION ORDINANCE (J. MARSH) - WATER</u>	09/30/2015	33.85	.00	<u>20-6125 LEGAL PUBLICATIONS</u>	0	9/15		
1732	PACIFIC PUBLISHING COMPANY INC	73832-A	3344	<u>AD#157417, PUBLICATION (1X) OF THE ANNUAL APPROPRIATION ORDINANCE (J. MARSH) - SEWER</u>	09/30/2015	44.20	.00	<u>21-6125 LEGAL PUBLICATIONS EXPENSE</u>	0	9/15		

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1732	PACIFIC PUBLISHING COMPANY INC	73832-A	3344	<u>AD#157417. PUBLICATION (1X) OF THE ANNUAL APPROPRIATION ORDINANCE (J. MARSH) - P.I</u>	09/30/2015	14.34	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	9/15		
Total 73832-A:						142.57	.00					
1732	PACIFIC PUBLISHING COMPANY INC	73832-B	3389	<u>AD#157639. SUMMARY OF ORDINANCE NO 2015-17, C.ENGELS, SEPT.15</u>	09/30/2015	34.96	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	9/15		
1732	PACIFIC PUBLISHING COMPANY INC	73832-B	3389	<u>AD#157640. SUMMARY ORDINANCES PUBLICATIONS, ORD #2015-11. C.ENGELS, SEPT.'15</u>	09/30/2015	33.12	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	9/15		
Total 73832-B:						68.08	.00					
1732	PACIFIC PUBLISHING COMPANY INC	73832-C	3345	<u>AD#157421. PUBLIC HEARING NOTICE FOR THE SOLAR FARM, T.BEHUNIN, P & Z, SEPT.'15</u>	09/30/2015	49.68	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	9/15		
Total 73832-C:						49.68	.00					
1732	PACIFIC PUBLISHING COMPANY INC	73832-D	3324	<u>AD#157320. PUBLICATION (2X) KUNA MELBA NEWS FYE 2015 APPROPRIATION AMENDMENT (J. MARSH)</u>	09/30/2015	155.66	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	9/15		
1732	PACIFIC PUBLISHING COMPANY INC	73832-D	3324	<u>AD#157320. PUBLICATION (2X) KUNA MELBA NEWS FYE 2015 APPROPRIATION AMENDMENT (J. MARSH) - WATER</u>	09/30/2015	95.50	.00	<u>20-6125 LEGAL PUBLICATIONS</u>	0	9/15		
1732	PACIFIC PUBLISHING COMPANY INC	73832-D	3324	<u>AD#157320. PUBLICATION (2X) KUNA MELBA NEWS FYE 2015 APPROPRIATION AMENDMENT (J. MARSH) - SEWER</u>	09/30/2015	124.69	.00	<u>21-6125 LEGAL PUBLICATIONS EXPENSE</u>	0	9/15		
1732	PACIFIC PUBLISHING COMPANY INC	73832-D	3324	<u>AD#157320. PUBLICATION (2X) KUNA MELBA NEWS FYE 2015 APPROPRIATION AMENDMENT (J. MARSH) - P.I</u>	09/30/2015	40.47	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	9/15		

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Total 73832-D:						416.32	.00					
1732	PACIFIC PUBLISHING COMPANY INC	73832-E		<u>AD#157314. PUBLIC HEARING NOTICE, PROPOSED RESOLUTION R42-2015 TRASH FEE INCREASE, SEPT.'15</u>	09/30/2015	147.99	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	9/15		
1732	PACIFIC PUBLISHING COMPANY INC	73832-E		<u>AD#157221. FILE #15-01-ZOA, SEPT.'15 - P & Z</u>	09/30/2015	67.61	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	9/15		
Total 73832-E:						215.60	.00					
1732	PACIFIC PUBLISHING COMPANY INC	73832-F	3365	<u>AD#157524. PUBLIC HEARING NOTICE, ARDELL ESTATES, T.BEHUNIN, P & Z, SEPT.'15</u>	09/30/2015	49.68	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	9/15		
Total 73832-F:						49.68	.00					
1732	PACIFIC PUBLISHING COMPANY INC	73832-G		<u>AD#157654. APPROPRIATION AMENDMENT ORDINANCE (1 WEEK), J.MARSH, SEPT.15</u>	09/30/2015	30.66	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	9/15		
1732	PACIFIC PUBLISHING COMPANY INC	73832-G		<u>AD#157654. APPROPRIATION AMENDMENT ORDINANCE (1 WEEK), J.MARSH, SEPT.15 - WATER</u>	09/30/2015	40.86	.00	<u>20-6125 LEGAL PUBLICATIONS</u>	0	9/15		
1732	PACIFIC PUBLISHING COMPANY INC	73832-G		<u>AD#157654. APPROPRIATION AMENDMENT ORDINANCE (1 WEEK), J.MARSH, SEPT.15 - SEWER</u>	09/30/2015	40.86	.00	<u>21-6125 LEGAL PUBLICATIONS EXPENSE</u>	0	9/15		
1732	PACIFIC PUBLISHING COMPANY INC	73832-G		<u>AD#157654. APPROPRIATION AMENDMENT ORDINANCE (1 WEEK), J.MARSH, SEPT.15 - P.I</u>	09/30/2015	10.25	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	9/15		
Total 73832-G:						122.63	.00					
Total PACIFIC PUBLISHING COMPANY INC:						1,064.56	.00					

PAULS MARKET

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56	PAULS MARKET	006011091125	3335	<u>WATER AND CHIPS FOR THE ECONOMIC DEVELOPMENT LUNCHEON, D.STEPHENS, SEPT.'15</u>	09/03/2015	20.55	.00	01-6155 <u>MEETINGS/COMMI ITEES</u>	0	9/15		
Total 00601109112500205:						20.55	.00					
56	PAULS MARKET	009025931232		<u>4 BOTTLES ISOPROPYL ALCOHOL, WATER, SEPT.'15</u>	09/02/2015	7.56	.00	20-6150 MAINT. & <u>REPAIRS - SYSTEM</u>	0	9/15		
Total 00902593123200210:						7.56	.00					
56	PAULS MARKET	009039360955		<u>CRUSHED ICE FOR THE UCMR3 SAMPLES, WATER, SEPT.'15</u>	09/08/2015	4.18	.00	20-6150 MAINT. & <u>REPAIRS - SYSTEM</u>	0	9/15		
Total 00903936095500202:						4.18	.00					
56	PAULS MARKET	009039491050		<u>ICE FOR THE UCMR SAMPLES, WATER, SEPT.'15</u>	09/08/2015	3.00	.00	20-6150 MAINT. & <u>REPAIRS - SYSTEM</u>	0	9/15		
Total 00903949105000202:						3.00	.00					
56	PAULS MARKET	009041661100		<u>ICE FOR THE UCMR SAMPLES, WATER, SEPT.'15</u>	09/09/2015	3.00	.00	20-6150 MAINT. & <u>REPAIRS - SYSTEM</u>	0	9/15		
Total 00904166110000201:						3.00	.00					
56	PAULS MARKET	009043881335		<u>ICE FOR THE UCMR SAMPLES, WATER, SEPT.'15</u>	09/10/2015	1.18	.00	20-6150 MAINT. & <u>REPAIRS - SYSTEM</u>	0	9/15		
Total 00904388133500201:						1.18	.00					
56	PAULS MARKET	009058010924		<u>ICE FOR THE UCMR SAMPLES, WATER, SEPT.'15</u>	09/17/2015	3.00	.00	20-6150 MAINT. & <u>REPAIRS - SYSTEM</u>	0	9/15		

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Total 00905801092400201:						3.00	.00					
56	PAULS MARKET	009058171041		<u>ICE FOR THE UCMR SAMPLES, WATER, SEPT.'15</u>	09/17/2015	1.18	.00	<u>20-6150 MAINT. & REPAIRS - SYSTEM</u>	0	9/15		
Total 00905817104100201:						1.18	.00					
56	PAULS MARKET	009083171253		<u>ICE FOR THE UCMR SAMPLES, WATER, SEPT.'15</u>	09/29/2015	6.00	.00	<u>20-6150 MAINT. & REPAIRS - SYSTEM</u>	0	9/15		
Total 00908317125300202:						6.00	.00					
Total PAULS MARKET:						49.65	.00					
RENTAL CONNECTION												
893	RENTAL CONNECTION	38287	3429	<u>PROPANE REFILL FOR WEED BURNING AT THE FARM AND AROUND TOWN. C.KNIGHT, SEWER, OCT 15</u>	10/02/2015	11.88	.00	<u>21-6090 FARM EXPENDITURES</u>	0	10/15		
Total 38287:						11.88	.00					
Total RENTAL CONNECTION:						11.88	.00					
ROCKY MOUNTAIN TURF & INDUSTRI												
478	ROCKY MOUNTAIN TURF & INDUSTRI	S54535	3410	<u>REPAIRS ON THE GRASSHOPPER LAWNMOWER, B.WITHROW, PARKS, SEPT.'15</u>	09/29/2015	800.00	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	9/15		
Total S54535:						800.00	.00					
Total ROCKY MOUNTAIN TURF & INDUSTRI:						800.00	.00					
SPECTER INSTRUMENTS, INC.												

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1626	SPECTER INSTRUMENTS, INC.	1508039959		<u>ANNUAL RENEWAL OF SOFTWARE MAINTENANCE & SUPPORT FOR WIN-911, WATER, OCT.'15</u>	08/17/2015	165.90	.00	<u>20-6052 CONTRACT SERVICES</u>	0	10/15		
1626	SPECTER INSTRUMENTS, INC.	1508039959		<u>ANNUAL RENEWAL OF SOFTWARE MAINTENANCE & SUPPORT FOR WIN-911, SEWER, OCT.'15</u>	08/17/2015	165.90	.00	<u>21-6052 CONTRACT SERVICES</u>	0	10/15		
1626	SPECTER INSTRUMENTS, INC.	1508039959		<u>ANNUAL RENEWAL OF SOFTWARE MAINTENANCE & SUPPORT FOR WIN-911, P.I, OCT.'15</u>	08/17/2015	63.20	.00	<u>25-6052 CONTRACT SERVICES</u>	0	10/15		
Total 1508039959:						395.00	.00					
Total SPECTER INSTRUMENTS, INC.:						395.00	.00					
ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	411744887		<u>PRE-EMPLOYMENT DRUG SCREENING, SEPT.'15 - ADMIN</u>	09/22/2015	40.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	9/15		
Total 411744887:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	411744888		<u>EMPLOYEE DRUG SCREENING, SEPT.'15 - WATER</u>	09/23/2015	32.00	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	9/15		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	411744888		<u>EMPLOYEE DRUG SCREENING, SEPT.'15 - P.I</u>	09/23/2015	8.00	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	9/15		
Total 411744888:						40.00	.00					
Total ST. LUKE'S REGIONAL MEDICAL CENTER:						80.00	.00					
STAPLES ADVANTAGE												
1292	STAPLES ADVANTAGE	3278933926	3471	<u>1 EA. GEL PRO FLOOR MAT, FOR J.MARSH'S OFFICE, OCT.'15</u>	09/22/2015	29.99	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	10/15		

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Total 3278933926:						29.99	.00					
1292	STAPLES ADVANTAGE	3278933927	3393	<u>2 EA. INSERTABLE DIVIDERS, 2 PKG SPIRAL NOTEBOOKS, J.MORFIN, WATER, SEPT.'15</u>	09/22/2015	9.36	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	9/15		
1292	STAPLES ADVANTAGE	3278933927	3393	<u>3 PK. INDEX MAKER, 1 DOZEN GEL PENS, 4 EA. HP920XL BLACK INK, 2 EA. HP920XL CYAN INK, 2 EA. HP920XL MAGENTA INK, 1 EA. HP920XL YELLOW INK, T.SHAFFER, SEWER, SEPT.'15</u>	09/22/2015	256.68	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	9/15		
1292	STAPLES ADVANTAGE	3278933927	3393	<u>1 DOZEN BLACK GEL PENS, 1 EA. HP27X BLACK TONER, CLERKS OFFICE, SEPT.'15</u>	09/22/2015	145.33	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	9/15		
1292	STAPLES ADVANTAGE	3278933927	3393	<u>1 EA. 10FT. VGA MONITOR EXT CABLE, 1 EA. WIRELESS KEY/MOUSE COMBO, 1 EA. 14 FT. NET CABLE, J.MARSH, SEPT.'15 - ADMIN</u>	09/22/2015	13.89	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	9/15		
1292	STAPLES ADVANTAGE	3278933927	3393	<u>1 EA. 10FT. VGA MONITOR EXT CABLE, 1 EA. WIRELESS KEY/MOUSE COMBO, 1 EA. 14 FT. NET CABLE, J.MARSH, SEPT.'15 - WATER</u>	09/22/2015	18.51	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	9/15		
1292	STAPLES ADVANTAGE	3278933927	3393	<u>1 EA. 10FT. VGA MONITOR EXT CABLE, 1 EA. WIRELESS KEY/MOUSE COMBO, 1 EA. 14 FT. NET CABLE, J.MARSH, SEPT.'15 - SEWER</u>	09/22/2015	18.51	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	9/15		
1292	STAPLES ADVANTAGE	3278933927	3393	<u>1 EA. 10FT. VGA MONITOR EXT CABLE, 1 EA. WIRELESS KEY/MOUSE COMBO, 1 EA. 14 FT. NET CABLE, J.MARSH, SEPT.'15 - P.I</u>	09/22/2015	4.65	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	9/15		
Total 3278933927:						466.93	.00					
1292	STAPLES ADVANTAGE	3278933929	3393	<u>1 EA. PRINTER STAND, ADMIN, SEPT.'15</u>	09/22/2015	65.99	.00	<u>01-6175 SMALL TOOLS</u>	0	9/15		

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Total 3278933929:						65.99	.00					
1292	STAPLES ADVANTAGE	3278933930	3393	<u>REFUND - RETURN 1 DOZ. JET STREAM UNIBALL PENS. WRONG ITEM ORDERED. CLERKS, SEPT.'15</u>	09/22/2015	-22.93	.00	01-6165 OFFICE SUPPLIES	0	9/15		
Total 3278933930:						-22.93	.00					
1292	STAPLES ADVANTAGE	3278933931	3393	<u>1 DOZEN UNIBALL JETSTREAM BLUE PENS. CLERKS, SEPT.'15</u>	09/26/2015	23.18	.00	01-6165 OFFICE SUPPLIES	0	9/15		
Total 3278933931:						23.18	.00					
1292	STAPLES ADVANTAGE	3280056522	3424	<u>5 EA. DESKPAD CALENDARS, 1 EA. 2 MONTH VIEW CALENDAR, ADMIN, OCT.'15</u>	09/30/2015	43.17	.00	01-6165 OFFICE SUPPLIES	0	10/15		
Total 3280056522:						43.17	.00					
1292	STAPLES ADVANTAGE	3280056534	3393	<u>1 EA. 3 PRONG 4 FT. POWER CORD, J.MARSH, ADMIN, SEPT.'15</u>	09/22/2015	6.29	.00	01-6165 OFFICE SUPPLIES	0	9/15		
Total 3280056534:						6.29	.00					
1292	STAPLES ADVANTAGE	3280056538	3393	<u>1 EA. AC POWER CABLE, J.MARSH, ADMIN, SEPT.'15</u>	09/22/2015	4.99	.00	01-6165 OFFICE SUPPLIES	0	9/15		
Total 3280056538:						4.99	.00					
1292	STAPLES ADVANTAGE	3280056541	3393	<u>OFFICE CHAIR, G SMITH, SEPT.'15 - ADMIN</u>	09/22/2015	90.98	.00	01-6175 SMALL TOOLS	0	9/15		
1292	STAPLES ADVANTAGE	3280056541	3393	<u>1 EA. BLACK DRAFTING STOOL, J.MARSH, SEPT.'15 - ADMIN</u>	09/22/2015	75.00	.00	01-6175 SMALL TOOLS	0	9/15		

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1292	STAPLES ADVANTAGE	3280056541	3393	1 EA. BLACK DRAFTING STOOL, J.MARSH, SEPT.'15 - WATER	09/22/2015	99.96	.00	20-6175 SMALL TOOLS	0	9/15		
1292	STAPLES ADVANTAGE	3280056541	3393	1 EA. BLACK DRAFTING STOOL, J.MARSH, SEPT.'15 - SEWER	09/22/2015	99.96	.00	21-6175 SMALL TOOLS	0	9/15		
1292	STAPLES ADVANTAGE	3280056541	3393	1 EA. BLACK DRAFTING STOOL, J.MARSH, SEPT.'15 - P.]	09/22/2015	25.07	.00	25-6175 SMALL TOOLS	0	9/15		
1292	STAPLES ADVANTAGE	3280056541	3393	OFFICE CHAIR, G SMITH, SEPT.'15 - WATER	09/22/2015	121.19	.00	20-6175 SMALL TOOLS	0	9/15		
1292	STAPLES ADVANTAGE	3280056541	3393	OFFICE CHAIR, G SMITH, SEPT.'15 - SEWER	09/22/2015	121.19	.00	21-6175 SMALL TOOLS	0	9/15		
1292	STAPLES ADVANTAGE	3280056541	3393	OFFICE CHAIR, G SMITH, SEPT.'15 - P.]	09/22/2015	30.57	.00	25-6175 SMALL TOOLS	0	9/15		
Total 3280056541:						663.92	.00					
Total STAPLES ADVANTAGE:						1,281.53	.00					
THE JORDEL COMPANY												
1523	THE JORDEL COMPANY	00000009522	3331	PUBLICATIONS FOR THE BICYCLE REGISTRATIONS, D.STEPHENS, SEPT.'15	09/09/2015	250.00	.00	01-6165 OFFICE SUPPLIES	0	9/15		
Total 00000009522:						250.00	.00					
1523	THE JORDEL COMPANY	00000009560	3353	SHIPPING BACK LOANER SPECTROMETER TO HACH, T SHAFER, SEWER, SEPT 15	09/10/2015	93.89	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	9/15		
Total 00000009560:						93.89	.00					
1523	THE JORDEL COMPANY	00000009711	3392	30 ELECTRICAL DEPARTMENT STICKERS, CORRECTION NOTICE, PRINTED WHILE ADDITIONAL PAPER STOCK IS ORDERED, P&Z, SEPT 15	09/18/2015	37.50	.00	01-6165 OFFICE SUPPLIES	1003	9/15		

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Total 00000009711:						37.50	.00					
1523	THE JORDEL COMPANY	00000009845	3392	250 ELECTRICAL DEPARTMENT STICKERS, CORRECTION NOTICE, COMPLETED ORDER, P&Z, SEPT 15	09/28/2015	250.00	.00	01-6165 OFFICE SUPPLIES	1003	9/15		
Total 00000009845:						250.00	.00					
1523	THE JORDEL COMPANY	00000009917	3418	SHIPPING OIL SAMPLE TO LUBRICATION ENGINEERS, M.NADEAU, SEWER, SEPT.'15	09/29/2015	4.23	.00	21-6190 POSTAGE & BILLING	0	9/15		
Total 00000009917:						4.23	.00					
Total THE JORDEL COMPANY:						635.62	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	104352470101	3350	HOME DEPOT, RYOBI HONDA POWER WASHER, HOSE, TELESCOPIC POLE, SQUEEGEE REFILL, PARKS, SEPT 15	09/03/2015	98.23	.00	01-6175 SMALL TOOLS	1004	9/15		
1444	U.S. BANK (VISA)	104352470101	3350	HOME DEPOT, RYOBI HONDA POWER WASHER, HOSE, TELESCOPIC POLE, SQUEEGEE REFILL, WATER, SEPT 15	09/03/2015	129.66	.00	20-6175 SMALL TOOLS	0	9/15		
1444	U.S. BANK (VISA)	104352470101	3350	HOME DEPOT, RYOBI HONDA POWER WASHER, HOSE, TELESCOPIC POLE, SQUEEGEE REFILL, SEWER, SEPT 15	09/03/2015	129.66	.00	21-6175 SMALL TOOLS	0	9/15		
1444	U.S. BANK (VISA)	104352470101	3350	HOME DEPOT, RYOBI HONDA POWER WASHER, HOSE, TELESCOPIC POLE, SQUEEGEE REFILL, PI, SEPT 15	09/03/2015	35.34	.00	25-6175 SMALL TOOLS	0	9/15		

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
				T.SHAFER, SEWER, OCT.'15	10/02/2015	679.84	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	10/15		
1410	UNIVAR USA, INC.	NA569273	3426	1 RETURNABLE POLY CONTAINER DEPOSIT. T.SHAFER, SEWER, OCT.'15	10/02/2015	700.00	.00	21-6097 DEPOSITS ON ACCOUNT	0	10/15		
Total NA569273:						1,379.84	.00					
Total UNIVAR USA, INC.:						-90.16	.00					
UTILITY TRAILER SALES OF IDAHO, INC.												
1641	UTILITY TRAILER SALES OF IDAHO, INC.	AI79365	3456	1 EA. 8" DROP BALL MOUNT FOR THE KUBOTA TO TOW NEW AERATOR. B.BACHMAN, PARKS, OCT.'15	10/12/2015	12.17	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/15		
1641	UTILITY TRAILER SALES OF IDAHO, INC.	AI79365	3456	10 EA. CROSSWALK FLAGS. B.BACHMAN, PARKS, OCT.'15	10/12/2015	53.50	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	10/15		
Total AI79365:						65.67	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						65.67	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	32102		ESTATEMENT AND POSTAGE, FOR SEPT 15, ADMIN	09/30/2015	851.04	.00	01-6190 POSTAGE & BILLING	0	9/15		
857	VALLI INFORMATION SYSTEMS, INC	32102		ESTATEMENT AND POSTAGE, FOR SEPT 15, WATER	09/30/2015	1,186.79	.00	20-6190 POSTAGE & BILLING	0	9/15		
857	VALLI INFORMATION SYSTEMS, INC	32102		ESTATEMENT AND POSTAGE, FOR SEPT 15, SEWER	09/30/2015	1,549.12	.00	21-6190 POSTAGE & BILLING	0	9/15		
857	VALLI INFORMATION SYSTEMS, INC	32102		ESTATEMENT AND POSTAGE, FOR SEPT 15, PI	09/30/2015	502.60	.00	25-6190 POSTAGE & BILLING	0	9/15		
Total 32102:						4,089.55	.00					

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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
857	VALLI INFORMATION SYSTEMS, INC	32103		<u>LOCKBOX TRANSACTIONS, LOCKBOX POSTAGE, AND ESTATEMENT MAINTENANCE, SEPT.'15 - ADMIN</u>	09/30/2015	71.58	.00	<u>01-6190 POSTAGE & BILLING</u>	0	9/15		
857	VALLI INFORMATION SYSTEMS, INC	32103		<u>LOCKBOX TRANSACTIONS, LOCKBOX POSTAGE, AND ESTATEMENT MAINTENANCE, SEPT.'15 - WATER</u>	09/30/2015	99.78	.00	<u>20-6190 POSTAGE & BILLING</u>	0	9/15		
857	VALLI INFORMATION SYSTEMS, INC	32103		<u>LOCKBOX TRANSACTIONS, LOCKBOX POSTAGE, AND ESTATEMENT MAINTENANCE, SEPT.'15 - SEWER</u>	09/30/2015	130.24	.00	<u>21-6190 POSTAGE & BILLING</u>	0	9/15		
857	VALLI INFORMATION SYSTEMS, INC	32103		<u>LOCKBOX TRANSACTIONS, LOCKBOX POSTAGE, AND ESTATEMENT MAINTENANCE, SEPT.'15 - PI</u>	09/30/2015	42.22	.00	<u>25-6190 POSTAGE & BILLING</u>	0	9/15		
Total 32103:						343.82	.00					
Total VALLI INFORMATION SYSTEMS, INC:						4,433.37	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	003969696001		<u>2 EA. CAR CHARGERS FOR SEWER TABLETS, SEWER, SEPT.'15</u>	09/18/2015	44.98	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	9/15		
Total 003969696001:						44.98	.00					
1575	VERIZON WIRELESS	9753094615		<u>CELL PHONE SERVICE FOR 8/29/15-9/28/15 - PARKS</u>	10/03/2015	164.28	.00	<u>01-6255 TELEPHONE</u>	1004	9/15		
1575	VERIZON WIRELESS	9753094615		<u>CELL PHONE SERVICE FOR 8/29/15-9/28/15 - BUILDING INSPECTION</u>	10/03/2015	52.65	.00	<u>01-6255 TELEPHONE</u>	1005	9/15		
1575	VERIZON WIRELESS	9753094615		<u>CELL PHONE SERVICE FOR 8/29/15-9/28/15 - WATER</u>	10/03/2015	344.48	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	9/15		
1575	VERIZON WIRELESS	9753094615		<u>CELL PHONE SERVICE FOR 8/29/15-9/28/15 - SEWER</u>	10/03/2015	341.02	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	9/15		

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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
1575	VERIZON WIRELESS	9753094615		<u>CELL PHONE SERVICE FOR 8/29/15-9/28/15 - P.I</u>	10/03/2015	86.03	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	9/15		
Total 9753094615:						988.46	.00					
1575	VERIZON WIRELESS	9753172727		<u>TABLET USAGE, 9/2/15-10/1/15 - PARKS</u>	10/01/2015	10.59	.00	<u>01-6255 TELEPHONE</u>	1004	9/15		
1575	VERIZON WIRELESS	9753172727		<u>TABLET USAGE, 9/2/15-10/1/15 - WATER</u>	10/01/2015	19.11	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	9/15		
1575	VERIZON WIRELESS	9753172727		<u>TABLET USAGE, 9/2/15-10/1/15 - SEWER</u>	10/01/2015	119.63	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	9/15		
1575	VERIZON WIRELESS	9753172727		<u>TABLET USAGE, 9/2/15-10/1/15 - P.I</u>	10/01/2015	12.59	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	9/15		
Total 9753172727:						161.92	.00					
Total VERIZON WIRELESS:						1,195.36	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0292672		<u>RECORDS DESTRUCTION SERVICE, 09-01-15 TO 09-30-15, ADMIN, SEPT 15</u>	10/01/2015	9.35	.00	<u>01-6052 CONTRACT SERVICES</u>	0	9/15		
1633	WESTERN RECORDS DESTRUCTION, INC.	0292672		<u>RECORDS DESTRUCTION SERVICE, 09-01-15 TO 09-30-15, WATER, SEPT 15</u>	10/01/2015	5.75	.00	<u>20-6052 CONTRACT SERVICES</u>	0	9/15		
1633	WESTERN RECORDS DESTRUCTION, INC.	0292672		<u>RECORDS DESTRUCTION SERVICE, 09-01-15 TO 09-30-15, SEWER, SEPT 15</u>	10/01/2015	7.50	.00	<u>21-6052 CONTRACT SERVICES</u>	0	9/15		
1633	WESTERN RECORDS DESTRUCTION, INC.	0292672		<u>RECORDS DESTRUCTION SERVICE, 09-01-15 TO 09-30-15, PI, SEPT 15</u>	10/01/2015	2.40	.00	<u>25-6052 CONTRACT SERVICES</u>	0	9/15		

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 0292672:						25.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						25.00	.00					
WESTERN STATES CHEM												
274	WESTERN STATES CHEM	152600	3451	<u>24 EA 2OZ HAND SANITIZER FOR STOCK, T SHAFER, SEWER, OCT.'15</u>	10/08/2015	68.64	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	10/15		
Total 152600:						68.64	.00					
Total WESTERN STATES CHEM:						68.64	.00					
WESTERN STATES EQUIPMENT CO.												
98	WESTERN STATES EQUIPMENT CO.	GY62259	3444	<u>REPAIR ON GENERATOR FOR DANSKIN WELL #7 AND #8, WATER, R FORD, OCT 15</u>	10/07/2015	145.23	.00	<u>20-6150 MAINT. & REPAIRS - SYSTEM</u>	0	10/15		
Total GY62259:						145.23	.00					
Total WESTERN STATES EQUIPMENT CO.:						145.23	.00					
WEX BANK												
1234	WEX BANK	42422079		<u>FUEL, SEPT.'15 - PARKS</u>	09/30/2015	215.64	.00	<u>01-6300 FUEL</u>	1004	9/15		
1234	WEX BANK	42422079		<u>FUEL, SEPT.'15 - BUILDING INSPECTION</u>	09/30/2015	175.91	.00	<u>01-6300 FUEL</u>	1005	9/15		
1234	WEX BANK	42422079		<u>FUEL, SEPT.'15 - WATER</u>	09/30/2015	21.20	.00	<u>20-6300 FUEL</u>	0	9/15		
1234	WEX BANK	42422079		<u>FUEL, SEPT.'15 - SEWER</u>	09/30/2015	291.26	.00	<u>21-6300 FUEL</u>	0	9/15		
1234	WEX BANK	42422079		<u>FUEL, SEPT.'15 - PI</u>	09/30/2015	5.29	.00	<u>25-6300 FUEL</u>	0	9/15		
Total 42422079:						709.30	.00					
Total WEX BANK:						709.30	.00					

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Grand Totals:						<u>314,155.91</u>	<u>114,188.75</u>					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

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 _____, 2015, 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 **\$51,711.00** 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, 2015, and unless otherwise terminated, shall continue in effect until September 30, 2016. 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

By: _____
Jim Tibbs, Commissioner

By: _____
Rick Yzaguirre, Commissioner

By: _____
David L. Case, Commissioner

ATTEST:

Christopher D. Rich, Ada County Clerk

RESOLUTION NO. R65-2015

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, 2015 and ending September 30, 2016 pursuant to the terms of said contract.

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of October 2015.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of October 2015.

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, City Clerk



CITY OF KUNA
PO BOX 13 KUNA, ID 83643 * 763 AVALON * PH. 208.922.5546 * FAX
208.922.5989 * JMARSH@CITYOFKUNA.COM

TO: Mayor Nelson and Members of City Council
FROM: John Marsh – Kuna City Treasurer
SUBJECT: RESOLUTION R76-2015
DATE: 10/16/2015

SUMMARY DISCUSSION

Resolution R76-2015 consists of an approval request for the reallocation of the General Fund and Capital Projects Fund budgets for the acquisition of a bucket truck and related accessories.

This reallocation does not change the overall budget level of the aforementioned funds, it merely just reallocates the budgeted funds to better account for the overall cost.

The original approved budget in both the General Fund and the Capital Projects Fund included \$25,000 for the acquisition of a bucket truck. The acquisition cost ended up being considerably less. However, there is a need for some additional items to be added to the truck to bring it efficiently to its intended purpose and to outfit it with the necessary tools.

The City Council - at its October 6, 2015 meeting – voted to cap the overall acquisition funds available at \$15,000. This cap is to be allocated between capital costs and small tools costs. The original budget was all contained within the capital expenditure accounts, with nothing budgeted within the small tools accounts. The \$15,000 cap will be reallocated so that \$11,500 will be available in capital and \$3,500 will be available in small tools. This will allow for a more streamlined accounting and reporting model for this acquisition. The remaining \$5,000 of the original \$25,000 budget for this item will be held out as a savings to the City and remain in the original budget capital line item. Future expenditures in FYE 2016 of this savings will be at the direction of the City Council.

STAFF RECOMMENDATION OF CITY COUNCIL: Approval of R76-2015.

Thank You!

RESOLUTION NO. R76-2015**CITY OF KUNA, IDAHO
REALLOCATION OF FYE 2016 GENERAL FUND BUDGET ITEMS –
GENERAL AND CAPITAL PROJECTS FUNDS ONLY – BUCKET TRUCK
ACQUISITION**

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER TO REALLOCATE BUDGETED ITEMS WITHIN THE FYE 2016 GENERAL FUND AND CAPITAL PROJECTS FUND BUDGETS – GENERAL AND CAPITAL PROJECTS FUNDS ONLY – FOR THE ACQUISITION OF A BUCKET TRUCK AND RELATED ACCESSORIES.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the City Treasurer of same is authorized to reallocate budgeted items within the FYE 2016 General Fund and Capital Projects Fund budgets – General and Capital Projects Funds only – for the acquisition of a bucket truck and related accessories.

Furthermore, the FYE 2016 General Fund and Capital Projects Fund overall budget level will not change, only the allocation of certain items within the overall General Fund and Capital Projects Fund budgets will change.

Additionally, the reallocation is the result of the acquisition of a bucket truck and related accessories, and the acquisition is within the original approved budget.

Additionally, some accessories are not of a capital nature and require reallocation for accuracy of accounting and reporting.

Additionally, the bucket truck acquisition and its accessories will be limited to a \$15,000 cap (\$25,000 originally budgeted), consisting of up to \$11,500 in capital expenditures and up to \$3,500 in accessories.

PASSED BY THE COUNCIL of Kuna, Idaho this 20th day of October, 2015.

APPROVED BY THE MAYOR of Kuna, Idaho this 20th day of October, 2015.

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, City Clerk



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

BOB BACHMAN, IBC
BUILDING/MAINT.

Telephone (208) 577-8794; Fax (208) 922-5816
Email: bbachman@cityofkuna.com

To: Mayor and City Council
From: Bob Bachman, Facilities Director
Date: 10/14/15
Subject: Facilities/Fleet Truck

Hello,

The following is a request to purchase a 2015 Ford F-150. This was approved in the budget at \$28,000. The truck is fully outfitted with safety lights, tool box and bed liner. Listed below is the breakdown of items and price. I invited three dealers to bid on the truck and only received the one bid from Kendall Ford back. Historically the Fords have been cheaper because of their government discounts.

Budgeted Amount: \$28,000
Kendall Ford F-150 Bid (2015): \$26,705.79
Tool Box: \$399.00 to secure and lock tools.
Bed liner: \$599.00
Safety Lights: \$200.00

Total \$27,903.79

Thank you,
Bob Bachman
Facilities Director



250 E Overland Road
Meridian, ID 83642

PURCHASE ORDER

END USER:

City of Kuna

2015 F150 SuperCab 4x4	
1FTEX1EP8FKE86938	RN11376 - FLEET
MSRP	\$38,205.00
Price	\$26,705.79
Trade	\$0.00
Subtotal	\$26,705.79
Partition, Shelves, Ladder Rack	\$0.00
Taxes	\$0.00
Total	\$26,705.79
Titling	\$14.00
Warranty	\$0.00
Out the Door	\$26,719.79

Best Regards,

Rich Stout

Fleet & Commercial Sales Manager

Email: richstout@kendallauto.com

Cell: 208-515-6162

Direct: 208-874-4191

Office: 208-888-4403 Ext. 1330

Fax: 208-888-4413

<http://www.kendallfordofmeridian.com>

RESOLUTION NO. R78-2015

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY OF KUNA, IDAHO'S FACILITIES DIRECTOR, BOB BACHMAN TO NEGOTIATE FOR THE PURCHASE A 2015 FORD F-150 FOR \$26,719.79 AS PER THE BID FROM KENDALL FORD OF MERIDIAN; AND AUTHORIZING THE MAYOR TO EXECUTE THE PURCHASE AGREEMENT.

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

Section 1. The City of Kuna, Idaho's Facilities Director, Bob Bachman is authorized to negotiate for the purchase of a 2015 Ford F-150 for \$26,719.79, as per his Memorandum and the Purchase Order from Kendall Ford of Meridian, Idaho of which said documents are attached hereto and made a part hereof.

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

PASSED BY THE COUNCIL of Kuna, Idaho this ____ day of October 2015.

APPROVED BY THE MAYOR of Kuna, Idaho this ____ day of October 2015.

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, City Clerk



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
KunaCity.id.gov

Telephone (208) 922-5546

Email: CEngels@cityofkuna.com

MEMORANDUM

TO: Mayor Nelson and Members of City Council

FROM: Chris Engels, City Clerk

RE: Fee Waiver Request

DATE: October 16, 2015

Bernie Fisher Park:

Jaclyn Kippes has requested a fee waiver for Bernie Fisher park rental and electricity for the Kuna Fall Festival. A Special Event plan has been submitted and approved for the event.

This is a first time public event that will occur on October 24, 2015. There will be vendors, chili cook off, pumpkin decorating contest as well as a number of free activities for kids.

\$100 rental fee

\$10 electricity fee

\$110 Total fee waiver request

Date: 10-24-15

Time: Daytime 8 to 8
 After Hours _____ to _____

- Location: event 12-6
- Bernie Fisher Park
 - Senior Center
 - Greenbelt: East side by Restrooms *No fees*
 - Greenbelt: North side by Baseball Diamonds *No fees*
 - Sand Volleyball Court
 - Disc Golf Course
 - Horseshoe Pit

Event Type:

- Private
- Public

Fees:

Bernie Fisher
Band Shell / Gazebo

- \$10 up to 15 people
- \$25 up to 35 people
- \$50 up to 100 people
- \$100 over 100 people

Electricity

- \$10 Bandshell
- \$10 Greenbelt

Shelters/Picnic Tables for parks other than Bernie Fisher Park

Location: _____

- \$5 per hour (____ hrs)
- \$25 up to 10 tables
- \$50 over 10 tables

Senior Center

- \$50 first hour
- \$10 additional hour or fraction thereafter

Disc Golf Course

- \$200 exclusive use per event or tournament
- \$50 non-exclusive use per event or tournament
- \$20 non-exclusive use for league play per day

Volley Ball Court - Exclusive use

- \$10 per hour (____ hrs)

Horseshoe Pit - Exclusive use

- \$10 per hour (____ hrs)

After Hours Permit

- \$10 up to 15 people
- \$25 up to 35 people
- \$50 up to 100 people
- \$100 over 100 people

\$ 110.00 Fee Total



City of Kuna

Rental Request & Rental Agreement

763 W. AVALON
P.O. BOX 13
KUNA, ID 83634
Phone: 208-922-5546
www.kunacity.id.gov

Fee Waiver Request 10/20/2015

Date of Application: 10-12-15

Contact Person: Jaclyn Kippes Phone 991-7798

Type of Event: Festival Kuna Fall Festival

Organization: _____
(If Applicable)

Address: 1502 W. Ryegrass St. Kuna ID 83634
(City, State, Zip Code)

Senior Center Rules:

- No alcohol without a State and County approved liquor licensee with a valid catering permit issued by the City.
- No Smoking allowed in the building.
- No use of the kitchen, dishes or utensils. Furnish your own supplies.
- Building shall be left in clean and serviceable condition. Furnish your own trash bags.
- Return tables and chairs in original locations.
- Keys must be picked up before 5 p.m. on the day of the event or last business day prior to the event.
- Return keys in the drop box located at City Hall.

Park and Greenbelt Rules:

- No Driving on Grass
- No alcohol without a State and County approved liquor licensee with a valid catering permit issued by the City.
- Area shall be left in clean and serviceable condition.
- Electrical or other issues contact the Parks Supervisor at 573-7668.

After Hours Permit Requires:

- A safety plan reviewed by local law enforcement prior to issuance.

Public Events Requires:

- Special Event Plan (Contact Clerks Office)

Facility Cleaning Fee (if facility or area is not cleaned after use) is \$75.00 per hour

J. Kippes
Applicant Signature of Acceptance and Responsibility

10-12-15
Date

Receipt # _____



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

BOBBY WITHROW
PARKS DIRECTOR

Telephone (208) 573-7668; Fax (208) 287-1731
Email: BWithrow@cityofkuna.com

MEMORANDUM

To: Mayor and City Council

From: Bobby Withrow

Subject: Kuna Disc Golf League

Mayor and Council;

I met with the organizer of Kuna Disc Golf League Gregory Harris a couple weeks ago about his concerns about the reservation fees. They have been playing one night every week over the summer and love the course. They were a little concerned about the twenty dollar non-exclusive use each night of play. The average attendance is between eight and twelve players. They are a new group trying to get more people to come play and getting kids to participate more too.

Kuna Disc Golf League is asking for a fee waiver or reduced rate until the league becomes more established:

For a fee waiver they have offered to come and help with projects or maintenance on the course as it comes up.

For a reduced rate, one dollar per person up to twenty dollars.

Thank you for your consideration.

Bobby Withrow
Parks Director



City of Kuna

Kuna City Council Staff Report

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

To: Kuna City Council
Case Number(s): 15-04-S (Preliminary Plat) and 15-07-DRC (Design Review) Ardell Estates Subdivision
Site Location: Southwest Corner (SWC) Linder and Ardell Roads, Kuna, Idaho 83634
Planner: Troy Behunin, Senior Planner
Hearing Date: October 6, 2015
Tabled Until: October 20, 2015
Applicant: DBTV Waters Edge Farm, LLC; Tim Eck
6152 W. Half Moon Ln.
Eagle, ID, 83616
208.850.0591
timothyeck@me.com
Representative: B&A Engineers, Inc., David Crawford
5505 W. Franklin Rd.
Boise, ID 83705
208.342.5792
dacrawford@baengineers.com

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

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that subdivisions are designated as public hearings, with the City Council as the decision making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- i. Neighborhood Meeting April 2, 2015
ii. Agencies July 1, 2015

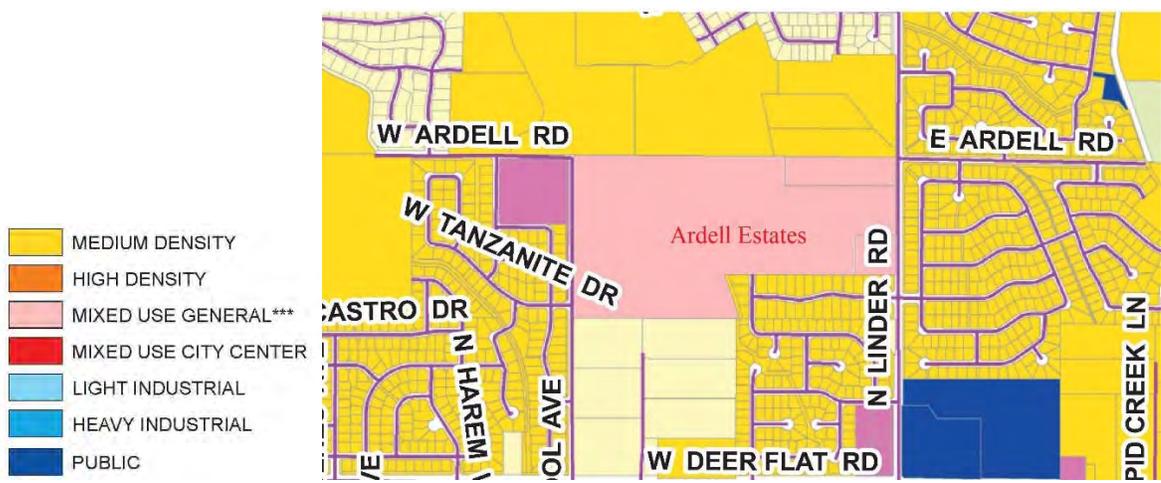


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D. History: The subject parcel is in Kuna City limits and is currently zoned R-6 (Medium Density Residential). This property has historically been used for Agriculture purposes and farmed.

E. General Project Facts:

- 1. Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Mixed-Use General, which is an overlay for mixing residential and commercial if the owner wishes, but it is not required. Staff views this land use request to be consistent with the approved FLU map.



2. Surrounding Land Uses:

North	R-4, RR	Medium Density Residential – Kuna City, Rural Residential – Ada County
South	R-5, RUT	Medium Density Residential – Kuna City, Rural Urban Transition – Ada County
East	R-6	Medium Density Residential - Kuna City
West	C-1, R-6	Neighborhood Commercial, Med. Den. Residential – Kuna City

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

- Approx. 68.58 total acres
- R-6, (Medium Density Residential)
- Parcels: 1 = S1314417200 (4.8 ac.), 2 = S1314417415 (60.4 ac.), and 3 = S1314417970 (2.4 ac.)

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** Currently there are no structures and the land is being used for agricultural purposes. It is anticipated that will continue its historic uses on the remaining lands until development occurs.

6. **Transportation / Connectivity:** The applicant proposes a single access from Linder Road, one on future West Ardell Road and two access points on School Road for a total of four new access points. Applicant proposes to connect to the North Addax Avenue to the south.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts.

8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.) (Exhibit B 1), Ada County Highway District (ACHD) (Exhibits B 2 & 3), Boise Project Board of Control (BPBC) (Exhibit B 4), Central District Health Department and the Idaho Transportation Department (ITD) (Exhibit B 5). The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; DEQ, Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, or the US Post Office.

F. **Staff Analysis:**

This site is located at the southwest corner of Linder & Ardell Roads. The applicant proposes to develop the land into 261 residential lots in an R-6 (Medium Density Residential) zone. Applicant proposes 27 additional common lots for use by future residents; including a central pedestrian pathway that will add to the City's overall master pathway system. This pathway will extend an existing pathway south of this project connecting pedestrians to and through Arbor Ridge (north of this site) and ultimately to a City Park within Arbor Ridge. The Hubbard Beal Drain is generally centered within the project and it is anticipated that this drain will be piped through the site. The central pathway will follow this natural feature. An HOA will be established for the care and maintenance of the common lots. This application includes Design Review for the common spaces and all landscape buffers. Applicant proposes a minimum of seven (7) phases of development which will be driven by the consumer market.

Public services will be extended by the developer to the property from the existing facilities offsite. This project anticipates providing a location for a new regional irrigation pump station in the southeastern part of the site.

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 Case No.'s 15-04-Sub and 15-07-DRC, to the Commission with general staff support and 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. City of Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission 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 consistent and in compliance with all 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 subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The subdivision 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 Planning and Zoning Commission 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 15-04-Sub and 15-07-DRC, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The Planning and Zoning Commission has the authority to recommend approval or denial for 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 15-04-S and 15-07-DRC, the Kuna Planning and Zoning Commission finds Case No's 15-04-S and 15-07-DRC, complies with Kuna City Code.
2. Based on the evidence contained in Case No's 15-04-S and 15-07-DRC, the Kuna Planning and Zoning Commission finds Case No's 15-04-S and 15-07-DRC, 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 August 25, 2015, the Planning and Zoning Commission voted 5-0 and now recommend approval for Case No. 15-04-S, based on the facts outlined in staff's report and the public testimony at the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No's 15-04-S and 15-07-DRC, a request for Preliminary Plat and Design Review by DBTV Waters Edge Farms, LLC and B&A Engineers, Inc. *with* the following conditions of approval:

- Follow all Staff recommended conditions outlined in staff report;
- The applicant work with city staff to provide for appropriate screening on the south side of the development adjacent to the pasture areas and;
- Applicant shall address the need for some additional open spaces for residents to use in the subdivision and present those to City Council and;
- Applicant shall strike/eliminate condition #13 from the staff report.

L. Proposed Decision by the City Council:

15-04-Sub, *Note: This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

15-07-DRC:-Design Review *approved by Planning and Zoning Commission previously.*

15-04-S (Subdivision): Based on the record contained in Case No. 15-04-S, including the exhibits, staff's report and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 15-04-S, preliminary plat.

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 potable water and sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation and drainage systems.
 - 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 Kuna 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. Street lighting shall use LED lights, with spacing and wattages meeting the approval of the City; Applicant shall coordinate a street light plan for planning department approval in concert with the prepared construction drawings for the project.
 6. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
 7. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise).
 8. All site signage (including entry monuments) must obtain design review approval and building permits for their 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, and may include a license agreement for their care.
 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) prior to requesting final plat signature from the City Engineer.
 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 Commission and/or Council, or seek amending them through public hearing processes.
 12. The applicant's proposed preliminary plat (dated 04.2.15) and landscape plan (dated 04.14.2015) shall be considered a binding site plans, or as modified and approved through the public hearing process.
 13. Applicant's landscape plan does not indicate any trees or shrubs within the central pathway. Applicant shall follow the landscape requirements as noted in KCC 5-17-12-C for open spaces.
 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 _____, day of _____, 2015

B & A Engineers, Inc.

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

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JUN 03 2015

CITY OF KUNA

April 15, 2015

City of Kuna

763 W. Avalon St.
Kuna, Idaho 83634

Subject: **Preliminary Plat Approval Request for the for Ardell Estates Subdivision**

Council, and Staff:

We are pleased to present this request for approval of a Preliminary Plat of Ardell Estates Subdivision on behalf of the land owner, Waters Edge Farm, LLC. It is located west of Linder Road, south of Hubbard Road and north of Deer Flat Road, in Kuna City, Idaho. The address is generally listed as 2111 N. Linder Rd.

The site consists of 68.56 acres of land. It is located within the Kuna City Limits, Zoned R-6, and is included within the City of Kuna Sanitary Sewer Local Improvement District.

Site Information

The property consists of several parcels of land. The Ada County Assessor lists the parcel numbers as follows:

S1314417410
S1314417970
S1314417200

Containing 68.56 Acres Total

The lands are currently utilized for agricultural activities.

General Site Features

The property has several special elements which are to be considered. These elements are generally described with some discussion as follows:

Existing Public Streets

N. Linder Road on the project's east boundary
W. Ardell Road on the project's north boundary
N. School Street on the project's west boundary

Each of the roadways noted are considered collector roads. Each is unique in their situation and current improvements. Each is presented in a manner consistent with the required improvements for their classification. A detailed description of all the nuances necessary for development of

B & A Engineers, Inc.

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

these roads is not being presented with this letter.

The attached plan is representative of communication with the City, the Ada County Highway District (ACHD) and the developer, to ensure proper alignment, width and construction of the roadways that is consistent with the City's and ACHD's vision. We will continue to work with and provide for the required improvements on these roadways.

Sanitary Sewer

The project has an existing sanitary sewer trunk line recently installed from Addax Ave. through to the southerly boundary of the adjoining development of Arbor Ridge Subdivision No. 2, which has recently been platted. This will allow the decommissioning of the existing Deerhorn lift station south of the development. The sanitary sewer lines within the development are to be installed as development occurs to provide service to the lots within the subdivision.

Water

The development will provide main line extensions as necessary, in accordance with the City's master plan, to provide water service to all the lots in the subdivision. This will include oversized mainlines, as required by the City's master plan.

Pressure Irrigation

The development will provide main line extensions as necessary, in accordance with the City's master plan, to provide pressure irrigation service to all the lots in the subdivision. This will include oversized mainlines, as required by the City's master plan.

This development anticipates providing a location for a regional pump station along the southerly boundary of the development. Additionally this development will provide a storage location for surface irrigation waters to be introduced and expand the City's pressure irrigation system.

Gravity Irrigation

There are several surface irrigation ditches that exist on the property. These are anticipated to be piped through the development to ensure continued delivery of surface irrigation waters to downstream users.

Gravity Irrigation Drain

The Hubbard Beal Drain exists near the center of the property; this drain currently accepts the surface irrigation waste water from agricultural activities on the property. This drain is anticipated to be piped through the development.

We are pleased to present this portion of the development, an opportunity to continue a paved pedestrian access from the southerly boundary through to its connection with Arbor Ridge Subdivision to the north. This ultimately connects to the City of Kuna Park located in Arbor Ridge off Hubbard Rd. We believe this to be an attractive addition to the City and its residents.

B & A Engineers, Inc.

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

Site History

These lands were previously part of an approved planned unit development which was called Waters Edge Subdivision. The previously approved development provided a much denser development strategy through the PUD process, closer to 500 homes.

Ardell Estates Subdivision has been proposed with a commensurate development strategy, fitting with the adjoining lands already developed in the area. The development anticipates a total of 261 single family homes.

Pre-Application Meeting

A pre-application meeting was held for the project with City Staff on Tuesday February 24, 2015. During this meeting it was identified that the project does consist of more than 50 lots and is considered a Large Scale Subdivision.

Kuna Fire Chief John Tillman indicated that all public roadways shall be constructed to public road standards which shall act as fire access roads. He also indicated a secondary access would be required for any development beyond 30 lots. Additionally, dead end fire apparatus access roads in excess of 150 feet shall be provided with turnarounds.

The City Engineer Gordon Law indicated that the project will need to provide an oversized mainline through the development to Linder Road which will remove the need for the Birds of Prey lift station located on the east side of Linder Road near the projects northeast corner. Additional indications were to continue water, sewer and pressure irrigation mainlines as required to service the development in accordance with the City's master plan. Lastly, to provide a location for a booster station and irrigation water pond for expansion of the City's system.

Neighborhood Meeting

A neighborhood meeting was held for the proposed project on Thursday April 2, 2015 at 6:00PM at the project Site. The neighborhood sign in sheet has been included within the application.

Several questions were brought up during the meeting from individual land owners. These were as follows:

Question: Will the project be phased? When and where will the project start construction?
Answer: We do anticipate approximately 7 total phases, starting with phase one adjacent to Linder Road. Construction of the development may realistically commence within 12-18 months and is dependent on many factors.

Question: Will all the roads be built at the same time?
Answer: The infrastructure for the development will be built to service the lots within each consecutive phase of development.

Question: Will the development rebuild the fence along the existing Stonegate Subdivision?
Answer: Fencing will be installed as required by Kuna City Code. It is unlikely that the

B & A Engineers, Inc.

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

development of Ardell Estates will rebuild an existing fence owned by adjacent landowners.

Question: What are the home sizes?
Answer: Home sizes will be similar to those being built in the area. Home sizes may range from 1,400 – 2,800 Square Feet, more or less. Depending on what future homeowners may want and market conditions at the time of home construction.

Question: Will additional surface irrigation water delivery be made to lands outside of the development area?

Answer: Surface irrigation water delivery will be continued to existing delivery points throughout the subdivision. No expansion of the existing system to service users offsite is planned. Kuna City Code requires that prior to final plat, the surface irrigation water rights for the property are dedicated to the City for inclusion into the City provided pressure irrigation system.

Question: Will the development provide an economic benefit for schools?

Answer: The large scale development application requirements of the City of Kuna do require that an economic study is provided. The economic study will be made available as a public record when the application is submitted.
The lands comprising Ardell Estates Subdivision are currently being taxed at an agricultural rate. Development will increase the land values and commensurately benefit schools based on taxes generated from the improvements to the land.

Adjoining Land Use

The properties that surround the subject lands are not all within Kuna's city limits. However all adjoining properties are located within of the city of Kuna's impact area and surrounded by the City Limits.

The following list generally identifies adjoining land uses:

North:	Single Family Residential - R-4 and Agricultural - RR
South:	Single Family Residential - R6, R5, RUT
East:	Single Family Residential - R6
West:	Single Family Residential - R6 and Commercial - C1

Zoning

Kuna City Code 5-2-2 indicates the following:

Medium density residential district (R-6): The purpose of the R-6 district is to promote the development of medium density living areas, not to exceed six (6) dwelling units per net acre. A district requirement is connection to public sewer and water. The zone is intended to accommodate single-family dwellings, duplexes, manufactured homes and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process.

The following identifies the specific items related to Ardell Estates Subdivision as follows:

B & A Engineers, Inc.

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

• Density

Density has been calculated as 3.81 residential homes per acre, far under the maximum listed as 6 dwelling units per acre. We believe that this is consistent with surrounding land uses and previous developments adjacent to the project.

• Public Utility Connections sewer and water

The development will provide utility connections for water, sewer, and pressure irrigation service to each lot in the development through necessary and required extensions of the City services. The project is located within the City of Kuna Sanitary Sewer Local Improvement District.

• Zone

This development anticipates providing lots for single family homes. No mixed use activity is being provided with this development.

Economic Study

An economic analysis has been attached with the application for the City's review.

Traffic Analysis

A traffic analysis has been provided with this application for the city's review.

Utilities

Extensions of existing city infrastructure will provide the necessary utilities to develop the property. This will include the extension of sanitary sewer, potable water and pressure irrigation as discussed earlier in this letter.

Public utilities such as power, phone, etceteras will be provided to the extent necessary to serve the appropriate elements within the project.

Though the specifics of these utility extensions have not been designed for every area of the property, specific information for the design elements have been provided on the preliminary plat indicating the water services, sanitary sewer lines and pressure irrigation lines to service the entire property and provide for extensions to adjoining development areas adjacent to Arbor Ridge Subdivision boundary.

With the development of Ardell Estates Subdivision, the necessary infrastructure of public utilities, such as gas, phone, and power have been coordinated for extension throughout Ardell Estates Subdivision. These utilities will also be provided to the remaining lots within Ardell Estates via specific plans as they are required for construction.

Storm Drainage

Each Phase of Ardell Estates Subdivision requires the installation of public roads meeting the

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Ada County Highway District's policy construction standards to be accepted into the public street system. Each phase of development is anticipated to retain all storm drainage on site in the form of underground seepage facilities.

Specific plans for the additional phases of the development are anticipated to be consistent with this development strategy and mitigation of stormwater as required.

Hazardous Areas

This property is not located within a flood hazard area. The property does not have any slopes in excess of 15%. There are not rock outcroppings on the site.

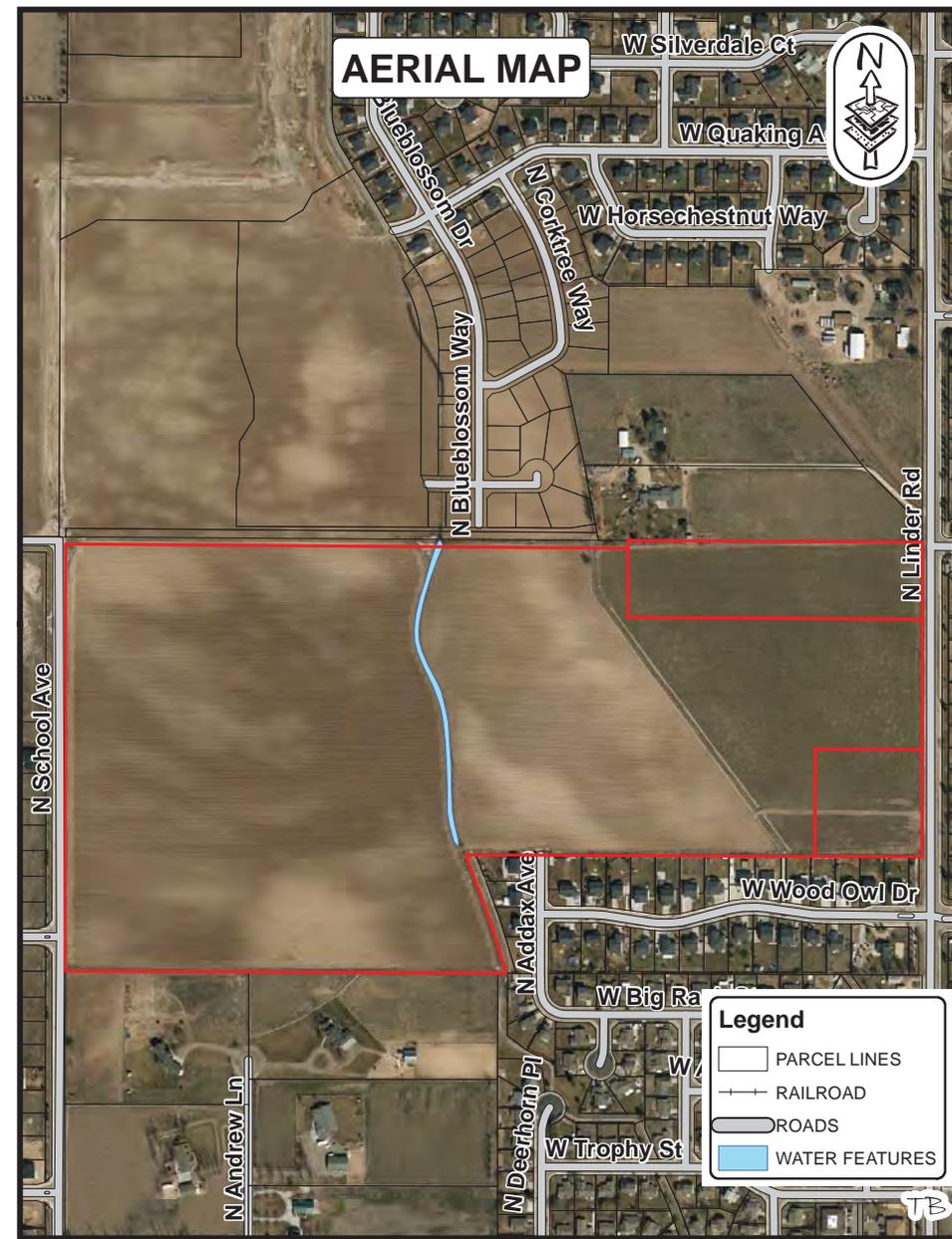
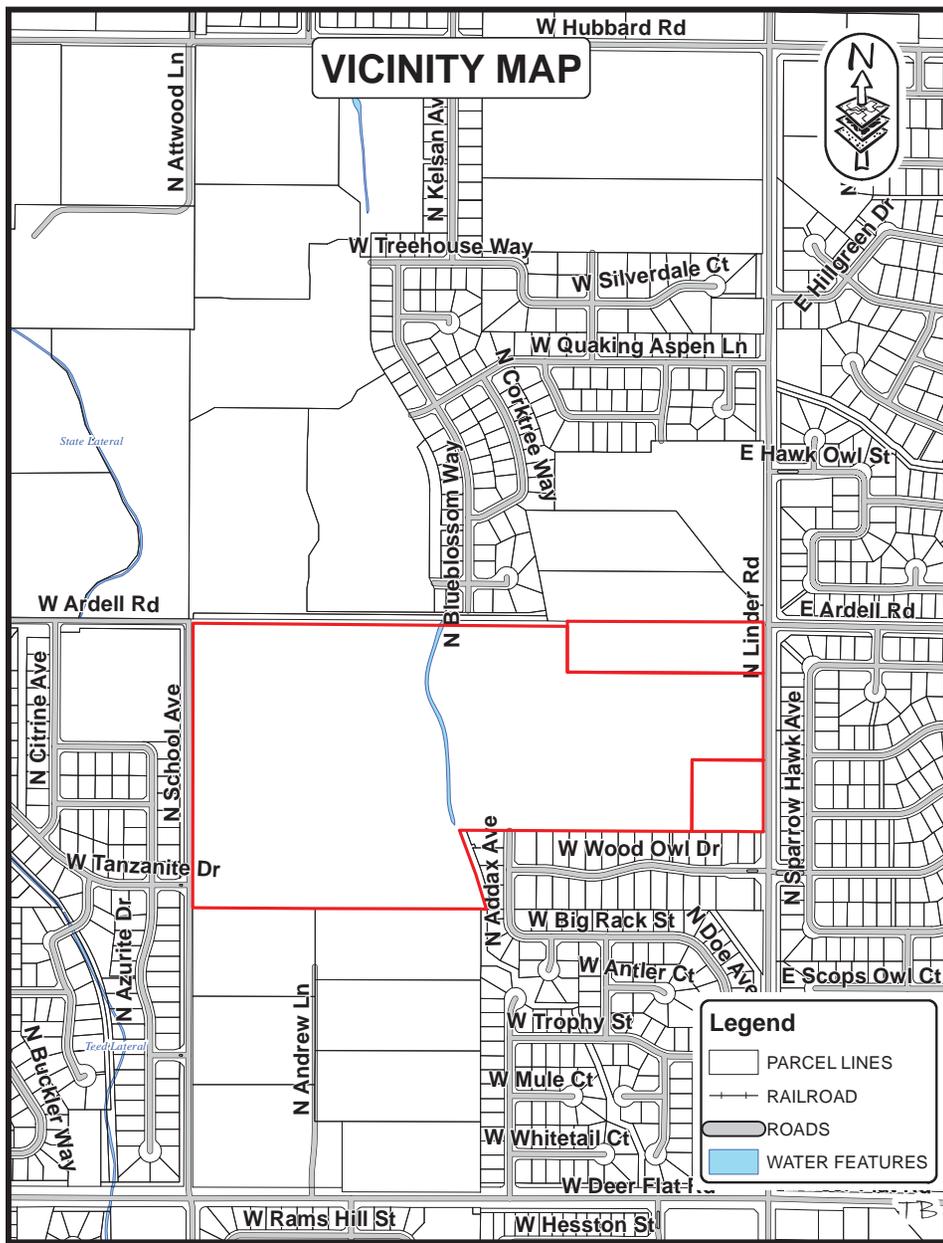
Summary

We look forward to continue working with the city of Kuna throughout this process and ultimately to the completion of this development. The goal is to provide an attractive economic asset for the city. The proposed development is intended to reasonably blend into the fabric of the existing neighborhood with proposed land uses that comply with the uses proposed in the comprehensive plan. A reasonable development is being presented that has considered the area, projected land uses and economic viability.

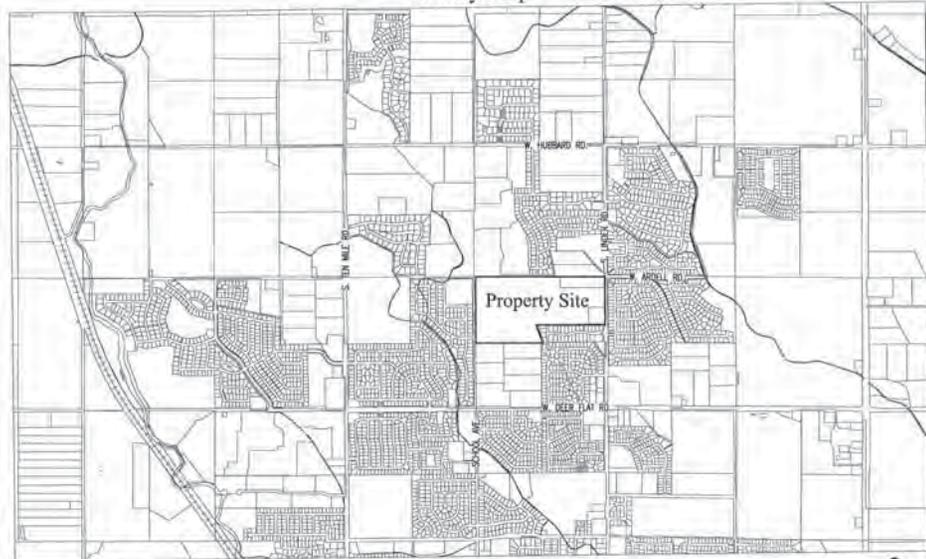
On behalf of the applicant, as their representative, we respectfully request approval for the preliminary plat of Ardell Estates Subdivision.

Sincerely,

David Crawford
B&A Engineers, Inc.



Ardell Estates Subdivision Vicinity Map



 **B&A Engineers, Inc.**
Consulting Engineers, Surveyors & Planners
3500 W. Franklin Rd., Suite 12-8070
Orem, UT 84057


NORTH
NOT TO SCALE

RECEIVED

JUN 03 2015

CITY OF KUNA



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only

File Number (s)	15-04-SUB
Project name	ARDELL ESTATES
Date Received	6.3.2015
Date Accepted/Complete	6.30.2015
Cross Reference Files	—
Commission Hearing Date	8.25.2015
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Waters Edge Farm, LLC Address: 401 W. Front St. Ste. 401 City, State, Zip: Boise, ID 83702	Phone Number: _____ E-Mail: _____ Fax #: _____
Applicant (Developer): Timothy Eck Address: 6152 W. Half Moon Lane City, State, Zip: Eagle, Id. 83616	Phone Number: 208.850.0591 E-Mail: timothyeck@me.com Fax #: _____
Engineer/Representative: David Crawford B&A Engineers, Inc. Address: 5505 W. Franklin Rd City, State, Zip: Boise, Id. 83705	Phone Number: 208.343.3381 E-Mail: dacrawford@baengineers.com Fax #: 208.342.5792

Subject Property Information

Site Address: 2111 N. Linder Rd
Site Location (Cross Streets): west side of Linder Rd., South of Hubbard Road and North of DeerFlat Rd
Parcel Number (s): S1314417410, S1314417970, S1314417200
Section, Township, Range: Section 14, Township 2 North, Range 1, West
Property size: 68.56 Acres
Current land use: Agricultural
Proposed land use: Single Family Residential
Current zoning district: R6
Proposed zoning district: No change

Project Description

Project / subdivision name: ArdeLL Estates Subdivision
General description of proposed project / request: Preliminary Plat approval request
Type of use proposed (check all that apply): <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Office <input type="checkbox"/> Industrial <input type="checkbox"/> Other
Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

Are there existing buildings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of residential units: 261 Number of building lots: 261
Number of common and/or other lots: 27
Type of dwellings proposed: <input checked="" type="checkbox"/> Single-Family <input type="checkbox"/> Townhouses <input type="checkbox"/> Duplexes <input type="checkbox"/> Multi-Family <input type="checkbox"/> Other
Minimum Square footage of structure (s): 1,400 SF
Gross density (DU/acre-total property): 3.81 Net density (DU/acre-excluding roads): 5.07
Percentage of open space provided: 7.87% Acreage of open space: 5.40
Type of open space provided (i.e. landscaping, public, common, etc.): Landscaping, Greenbelt Pathway

Non-Residential Project Summary (if applicable) Not Applicable

Number of building lots: _____ Other lots: _____
Gross floor area square footage: _____ Existing (if applicable): _____
Hours of operation (days & hours): _____ Building height: _____
Total number of employees: _____ Max. number of employees at one time: _____
Number and ages of students/children: _____ Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____
Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____ b. Total Parking spaces: _____ Dimensions: _____ c. Width of driveway aisle: _____
Proposed Lighting: _____
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: Date: 5/29/15

15-04-SUB

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Planning & Zoning
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208 922 5274
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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: ARDELL ESTATES Applicant: DAVID CRAWLORD / Tim ECK

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

Applicant (✓)	Description	Staff (✓)
X	Completed and signed Commission & Council Review Application.	✓
X	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	✓
X	Homeowner's maintenance agreement for the care of landscaped common areas	✓
X	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.	✓
✓	Proof of ownership—A copy of your deed <u>and</u> Affidavit of Legal Interest (for all interested parties involved).	✓
✓	Letter of Intent indicating reasons and details for preliminary plat	✓
✓	Commitment of Property Posting form signed by the applicant/agent.	✓
X	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.	✓
X	A letter from Ada County Engineer with the Subdivision Name reservation. ANY name change(s) needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	✓
✓	Phasing Plan	✓
X	Include Large Scale Development Requirements, KCC 6-5-4	✓
✓	Landscape Plan— (in color)	✓
X	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
✓	8 1/2 x 11 proposed preliminary plat.	✓
X	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: ◊ 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.	✓

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

GORDON N. LAW
CITY ENGINEER

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

MEMORANDUM

TO: Director of Kuna Planning and Zoning
FROM: Gordon N. Law
Kuna City Engineer
RE: Ardell Estates Project
Preliminary Plat
15-04-S
DATE: July 2, 2015

The City Engineer has reviewed the Preliminary Plat request of the above applicant dated June 30, 2015. It is noted that specific development plans are provided, which includes 261 firm buildable residential lots and 27 common lots. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer Needs

- 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 Deerhorn sewer trunk main (under construction) and Danskin regional lift station. Preliminary investigations have concluded that all wastewater flows from this project would receive treatment at the North Wastewater 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 included in Local Improvement District 2006-1, satisfied its obligations to the District and consequently has connection fee credits and reserved treatment capacity. When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
- c) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
- d) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan, particularly to the providing of sewer mains and trunk lines in the master plan.

- e) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line or extended in right-of-way in or adjacent to the project – both at useable depths. This applies to a sewer trunk main extended to Birds of Prey Lift Station. The City Engineer requests that the developer facilitate the City’s construction of the Birds of Prey trunk line ahead of the project by providing easements if it is in the City’s interest to do it.
- f) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.

2. Potable Water Needs

- a) The 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 (12-inch) is located in the Ardell right-of-way on the north boundary of the project. A second water main (12-inch) is located in Linder Road near the southeast corner of the project.
- c) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
- d) For any connected load, it is recommended this application be conditioned to conform to the water master plan. Specifically, 12-inch water mains are required in the portions of Ardell, Linder and School Street fronting the project.
- e) 8-inch water mains should be installed by developer in internal subdivision streets.
- f) At least 8-inch water mains are to be extended and connected by developer to water trunk lines and mains through all entryway streets to Ardell Road, Linder Road, Addax Avenue and School Street.
- g) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- h) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.
- i) The City Engineer concludes redundancy of water transmission route to the development site is provided by existing facilities.
- j) The City Engineer has evaluated the distribution of supply wells and available supply in the vicinity of the project and concludes there is not a need for a well site within the bounds of the project.

3. Pressure Irrigation

- a) The applicant’s property is not connected to the City pressure irrigation system. The nearest pressure main (12-inch) is located in Ardell Road right-of-way on the north boundary of the project and the west side of School Street on the west boundary of the project.
- b) The property’s irrigation needs are presently served by the Boise-Kuna Irrigation District. The City Engineer has evaluated the distribution of irrigation pump stations and available supply in the vicinity of the project and concludes there is need for a pump station and reservoir within the bounds of the project. It is the City Engineer’s recommendation that the City construct the pump station and reservoir on suitable project land as proposed in the application (location, size and configuration) in a manner similar to the Sadie Creek Pump Station.

- c) Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.
- d) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions.
- e) For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. The Master Plan designates the providing of trunk lines in the Linder, Ardell and School Street frontages where they don’t presently exist. It also designates the providing of a trunk line from the pump station to the City trunk line network.
- f) It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
- g) It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal and boundary loop lines.

4. Grading and Storm Drainage

The following is required because alteration of surface features is proposed (such as grading or paving) in connection with this application:

- a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the appropriate agency standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD 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. Constructed facilities to preserve these rights must be designed by a licensed professional engineer, plans provided with the project plan set for review by the City Engineer and constructed in a manner and with materials acceptable to the City Engineer. Facilities provided must be accessible for continued maintenance, and if necessary, replacement. The City Engineer notes there are multiple facilities within the project to which this condition applies.
- e) The developer proposes to pipe Hubbard-Beal Drain and construct a pathway amenity with it. The City Engineer supports this proposal as a condition of development and consistent with 4.d above.

5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water and irrigation services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection any conveyable water rights by deed and "Change of Ownership" form from IDWR. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts or its facilities. The Badley Lateral and Hubbard-Beal Drain may be two of those facilities.
- c) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- d) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- e) State the vertical datum used for elevations on all drawings.
- f) Provide engineering certification on all final engineering drawings.
- g) The submittals attached to the application include some alignments for City infrastructure. This information is helpful but has not been reviewed in detail and has not received final approval. The applicant is advised that detailed review and plan approval occurs at the time of approval of the official improvement plans.

6. Inspection Fees

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

7. Right-of-Way

The subject property fronts on its east side a section line arterial or collector street (Linder) and on its north and west sides mid-mile collectors (Ardell and School). The following conditions are related to these classified streets:

- a) Sufficient half right-of-way on the quarter line and section line for the classified streets should be provided pursuant to City and ACHD standards.
- b) 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:
 - a. 10-foot minimum subdivision boundary easement;

- b. 10-foot minimum street frontage easement;
 - c. 10-foot back lot line easement as required in code;
 - d. 5-foot side lot line easement;
 - e. Additional easements as needed for facilities not in right-of-way of width and alignment acceptable to the City Engineer.
- c) It is recommended approaches onto classified streets comply with ACHD approach policies.
 - d) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change, development or re-development.

8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted.

9. Phasing of Development

- a) Any phasing plan, to be acceptable, must extend city services, extend transportation facilities and extend other utilities in a manner to maintain reliable service to the buildable lots in the subdivision and not disrupt service to neighboring properties.
- b) A phasing plan, to be acceptable, must not delay expenditures for infrastructure to burden with expenses in a disproportionate manner the later phases of a project.
- c) Irrespective of compliance with the above conditions, the City Engineer in general does not approve or reject phasing plans without the advice and consent of the Planning and Zoning Director.

10. Property Description

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



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

April 2, 2015

Dan Thompson
Thompson Engineers
181 East 50th Street
Garden City, ID 83714

Subject: Ardell Estates Subdivision Traffic Impact Study

The Ada County Highway District (ACHD) staff has completed a review of the submitted traffic impact study (TIS) for the proposed Ardell Estates Subdivision. Comments/recommendations provided by District Traffic Services and Planning Review staff are listed below:

1. The percentages in shown in Figure 7 don't add up to 100. Please revise the Figure and resubmit for review.
2. Based on the traffic counts in the appendix, on Linder Road, the PM peak hour peak direction count should be 237 and the AM count should be 251. Figure 5 should be revised to reflect the appropriate peak hour counts.
3. It appears that the language on page 14 – Site Circulation, has been copied and pasted from a different report. This should be revised and resubmitted for review.

Please let me know if you have any questions.

Sincerely,

Mindy Wallace, AICP
Planner III
Development Services

CC: City of Kuna
Tim Eck



Development Services Department

Project/File: Ardell Estates/ KPP15-0004/ 15-04-S
This is a preliminary plat application to construct 261 buildable lots and 27 common lots on 68.56-acres. The site is located at the southwest corner of Linder Road and Ardell Road in Kuna, Idaho.

Lead Agency: City of Kuna

Site address: SWC of Linder Road & Ardell Road

Commission Hearing: Consent Agenda
XXXX, 2015

Commission Approval:

Applicant: Tim Eck
6152 W Half Moon Ln
Eagle, ID 83616

Representative: B & A Engineers, Inc.
David Crawford
5505 W Franklin Road
Boise, ID 83705

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



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval to construct 261 single family residential lots and 27 common lots on 68.56-acres. The property is currently zoned R-6 (Medium density residential) and the applicant's proposal is consistent with the City of Kuna's comprehensive plan.

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

Direction	Land Use	Zoning
North	Low Density Residential	R-4
South	Rural Urban Transition (Ada County)	RUT
East	Medium Density Residential/ Neighborhood Business District	R-6/ C-1
West	Medium Density Residential	R-6

3. **Site History:** ACHD has previously reviewed this site as Waters Edge Subdivision in October 2003. The requirements of this staff report are consistent with those of the prior action.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
- Arbor Ridge is in various phases of development directly north of the site.
 - Crimson Point is in various phases of development west of the site.
 - Mineral Springs is in various phases of development directly west of the site.
 - Greyhawk is in various phases of development east of the site.
 - Profile Ridge is in various phases of development west of the site.
5. **Transit:** Transit services are not available to serve this site.
6. **New Center Lane Miles:**
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
8. **Capital Improvements Plan/ Integrated Five Year Work Plan:**
The following projects are currently listed in the Integrated Five Year Work Plan (IFYWP) or the District's Capital Improvement Plan (CIP).
- The intersection of Linder Road and Deer Flat Road is part of a Federal aid project to rebuild the intersection to alleviate peak hour congestions and improve safety. Options are currently being evaluated.
 - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Linder Road to SH-69/ Meridian Road between 2027 and 2031.

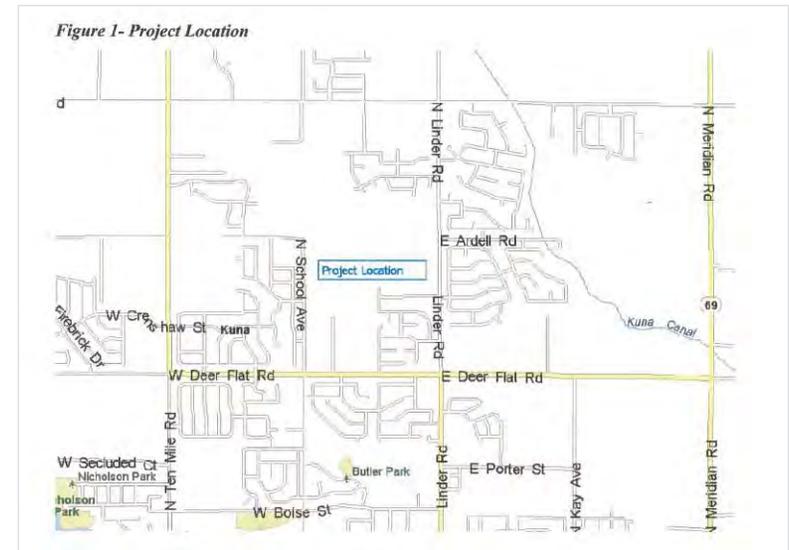
B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 2,475 additional vehicle trips per day (0 existing); 260 additional vehicle trips per hour in the PM peak hour (0 existing), based on the traffic impact study.
2. **Traffic Impact Study**
Thompson Engineers, Inc. prepared a traffic impact study for the proposed Ardell Estates. Below is an executive summary of the findings **as presented by Thompson Engineers, Inc.** The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

Executive Summary:

Proposed Development: The project is a residential development of approximately 260 single family dwelling units. The site is expected to access the transportation system via Linder Road, Ardell Road and School Avenue. There is also connectivity to the existing subdivision to the south.

Study Area: The area of influence is anticipated to be southwest Ada County, Idaho, including the City of Kuna. The primary impacts will be along Linder Road, and School Avenue, with secondary impacts along Ten Mile road. The study area will include the intersections of Linder Road and Hubbard Road, Ten Mile Road and Hubbard Road, Linder Road and Ardell Road, and School Avenue and Ardell Road, as determined by a model run of the COMPASS transportation model.



Conclusions/ Findings: Below are the findings of this report.

- Based on the trip generation methods recommended in the Trip Generation Manual, the site will generate 2,475 trips per day of which 195 trips will occur during the AM peak hour and 260 trips will occur during the PM peak hour.
- The site will access the transportation system via Linder Road, Ardell Road, and School Avenue. Most of the site will access the site via Linder Road and Ardell Road.
- The intersection of Hubbard Road and Linder Road will operate at acceptable levels of service under background and total traffic conditions in build out year. The critical peak hour is in the PM peak hour.
- The intersection of Hubbard Road and Ten Mile Road will operate at acceptable levels of service under background and total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.
- The intersection of Ardell Road and Linder Road will operate at acceptable levels of service under background and total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.
- This development will construct ½ of Ardell Road along the north front of the project. Ardell Road is anticipated to be extended through to Ten Mile Road as development occurs. For analysis purposes, this report assumes that Ardell Road will be extended through to Ten Mile Road.
- The site access point on Linder is anticipated to operate at acceptable levels of service.
- The proposed site plan provides good internal circulation via Ardell Road, a collector road abutting the northern boundary.

Staff Comments/ Recommendations: ACHD District Traffic Services and Planning Review staff has completed a review of the required traffic impact study and has found it to be in compliance with ACHD policy and standards.

As identified in the traffic impact study, the intersections and roadways will operate at acceptable levels of service in the build out year with the addition of site generated traffic.

Staff agrees with the findings and recommendations of the traffic impact study.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Linder Road	960-feet	Minor Arterial	237	Better than "D"	Better than "D"
Ten Mile Road	0-feet	Minor Arterial	318	Better than "D"	Better than "D"
School Avenue	1,326-feet	Collector	90	Better than "D"	Better than "D"

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

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

4. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Linder Road south of Ardell Road was 2,792 on 01/20/15.
- The average daily traffic count for Ten Mile Road north of Hubbard Road was 5,814 on 01/17/14.
- The average daily traffic count for School Avenue north of Boise Street was 2,068 on 10/02/13.

C. Findings for Consideration

1. Linder Road

a. Existing Conditions: Linder Road is improved with 2-travel lanes, 28-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 60-feet of right-of-way for Linder Road (25-feet from centerline).

b. Policy:

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

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

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a

continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

c. Applicant Proposal: The applicant is proposing to dedicate 40-feet of right-of-way from centerline of Linder Road abutting the site. The applicant is proposing to construct an 8-foot wide detached sidewalk approximately 30-feet from centerline to face of sidewalk of Linder Road abutting the site.

d. Staff Comments/Recommendations: The applicant's proposal does not meet District policy as Linder Road is proposed to be a 5-lane minor arterial. The applicant should be required to dedicate 48-feet of right-of-way from centerline of Linder Road, widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site., and construct a minimum 5-foot wide concrete sidewalk located 41-feet from centerline; **OR** dedicate 40-feet of right-of-way from centerline of Linder Road, widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site, and provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way. The easement should encompass the entire area between the right-of-way line and 2-feet behind the back edge of sidewalk.

2. Ardell Road

a. Existing Conditions: Ardell Road is currently stubbed to the site's west property line.

b. Policy:

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

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

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

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

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

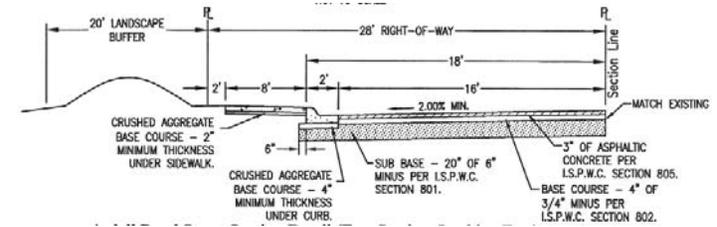
Half Street Policy: District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

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

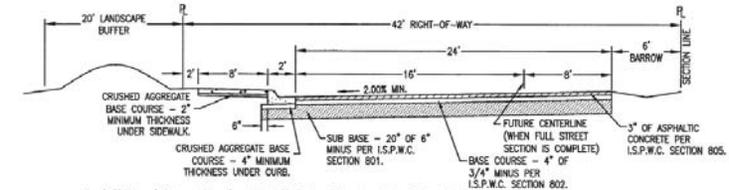
Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

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

- c. **Applicant Proposal:** The applicant is proposing to construct the western portion of Ardell Road, approximately 1,558-feet, as one-half of a 36-foot street section (16-feet of pavement) with vertical curb, gutter, and 8-foot wide sidewalk on the south side within 28-feet of right-of-way at the section line.



The applicant is proposing to construct the eastern portion of Ardell Road from the east property line, west for approximately 1,060-feet, as one-half of a 36-foot street section with vertical curb, gutter, and 8-foot wide sidewalk on the south side, and 6-foot wide borrow ditch on the north side, plus 8-feet of additional pavement to total 24-feet of pavement, within 42-feet of right-of-way abutting the site.



- d. **Staff Comments/Recommendations:** On March 5, 2014, ACHD entered into a Development Agreement with Cory Barton Homes, Inc., the developer of Arbor Ridge Subdivision (north of the site) and the adjoining property owner to the south, DBTV Waters Edge Farm, LLC, the developer for Ardell Estates, for dedication of right-of-way and the future construction of Ardell Road. Specific to Ardell Street, the agreement states that, "a. Developer and DBTV dedicate the full required width of right-of-way (48 feet) for Ardell Road the full length of the Subdivision (approximately 1,622 feet) prior to signature of the final plat for Phase 2 of the Subdivision. b. ACHD accepts the dedication of right-of-way for Ardell Road as an unopened right-of-way. c. Developer agrees to construct the full length of Ardell Road abutting Phases 2, 3, and 4 of the Subdivision (approximately 1,622 feet) to the full required 36 foot street section with curb and gutter on both sides plus an 8 foot attached sidewalk on the north side with Phase 4 of the Subdivision."

The applicant has submitted a phasing plan for Ardell Estates. The applicant is proposing to construct Phases 1 and 2 to take access onto Linder Road from the site. Arbor Ridge continues to be developed to the north and as stated in the above agreement, will be required to construct Ardell Road as a full 36-foot street section with Phases 2, 3, and 4, which abuts the western portion of Ardell Road in this application. However, in order to ensure the construction of Ardell Road in the event that the western section of Ardell Road is not constructed, staff recommends that the applicant be required to construct Ardell Road as a full 36-foot street section with vertical curb, and gutter on both sides, plus an 8-foot wide attached sidewalk on the south side with Phases 6 and 7 as shown in Exhibit 3 below (phasing plan) of the development.

The applicant's proposal to construct the eastern portion of Ardell Road does not meet District Half-street policy because the applicant is only proposing 24-feet of pavement. However, staff recommends a modification of policy due to the fact that Ardell Road, east of Linder Road was constructed on the section line and the applicant's proposal will align the new section of Ardell Road, which will extend west to School Avenue, to align with the existing street east of Linder Road.

3. School Avenue

a. **Existing Conditions:** School Avenue is improved with 30-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 40-feet of right-of-way for School Avenue (14-feet from centerline).

b. **Policy:**

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

Master Street Map and Typologies Policy: District policy 7206.5 states that if the collector street is designated with a typology on the Master Street Map, that typology shall be considered for the required street improvements. If there is no typology listed in the Master Street Map, then standard street sections shall serve as the default.

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

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

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

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

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

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

c. **Applicant Proposal:** The applicant is proposing to dedicate 28-feet of right-of-way from centerline of School Avenue abutting the site. The applicant is proposing to construct School Avenue as one-half of a 36-foot street section with vertical curb, gutter, and 8-foot wide sidewalk within 54-feet of right-of-way abutting the site.

d. **Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

4. Internal Local Streets

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

b. **Policy:**

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

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

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

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

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

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

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

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

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

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

- c. Applicant's Proposal:** The applicant is proposing to continue 2 stub streets, Blueblossom Way and Addax Avenue into the site; and to construct all internal streets as 36-foot street sections with curb, gutter, and 5-foot wide attached sidewalks within 50-feet of right-of-way.

The applicant is proposing to construct Tanzanite Court as a cul-de-sac street with curb, gutter, and 5-foot wide attached sidewalk within 104-feet of right-of-way.

- d. Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed.

The applicant should be required to construct the cul-de-sac with minimum 45-foot turning radius, consistent with District policy.

The applicant should be required to provide a permanent right-of-way easement for any public sidewalks placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk.

5. Roadway Offsets

- a. Existing Conditions:** There are no roadways constructed within the site.

b. Policy:

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Collector Offset Policy: District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting minor arterials is one half-mile.

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

Local Offset Policy: District policy 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).

District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).

- c. Applicant's Proposal:** The applicant is proposing to construct a local road, Helvick Street, approximately 566-feet south of Ardell Road and 574-feet north of Wood Owl Drive onto Linder Road from the site.

The applicant is proposing to construct a new collector, Ardell Road, at the ½ mile onto Linder Road from the site.

The applicant is proposing to construct 2 local roads to intersect School Street from the site. Tanzanite Drive, approximately 1,220-feet south of Ardell Road and 780-feet north of Beryl Street, and Parish Way, approximately 190-feet south of Ardell Road and 1,032-feet north of Tanzanite Drive.

The applicant is proposing to construct all internal local streets to provide a minimum offset of 125-feet from any other local street and a minimum offset of 330-feet from any collector roadway.

- d. Staff Comments/Recommendations:** The applicant's proposal to construct a local road to intersect Linder Road 566-feet south of Ardell Road and 574-feet north of Wood Owl Drive does not meet District minimum offset policy, however, staff recommends a modification of policy due to the fact that Linder Road is currently operating at acceptable levels of service and will continue to operate at acceptable levels of service at buildout and is needed to serve the site. This modification of policy is approved by staff at the discretion of the Manager.

The applicant's proposal to construct a new collector, Ardell Road, at the ½ mile onto Linder Road, meets District policy and should be approved as proposed.

The applicant's proposal to construct all internal streets to provide a minimum offset of 125-feet from any other local street meets District policy and should be approved as proposed.

6. Tree Planters

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

7. Landscaping

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

8. Other Access

Linder Road is classified as a minor arterial roadway; Ardell Road and School Avenue are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Dedicate 48-feet of right-of-way from centerline of Linder Road, widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site, and construct a minimum 5-foot wide concrete sidewalk located 41-feet from centerline; **OR** dedicate 40-feet of right-of-way from centerline of Linder Road, widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site, and

provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way. The easement should encompass the entire area between the right-of-way line and 2-feet behind the back edge of sidewalk.

2. Construct the eastern portion of Ardell Road from the east property line, west for approximately 1,060-feet, as one-half of a 36-foot street section with vertical curb, gutter, and 8-foot wide sidewalk on the south side, and 6-foot wide barrow ditch on the north side, plus 8-feet of additional pavement to total 24-feet of pavement, within 42-feet of right-of-way abutting the site.
3. Construct Ardell Road as a full 36-foot street section with vertical curb, and gutter on both sides, plus an 8-foot wide attached sidewalk on the south side within 56-feet of right-of-way with Phase 6 and 7 of the development as shown in Exhibit 3 (phasing plan) IF not constructed as part of the Arbor Ridge Development Agreement.
4. Dedicate 28-feet of right-of-way from centerline of School Avenue abutting the site.
5. Construct School Avenue as one-half of a 36-foot street section with vertical curb, gutter, and 8-foot wide sidewalk within 54-feet of right-of-way abutting the site.
6. Construct all internal streets as 36-foot street sections with curb, gutter, and 5-foot wide attached sidewalks within 50-feet of right-of-way.
7. Construct Tanzanite Court as a cul-de-sac street with a minimum 45-foot turning radius, curb, gutter, and 5-foot wide attached sidewalk within 104-feet of right-of-way.
8. Provide a permanent right-of-way easement for any public sidewalks placed outside of the dedicated right-of-way.
9. Construct a local road, Helvick Street, approximately 566-feet south of Ardell Road and 574-feet north of Wood Owl Drive onto Linder Road from the site.
10. Construct a new collector, Ardell Road, at the ½ mile onto Linder Road from the site.
11. Construct 2 local roads to intersect School Street from the site. Tanzanite Drive, approximately 1,220-feet south of Ardell Road and 780-feet north of Beryl Street, and Parish Way, approximately 190-feet south of Ardell Road and 1,032-feet north of Tanzanite Drive.
12. Construct all internal local streets to provide a minimum offset of 125-feet from any other local street and a minimum offset of 330-feet from any collector roadway.
13. Payment of impacts fees are due prior to issuance of a building permit.
14. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

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

F. Conclusions of Law

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

G. Attachments

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

Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

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

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

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

Working in the ACHD Right-of-Way

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

Construction (Subdivisions)

Sediment & Erosion Submittal

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

Idaho Power Company

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

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

Request for 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.

WILL PATTERSON
CHAIRMAN OF THE BOARD
MAX SVATY
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)

2405 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

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

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

07 August 2015

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

RE: Ardell Estates
SWC Linder & Ardell Roads
Boise-Kuna Irrigation District
Badley Lateral 70+80
State Lateral 14+90
Sec. 14, T2N, R1W, BM.

File No. 15-04-S

BK-277

City of Kuna:

The United States' Badley Lateral lies within the boundary of the above-mentioned location. The easement for this lateral is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this lateral. We assert this federal easement 21 feet east and 18 feet west of the lateral's centerline and that is to include the delivery structure. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

Project easements must be called out on any future preliminary and final plats.

Fencing (as may be required) must be constructed just off the lateral easement.

The Boise Project does not approve landscaping (other than grass) within its easements.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place

within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

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

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss the pressure system prior to any costly design work

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.

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

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

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

Boise Project Board of Control requests a full set of plans for our review and approval when applicable.

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

Bob Carter
Assistant Project Manager, BPBC

bdc/bc

cc: Clint McCormick Watermaster, Div; 2 BPBC
Velta Harwood Secretary - Treasurer, NYID
File

Exhibit B 4

CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:
 ACZ
 Boise
 Eagle
 Garden City
 Kuna
 Meridian
 Star

Rezone # _____
 Conditional Use # _____
 Preliminary / Final / Short Plat 15-04-S
Ardell Estates

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

RECEIVED

JUL 16 2015

CITY OF KUNA

Reviewed By: *Rishi Badji*

Date: 7/10/15

Exhibit B 5

**IDAHO TRANSPORTATION DEPARTMENT**

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

(208) 334-8300
itd.idaho.gov

July 2, 2015

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

VIA EMAIL**RE: 15-04-S ARDELL ESTATES**

The Idaho Transportation Department has reviewed the referenced subdivision application for the Ardell Estates on the southwest corner of Linder and Ardell Roads west of SH-69. ITD has the following comments:

1. ITD has no objection to the requested application. 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.

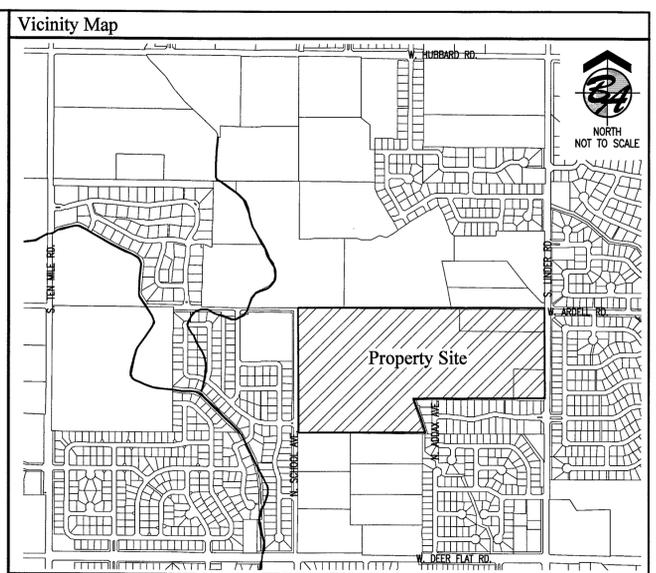
If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7191.

Sincerely,

A handwritten signature in blue ink that reads 'James K. Morrison'.

James K. Morrison
Development Services Manager
jim.morrison@itd.idaho.gov

Exhibit B 6



Underground Utility Note
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. DEVIATIONS MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATION(S).
 THE AFFRDED STAMP INDICATES THAT THE SURVEYOR HAS REVIEWED THE SUBDIVISION RECORD AND HAS BEEN BASED ON AN ACTUAL FIELD SURVEY.

Legend		Setback/Zoning Table	
—	PROJECT / PROPERTY BOUNDARY	EXISTING ZONE	R-6
---	LOT LINE	MINIMUM PROPERTY SIZE	4,500 SF
---	SECTION LINE	FRONT YARD SETBACK	20 FEET
---	STREET CENTERLINE	REAR YARD SETBACK	15 FEET
---	ADJOINING PROPERTY LINE	STREET SIDE YARD SETBACK	20 FEET
---	PROPOSED 10'-WIDE DITCH EASEMENT	INTERIOR SIDE YARD SETBACK	5 FEET
---	EXISTING PRESSURE IRRIGATION LINE	MAXIMUM LOT COVERAGE	40%
---	PROPOSED PRESSURE IRRIGATION LINE	MAXIMUM BUILDING HEIGHT	35 FEET
---	EXISTING FENCE	MINIMUM STREET FRONTAGE	45 FEET
---	EXISTING EDGE OF PAVEMENT		
---	EXISTING SANITARY SEWER MAIN LINE		
---	PROPOSED SANITARY SEWER MAIN LINE		
---	EXISTING WATER MAIN LINE		
---	PROPOSED 8" WATER MAIN LINE		
---	EXISTING CURB AND GUTTER		
---	PROPOSED CURB & GUTTER		
2	LOT NUMBER		
SSM	EXISTING SANITARY SEWER MANHOLE		
SSM	PROPOSED SANITARY SEWER MANHOLE		
●	FOUND BRASS CAP		
○	FOUND 1/2" PIN		
○	FOUND 5/8" PIN		
●	SET 1/2"x24" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"		
●	SET 5/8"x30" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"		
☆	PROPOSED STREET LIGHT		
☆	EXISTING STREET LIGHT		
---	EXISTING DITCH		

Land Use Calculations		
DESCRIPTION	AREA (ACRES)	PERCENTAGE
PROJECT	66.56	100%
RESIDENTIAL LOTS (261)	46.05	67.16%
OPEN SPACE AREA LOTS (27)	5.40	7.87%
RIGHT-OF-WAY	17.12	24.97%

RESIDENTIAL LOTS	261
OPEN SPACE AREA LOTS	27
RESIDENTIAL DENSITY	3.81/Acre

- Notes**
- THERE ARE NO POTENTIALLY HAZARDOUS AREAS.
 - THERE ARE NO STREAMS, PONDS, LAKES, OR WETLANDS ON THIS PROPERTY.
 - THERE ARE NO NATURAL DRAINAGE SWALES ON THIS PROPERTY.
 - THERE ARE NO PERMANENT AND/OR SEASONAL HIGH GROUNDWATER AREAS ON THIS PROPERTY.
 - THIS PROPERTY IS NOT IN A FLOOD PLAIN AREA.
 - THERE ARE NO IDENTIFIED SHALLOW BEDROCK AREAS, UNSTABLE ROCK FORMATIONS, OR LANDSLIDE AREAS ON THIS PROPERTY.
 - THIS PROPERTY IS NOT IN AN AQUIFER RECHARGE AREA.
 - NO UNSTABLE SOILS SUSCEPTIBLE TO EROSION EXIST ON THIS PROPERTY. ALL AREAS ARE SUITABLE FOR DEVELOPMENT.
 - SANITARY SEWER SERVICE IS TO BE PROVIDED BY THE CITY OF KUNA.
 - POTABLE WATER IS TO BE PROVIDED BY THE CITY OF KUNA.
 - EXISTING IRRIGATION FACILITIES TO BE CONTINUED TO THEIR HISTORIC DISCHARGE POINTS.
 - THIS PROPERTY IS CURRENTLY ZONED R-6.
 - EXISTING USE: AGRICULTURAL.
 - CONTOUR INTERVAL: 2 FOOT DATUM: NAVD 88
 - COMMON AREAS SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
 - THIS DEVELOPMENT ANTICIPATES USING SUBSURFACE STORM WATER DISPOSAL OF STORM WATER GENERATED FROM THE LOCAL ROAD SYSTEM AND LANDS TRIBUTARY TO THE SYSTEM.
 - 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.
 - POTABLE WATER AND SANITARY SEWER ARE AVAILABLE TO THIS SITE WITH THE EXTENSION OF SERVICES FROM ARBOR RIDGE SUBDIVISION NO. 2.
 - THIS PARCEL LIES WITHIN THE "ZONE X" FLOODWAY PER FEMA MAP #16001C02504, PANEL 250 OF 875, DATED FEBRUARY 19, 2003.
 - THE FOLLOWING TAX PARCEL NUMBERS ARE INCLUDED WITHIN THIS SUBDIVISION: S1314417410, S1314417200, AND S1314417970.

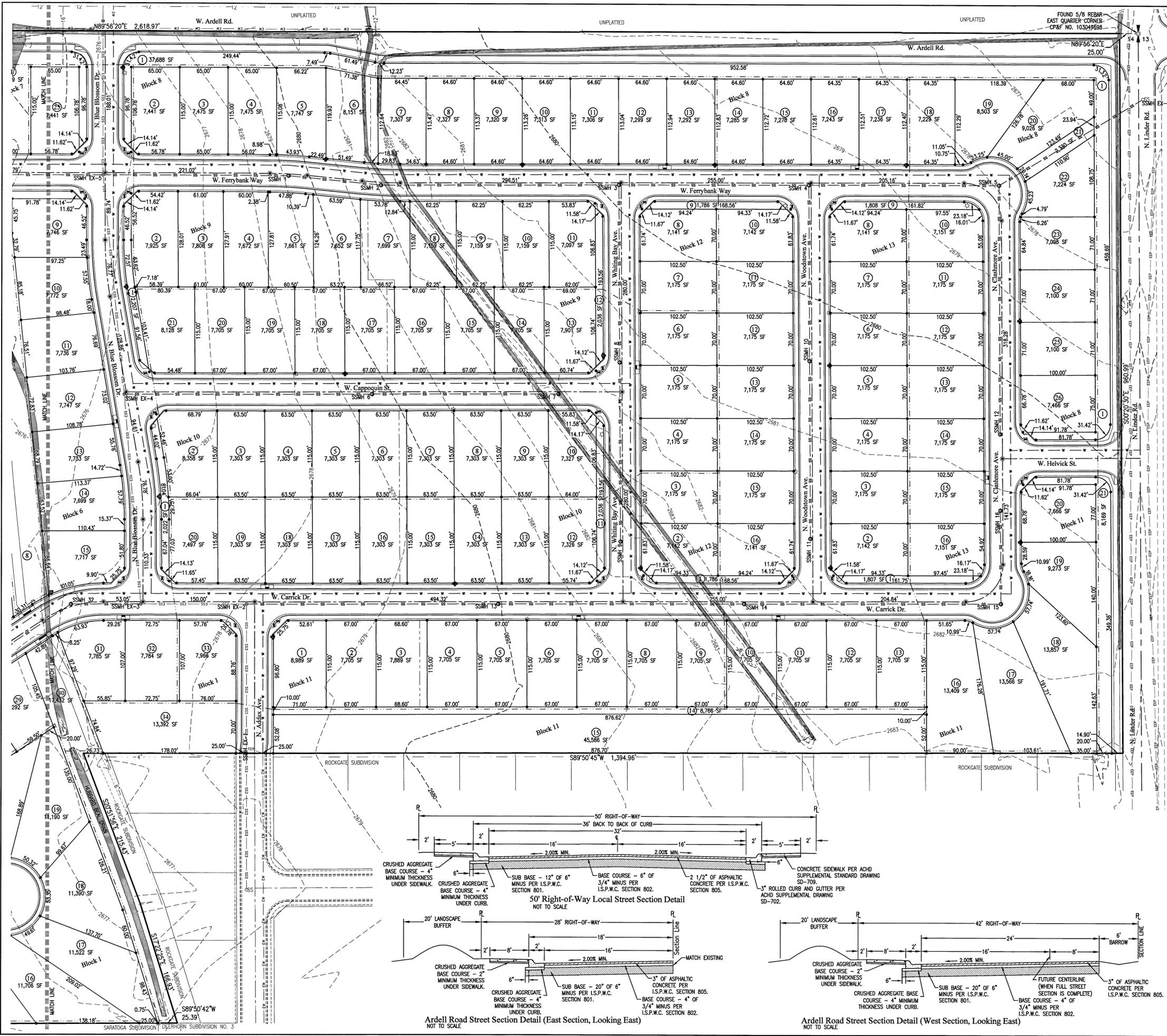
B&A Engineers, Inc.
 Consulting Engineers, Surveyors & Planners
 5505 W. Franklin Rd., Boise, Id. 83705
 (208) 343-3381

Ardell Estates Subdivision

A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Preliminary Plat

DATE: APRIL 2, 2015
 HORIZ. SCALE: AS NOTED
 VERT. SCALE: AS NOTED
 DRAWN BY: J.L. HALL
 CHECKED BY: J.D. CANNING
 FILE: E:\05\Waters Edge Preliminary Plat.dwg
 SHEET NO.: 1

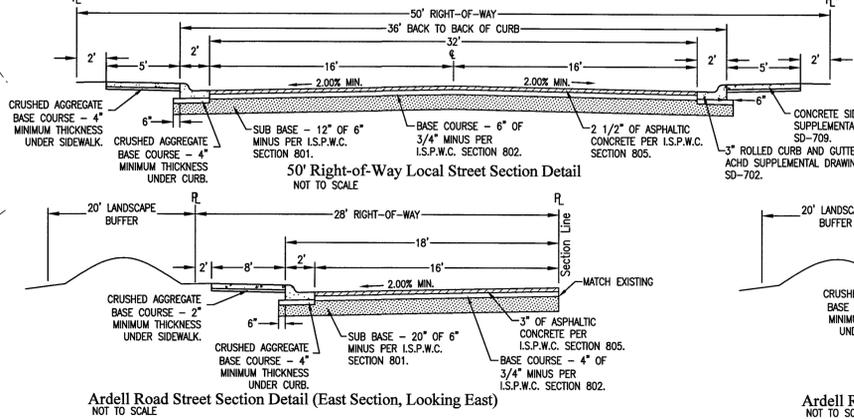


Legend

- PROJECT / PROPERTY BOUNDARY
- LOT LINE
- SECTION LINE
- STREET CENTERLINE
- ADJOINING PROPERTY LINE
- PROPOSED 10'-WIDE DITCH EASEMENT
- EXISTING PRESSURE IRRIGATION LINE
- PROPOSED PRESSURE IRRIGATION LINE
- EXISTING FENCE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER MAIN LINE
- PROPOSED SANITARY SEWER MAIN LINE
- EXISTING WATER MAIN LINE
- PROPOSED 8" WATER MAIN LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB & GUTTER
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- FOUND 1/2" PIN
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- SET 5/8"x30" IRON PIN WITH PLASTIC CAP LABELED "B&A LS 4116"
- PROPOSED STREET LIGHT
- EXISTING STREET LIGHT
- EXISTING DITCH

Sewer Manhole Invert Table

SSMH NUMBER	SIZE (IN)	INVERT IN			INVERT OUT		
		ELEV	DIR	SIZE (IN)	ELEV	DIR	
EX-1	12	2665.88	S	12	2665.88	N	
EX-2	12	2665.25	S	15	2665.00	W	
EX-3	8	2665.66	E	15	2664.79	N	
EX-4	15	2664.79	E	15	2664.79	N	
EX-5	8	2665.48	W	15	2664.37	N	
EX-6	15	2664.37	S	15	2664.37	N	
EX-7	8	2664.95	E	15	2664.95	N	
EX-8	15	2663.93	EAS	15	2663.93	N	
EX-9	8	2664.07	W	18	2663.68	N	
EX-10	8	2663.38	S	18	2663.38	N	
EX-11	8	2664.07	E	15	2666.46	SW	
EX-12	8	2674.54	S	8	2674.44	N	
EX-13	8	2675.71	S	8	2675.61	N	
EX-14	8	2676.96	W	8	2676.86	N	
1	15	2664.30	W	15	2664.30	E	
2	15	2664.48	W	15	2664.48	E	
3	8	2664.95	W	15	2664.95	E	
4	15	2665.33	W	15	2665.33	E	
5	8	2665.91	S	15	2665.71	E	
6	8	2666.29	S	15	2665.71	E	
7	8	2674.10	E	8	2674.00	W	
8	8	2676.10	S	8	2676.00	W	
9	8	2675.10	S	8	2677.50	N	
10	8	2675.10	S	8	2675.00	N	
11	8	2676.89	E	8	2676.50	N	
12	8	2672.89	E	8	2675.00	N	
13	8	2674.29	E	8	2674.79	W	
14	8	2674.29	E	8	2674.19	W	
15	8	2675.75	N	8	2675.65	W	
16	8	2675.96	S	8	2676.50	S	
17	8	2669.40	S	8	2669.30	E	
18	8	2670.50	S	8	2670.40	N	
19	8	2672.50	N	8	2672.50	N	
20	8	2672.00	N/SW	8	2671.90	E	
21	8	2673.15	W	8	2673.05	N	
22	8	2674.45	W	8	2674.35	E	
23	8	2675.75	N/S	8	2675.65	E	
24	8	2675.75	N/S	8	2677.25	N	
25	8	2677.75	S	8	2677.75	S	
26	8	2676.10	W	8	2676.00	E	
27	8	2677.30	N	8	2677.20	E	
28	8	2678.00	S	8	2678.00	S	
29	8	2675.00	W	8	2674.90	S	
30	8	2676.90	W	8	2676.80	E	
31	8	2677.00	W	8	2676.75	E	
32	8	2666.58	SW	8	2666.48	E	
33	8	2670.00	W	8	2669.96	NE	
34	8	2670.00	W/S	8	2670.50	E	
35	8	2675.40	W	8	2675.30	E	
36	8	2676.75	W	8	2676.75	E	
37	8	2673.25	SW	8	2673.25	SW	
38	8	2672.55	NE	8	2672.45	W	
39	8	2671.71	WE	8	2671.61	N	
40	8	2674.40	W	8	2674.30	E	
41	8	2677.00	W	8	2676.90	E	
42	8	2678.00	E	8	2678.00	E	



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Consulting Engineers, Surveyors & Planners
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(208) 349-3381

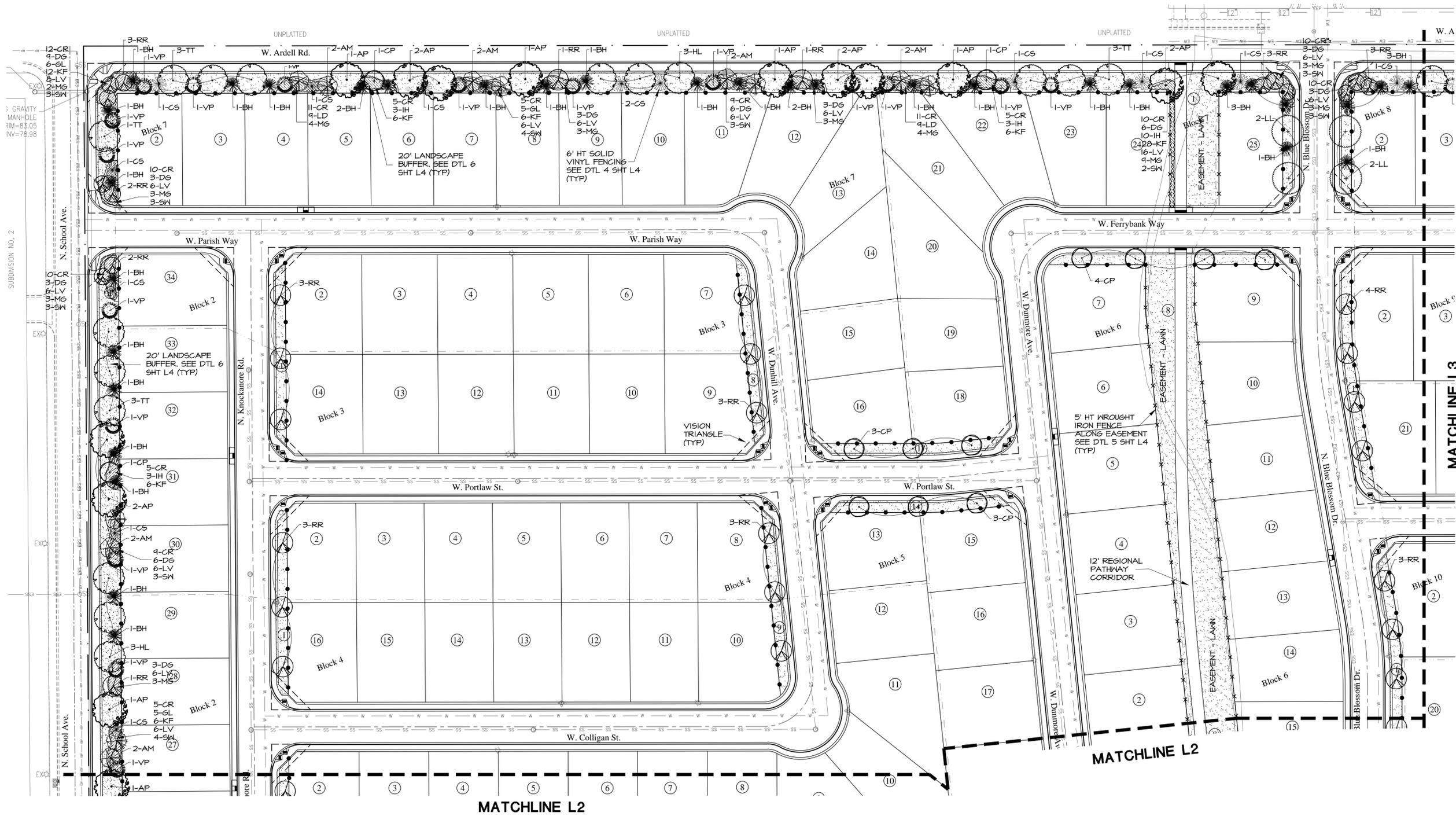


Ardell Estates Subdivision
A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Preliminary Plat

DATE: APRIL 2, 2015
HORIZ. SCALE: AS NOTED
VERT. SCALE: AS NOTED
DRAWN BY: J.L. HALL
CHECKED BY: J.D. CANNING

FILE: ET05(dwg)Arvell Edge Preliminary Plat.dwg
SHEET NO.: 2



PLANT PALETTE

(REFERENCE SHEET L4)

SYM	COMMON NAME	SYM	COMMON NAME
EVERGREEN TREES			
BH	BLACK HILLS SPRUCE	CR	RED FLOWER CARPET ROSE
CS	FAT ALBERT COLORADO BLUE SPRUCE	DG	DIWARF FOUNTAIN GRASS
VP	VANDERWOLFS PINE	GL	GRO-LOW SUMAC
STREET TREES (CLASS II)			
AP	AUTUMN PURPLE ASH	IH	IVORY HALO DOGWOOD
HL	SKYLINE HONEYLOCUST	KF	KARL FOERSTER REED GRASS
LL	LITTLELEAF LINDEN	LD	LITTLE DEVIL NINEBARK
TT	TULIP TREE	LV	HIDCOTE BLUE ENGLISH LAVENDER
ORNAMENTAL TREES (CLASS I)			
AM	AMUR MAPLE	MG	MAIDEN GRASS
CP	CHANTICLEER PEAR	SN	SUMMERKINE NINEBARK
RR	ROYAL RAINDROPS CRABAPPLE		

NOTES

- REFER TO SHEET L4 FOR PLANT PALETTE, LANDSCAPE NOTES, LANDSCAPE & FENCING DETAILS, AND CALCULATIONS.
- LAWN
 - 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 4, SHT L4
 - 5' WROUGHT IRON FENCE ALONG EASEMENT (TYP). SEE DTL 5, SHT L4

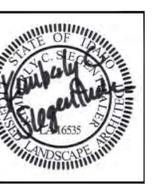
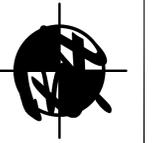
KEY MAP



JENSEN BELTS ASSOCIATES
 Site Planning / Landscape Architecture
 405 Main Street, Boise, Idaho 83702
 Ph: (208) 548-7775, Fax: (208) 548-7776

SCALE 1" = 50'

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

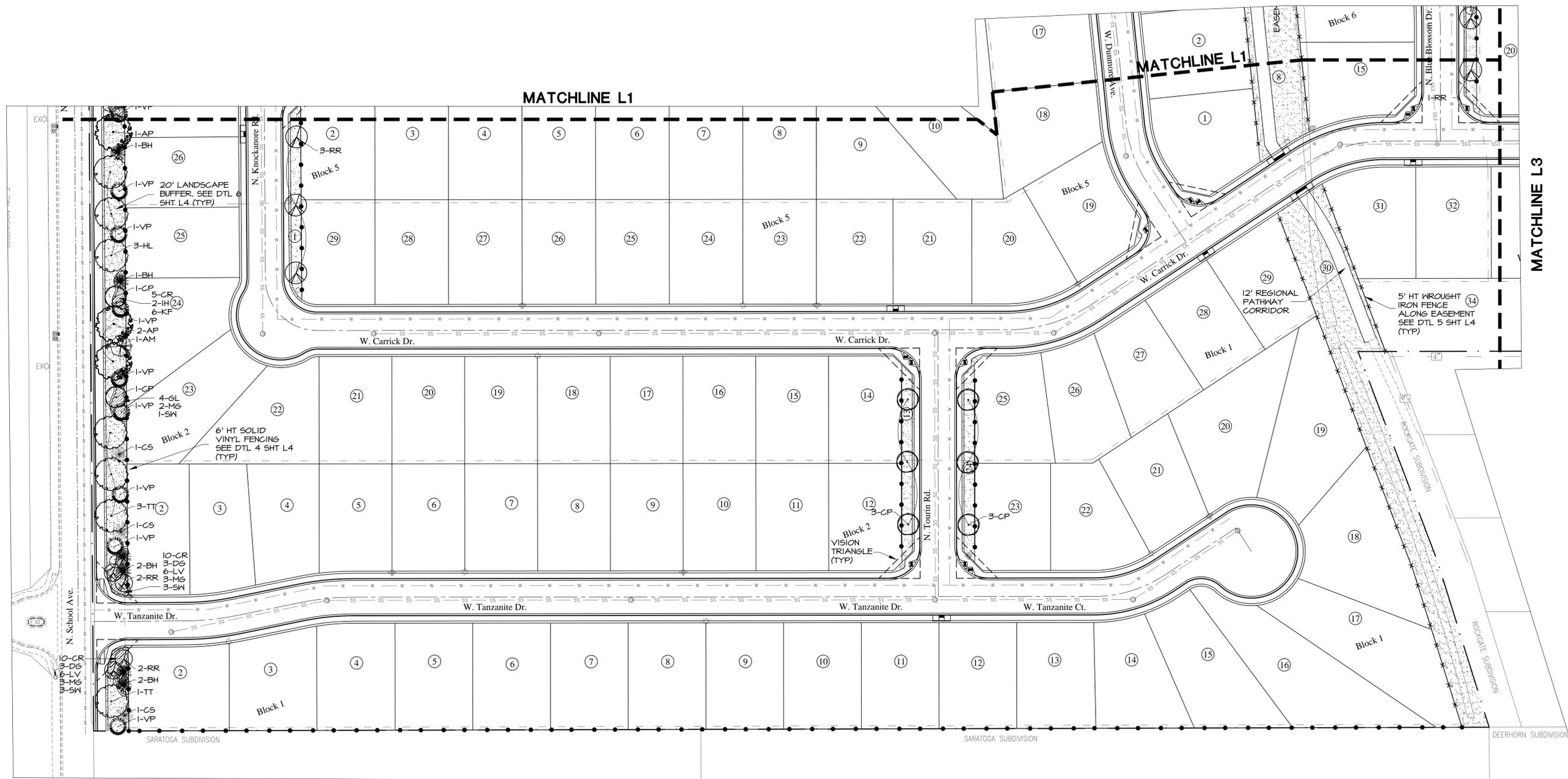


Ardell Estates Subdivision
 A PARCEL OF LAND SITUATE IN THE NORTH-HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14S, RANGE 1E3S, BOISE MERIDIAN, CITY OF KANAWA, ADA COUNTY, IDAHO.

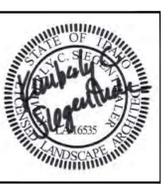
Preliminary Plat

DATE:	APRIL 14, 2015
HORIZ. SCALE:	AS NOTED
VERT. SCALE:	AS NOTED
DRAWN BY:	J. NEILL
CHECKED BY:	K. SIEGENTHALER
FILE:	

SHEET NUMBER: 1 of 4
L 1



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



Ardell Estates Subdivision
 A PARCEL OF LAND SITUATE IN THE NORTH-HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14S, RANGE 1E3S, BOISE MERIDIAN, CITY OF KANY, ADA COUNTY, IDAHO.

Preliminary Plat

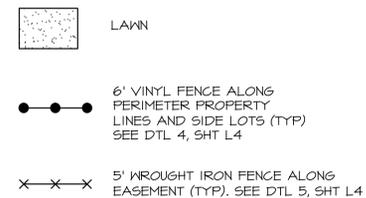
PLANT PALETTE

(REFERENCE SHEET L4)

SYM	COMMON NAME	SYM	COMMON NAME
EVERGREEN TREES			
BH	BLACK HILLS SPRUCE	CR	RED FLOWER CARPET ROSE
CS	FAT ALBERT COLORADO BLUE SPRUCE	DG	STELLA D'ORO DAYLILY
VP	VANDERWOLFS PINE	EM	EMERALD N' GOLD BUONNYMUS
STREET TREES (CLASS II)			
AP	AUTUMN PURPLE ASH	GL	GRO-LOW SUMAC
HL	SKYLINE HONEYLOCUST	IH	IVORY HALO DOGWOOD
LL	LITTLELEAF LINDEN	KF	KARL FOERSTER REED GRASS
TT	TULIP TREE	LD	LITTLE DEVIL NINEBARK
ORNAMENTAL TREES (CLASS I)			
AM	AMUR MAPLE	LV	HIDCOTE BLUE ENGLISH LAVENDER
CP	CHANTICLEER PEAR	OT	OTTO LUYKEN LAUREL
RR	ROYAL RAINDROPS CRABAPPLE	PJ	PJM RHODODENDRON
		SK	SKY HIGH JUNIPER
		MG	MAIDEN GRASS
		SN	SUMMERKINE NINEBARK

NOTES

- REFER TO SHEET L4 FOR PLANT PALETTE, LANDSCAPE NOTES, LANDSCAPE & FENCING DETAILS, AND CALCULATIONS.



KEY MAP

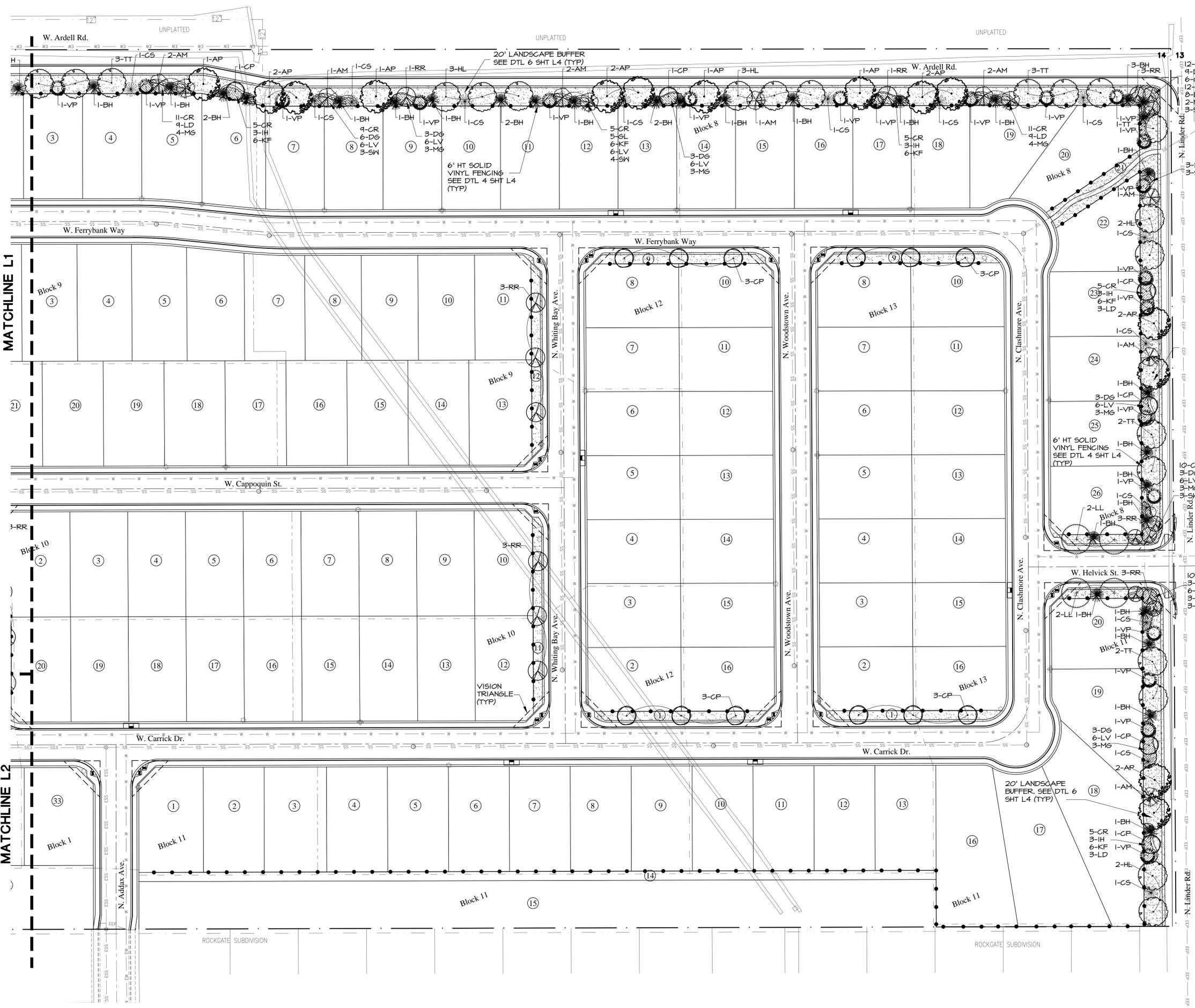


JENSEN BELTS ASSOCIATES
 Site Planning / Landscape Architecture
 405 Main Street, Boise, Idaho 83702
 Ph: (208) 548-7776, Fax: (208) 548-7778

DATE: APRIL 14, 2015
HORIZ. SCALE: AS NOTED
VERT. SCALE: AS NOTED
DRAWN BY: J. NEILL
CHECKED BY: K. SIEGENTHALER
FILE:

SCALE 1" = 50'

SHEET NUMBER: 2 of 4
L2



PLANT PALETTE

(REFERENCE SHEET L4)
SYM COMMON NAME

- EVERGREEN TREES**
- FAT ALBERT
 - COLORADO BLUE SPRUCE
 - BLACK HILLS SPRUCE
 - VANDERKOLFS PINE

- STREET TREES (CLASS 1)**
- AUTUMN PURPLE ASH
 - SKYLINE HONEYLOCUST
 - LITTLELEAF LINDEN
 - TULIP TREE

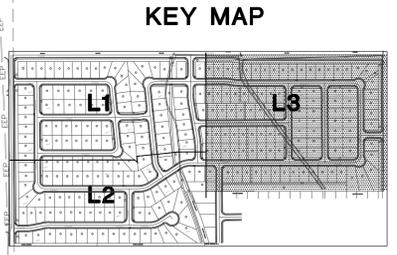
- ORNAMENTAL TREES (CLASS 1)**
- AMUR MAPLE
 - CHANTICLEER PEAR
 - ROYAL RAINDROPS CRABAPPLE

- SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**
- BLACK EYED SUSAN
 - BLUE RIG JUNIPER
 - GREEPING MAHONIA
 - DWARF FOUNTAIN GRASS
 - DARTS GOLD NINEBARK
 - STELLA D'ORO DAYLILY
 - EMERALD N' GOLD EUONYMUS
 - ENDLESS SUMMER HYDRANGEA
 - RED FLOWER CARPET ROSE
 - FINE LINE BUCKTHORN
 - GRD-LOW SUMAC
 - IVORY HALO DOGWOOD
 - KARL FOERSTER REED GRASS
 - LITTLE DEVIL NINEBARK
 - OTTO LUYKEN LAUREL
 - PJM RHODODENDRON
 - SKY HIGH JUNIPER
 - SUMMERWINE NINEBARK
 - MAIDEN GRASS

- LAWN
- 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP) SEE DTL 4, SHT L4
- 5' WROUGHT IRON FENCE ALONG EASEMENT (TYP). SEE DTL 5, SHT L4

NOTES

1. REFER TO SHEET L4 FOR PLANT PALETTE, LANDSCAPE NOTES, LANDSCAPE & FENCING DETAILS, AND CALCULATIONS.

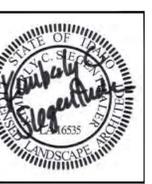
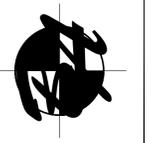


JENSEN BELTS ASSOCIATES
Site Planning / Landscape Architecture
405 Main Street, Boling, Idaho 83702
PH: (208) 848-7175, FX: (208) 848-7178

DATE: APRIL 14, 2015
HORIZ. SCALE: AS NOTED
VERT. SCALE: AS NOTED
DRAWN BY: J. NEILL
CHECKED BY: K. SIEGENTHALER
FILE:

SCALE 1" = 50'

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



Ardell Estates Subdivision
A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 17 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KANAWA, ADA COUNTY, IDAHO.

Preliminary Plat

DATE: APRIL 14, 2015
HORIZ. SCALE: AS NOTED
VERT. SCALE: AS NOTED
DRAWN BY: J. NEILL
CHECKED BY: K. SIEGENTHALER
FILE:

SHEET NUMBER: 3 of 4
L3

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



Ardell Estates Subdivision
A PARCEL OF LAND SITUATE IN THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 14N, RANGE 11E, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO.

Preliminary Plat

DATE: APRIL 14, 2015
HORIZ. SCALE: AS NOTED
VERT. SCALE: AS NOTED
DRAWN BY: J. NEILL
CHECKED BY: K. SIEGENTHALER
FILE:

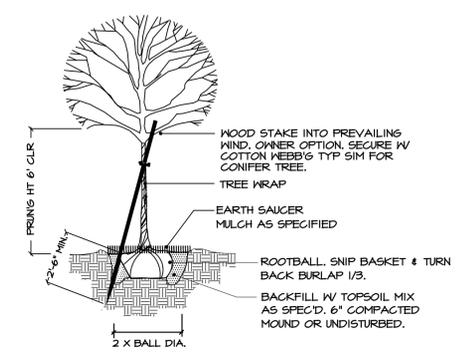
SHEET NUMBER: 4 of 4

L 4

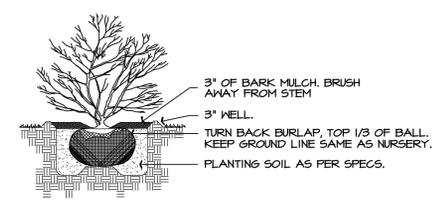
PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE	MATURE SIZE	QUANTITY
EVERGREEN TREES					
BH	BLACK HILLS SPRUCE	PICEA ABIES	6-8' HT B4B	25' HT x 12' W	64
CS	FAT ALBERT COLORADO BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-8' HT B4B	15' HT x 15' W	28
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B4B	30' HT x 15' W	46
STREET TREES (CLASS II)					
AP	AUTUMN PURPLE ASH	FRAXINUS AMERICANA 'AUTUMN PURPLE'	2" CAL B4B	45' HT x 35' W	30
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B4B	45' HT x 30' W	14
LL	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B4B	40' HT x 30' W	8
TT	TULIP TREE	LIRODENDRON TULIPIFERA	2" CAL B4B	50' HT x 30' W	25
ORNAMENTAL TREES (CLASS I)					
AM	AMUR MAPLE	ACER GINNALA 'FLAME'	2" CAL B4B	20' HT x 25' W	24
CP	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B4B	30' HT x 15' W	34
RR	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KWS'	2" CAL B4B	20' HT x 15' W	60
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS					
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	1 GAL, 24" O.C.	2' HT x 2' W	240
DG	DWARF FOUNTAIN GRASS	FENNISETUM ALOPECUROIDES 'HAMELN'	3 GAL	6" HT x 6" W	90
GL	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	3 GAL	3' HT x 3' W	150
IH	EMERALD N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD N' GOLD'	5 GAL	2' HT x 4' W	30
KF	ENDLESS SUMMER HYDRANGEA	HYDRANGEA ARBORESCENS 'PIHM-I'	3 GAL	4' HT x 4' W	42
LD	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL	6' HT x 2.5' W	110
LV	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL	2.5' HT x 6' W	33
MG	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL	5' HT x 6' W	42
SW	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL	4' HT x 2' W	110
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	5 GAL	3' HT x 3' W	158
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	3 GAL	3' HT x 3' W	158
	OTTO LUYKEN LAUREL	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	5 GAL	3' HT x 6' W	42
	FJM RHODODENDRON	RHODODENDRON 'FJM'	5 GAL	4' HT x 4' W	42
	SKY HIGH JUNIFER	JUNIFERUS SCOPULORUM 'BAILISH'	5-6' HT B4B	12' HT x 4' W	13
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL	7' HT x 4' W	13
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL	6' HT x 6' W	60

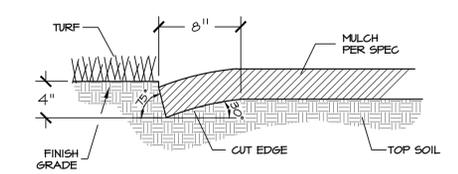
SHRUBS QUANTITY (BUFFERS ONLY)



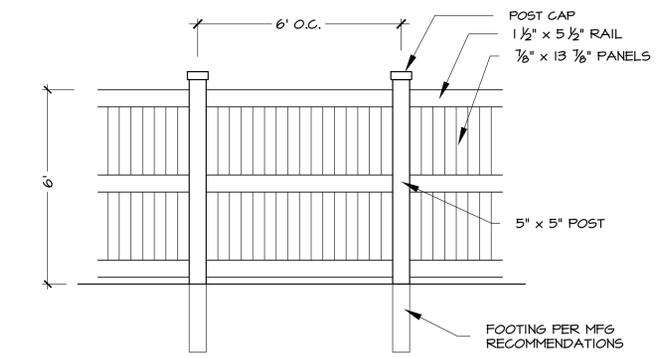
1 TREE PLANTING/STAKING
NOT TO SCALE



2 SHRUB PLANTING
NOT TO SCALE

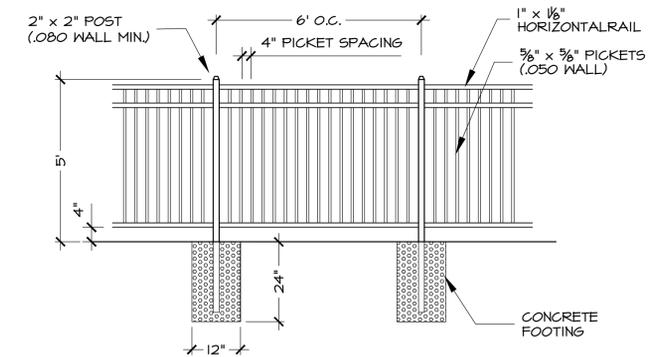


3 PLANTER CUT BED EDGE
NOT TO SCALE



NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

4 VINYL PRIVACY FENCE
NOT TO SCALE



NOTES:
1. WROUGHT IRON FENCE STYLE MAY VARY SLIGHTLY.
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.

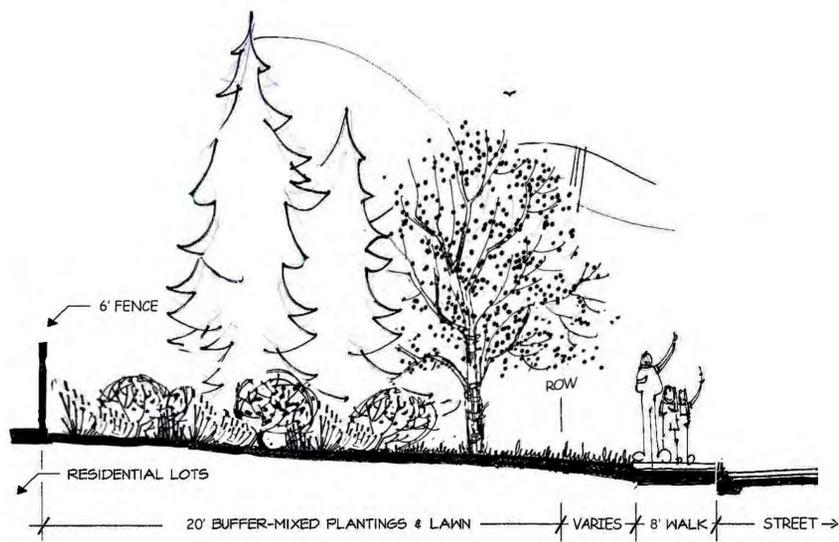
5 WROUGHT IRON FENCE
NOT TO SCALE

●●●● 6' VINYL FENCE ALONG PERIMETER PROPERTY LINES AND SIDE LOTS (TYP). SEE DTL 4, THIS SHT
X-X-X 5' WROUGHT IRON FENCE ALONG EASEMENT (TYP). SEE DTL 5, THIS SHT



DEVELOPMENT FEATURES

TOTAL AREA	68.56 ACRES
RESIDENTIAL LOTS	261 46.10 ACRES (67.23%)
OPEN SPACE LOTS	27 5.34 ACRES (7.80%)
RIGHT-OF-WAY	17.12 ACRES (24.97%)
EXISTING ZONING	R-6



6 20' LANDSCAPE BUFFER SECTION
NOT TO SCALE

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEE PAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVENAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. SCHOOL AVE.	20'	1180' / 100' =	24 TREES 36 EVERGREENS 142 SHRUBS	24 TREES (20 SHADE TREES + 18 ORNAMENTAL TREES) 31 EVERGREENS 222 SHRUBS
W. ARDELL RD.	20'	2540' / 100' =	51 TREES 76 EVERGREENS 305 SHRUBS	51 TREES (41 SHADE TREES + 32 ORNAMENTAL TREES) 76 EVERGREENS 400 SHRUBS
N. LINDER RD.	20'	850' / 100' =	17 TREES 26 EVERGREENS 102 SHRUBS	14 TREES (13 SHADE TREES + 12 ORNAMENTAL TREES) 26 EVERGREENS 134 SHRUBS

NUMBER OF TREES PROVIDED ON COMMON LOTS: 73
NUMBER OF TREES PROVIDED ON BUFFERS: 275
TOTAL NUMBER OF TREES: 348

ONE (1) EXISTING TREE IS LOCATED ON-SITE ADJACENT TO CANAL. EXISTING TREE TO BE REMOVED AND MITIGATED FOR WITH TREES PROVIDED BEYOND LANDSCAPE BUFFER REQUIREMENTS.

JENSEN BELTS ASSOCIATES
Site Planning / Landscape Architecture
405 Main Street, Boise, Idaho 83702
Ph: (208) 549-7175, Fax: (208) 343-7178



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

Ardell Estates Subdivision Boundary Description

May 28, 2015

A parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of the southeast quarter of said Section 14; thence S89°56'29"W, 25.00 feet along the northerly boundary of the southeast quarter of said Section 14 to the **Point of Beginning**;

Thence S00°20'30"E, 960.99 feet along a line 25.00 feet west of and parallel to the easterly boundary of the southeast quarter of said Section 14 to the northerly boundary extended of Rockgate Subdivision, as shown in Book 88 of Plats at Page 10118 records Ada County, Idaho;

Thence S89°50'45"W, 1,394.96 feet along the northerly boundary of said Rockgate Subdivision;

Thence S20°51'56"E, 215.43 feet along the westerly boundary of said Rockgate Subdivision;

Thence S17°22'25"E, 166.93 feet along the westerly boundary of said Rockgate Subdivision to the southerly boundary of the northeast quarter of the southeast quarter of said Section 14;

Thence S89°50'42"W, 25.39 feet along the southerly boundary of the northeast quarter of the southeast quarter to the northeast corner of Saratoga Subdivision as shown in Book 76 of Plats at Page 7878 records Ada County, Idaho;

Thence continuing S89°50'42"W, 1,321.37 feet along the northerly boundary of said Saratoga Subdivision to the northwest corner of said Saratoga Subdivision, to the southwest corner of the northwest quarter of the southeast corner of said 14 and the easterly boundary of Mineral Springs Subdivision No. 2 as shown in Book 97 of Plats at Page 12332 records Ada County, Idaho;

Thence N00°24'48"W, 1,326.23 feet along the westerly boundary of the southeast quarter of said Section 14 and the easterly boundary of said Mineral Springs Subdivision No. 2 to the northwest corner of the southeast quarter of said Section 14, which is the centerline of West Ardell Road;

Thence N89°56'20"E, 2,618.97 feet along the northerly boundary of the southeast quarter of said Section 14 and the centerline of W. Ardell Road to the **Point of Beginning**.

Comprising 68.56 acres, more or less



Jennell L. Hall

From: Jerry Hastings <jhastings@adaweb.net>
Sent: Friday, February 06, 2015 1:22 PM
To: David A. Crawford
Cc: Joseph D. Canning
Subject: Ardell Estates Subdivision Name Reservation Ada County, Kuna, Idaho

February 6, 2015

David Crawford
 Joe Canning
 B & A Engineers, Inc.

RE: Subdivision Name Reservation: "**Ardell Estates Subdivision**" SE 1/4 SECTION 14, T2N, R1W, BM.

Dear David and Joe,

At your request, I will reserve the name "**Ardell Estates Subdivision**" for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client or the jurisdiction or the conditions of approval have not been met. In which case the name can be re-used by someone else.

Sincerely,



Jerry L. Hastings, PLS 5359
County Surveyor
Ex Officio Recorder
 Ada County Development Services
 200 W. Front St., Boise, ID 83702
 (208) 287-7912 office
 (208) 287-7909 fax

From: David A. Crawford [<mailto:dacrawford@baengineers.com>]
Sent: Friday, February 06, 2015 10:47 AM
To: Jerry Hastings
Subject: Subdivision Name Request Ada County, Kuna, Idaho

Jerry,

We are working on a new subdivision in Ada County, Kuna, Idaho.
 The parcel number of the land proposed for the new development is:

S1314417410

The property is located in the southeast quarter of Section 14, Township 2N, Range 1 West

No specific address is listed for the property.

Estimate of Revenue Generation

Ardell Estates Subdivision

Kuna, Idaho

February 10, 2015

Submitted by:
Mr. Timothy Eck
DBTV Waters Edge Farms, LLC
2228 West Piazza Street
Meridian, Idaho 83634
(208) 286-0520

Prepared by:
Development Planning & Financing Group
950 W. Bannock Street, 11th Floor
Boise, Idaho 83702
(208) 340-5146



Ardell Estates Subdivision Estimate of Revenue Generation February 10, 2015			
Assumptions ⁽¹⁾			
Number of Acres		68.56	
Number of Residential Lots		260	
Number of phases		6	
Estimated Average Assessed Property Value	\$	190,000	
Average Square Feet/house		1,700	
ONE TIME FEES			
Item		Per Lot	Total
Building Permit-Application Fee	\$	30	\$ 7,800
ACHD Impact Fee ⁽²⁾	\$	3,071	\$ 798,460
Building Permit-Average SF Fee	\$	1,142	\$ 296,946
Building Permit-Zoning Fee	\$	40	\$ 10,400
Building Permit-Residential Fee	\$	25	\$ 6,500
Irrigation Hook-up Fee ⁽³⁾	\$	1,520	\$ 395,200
Water Hook-up Fees ⁽⁴⁾	\$	2,709	\$ 704,340
Sewer Hook-up Fee ⁽⁵⁾	\$	5,155	\$ 1,340,300
Mechanical Fee w/o Gas Fireplace - 75%	\$	93	\$ 18,135
Mechanical Fee with Gas Fireplace - 25%	\$	128	\$ 8,320
Administrative Determination Fee		N/A	\$ 150
Preliminary Plat Base Fee		N/A	\$ 1,276
Preliminary Plat Per Lot Fee	\$	20	\$ 5,200
Final Plat		N/A	\$ 200
Streetlight Inspection Fee		N/A	\$ 35
Landscape Inspection Fee		N/A	\$ 150
Drawing Review Fee/Phase ⁽⁶⁾	\$	10	\$ 3,800
Record Drawing Fee/Phase ⁽⁷⁾		N/A	\$ 1,200
TOTAL ONE-TIME FEES			\$ 3,598,412
ANNUAL TAXES AND FEES			
Annual Fees		Per Lot	Total
Annual Water Fee	\$	227	\$ 58,968
Annual Sewer Fee	\$	296	\$ 76,908
TOTAL ANNUAL FEES	\$	523	\$ 135,876
Annual Taxes by Taxing District		Levy ⁽⁸⁾	Per Lot Total
Ada County	0.003024432	\$	575 \$ 149,407
Emergency Medical	0.000157028	\$	30 \$ 7,757
Ada County Highway District	0.001083315	\$	206 \$ 53,516
School District No. 3	0.006651477	\$	1,264 \$ 328,583
Kuna Library	0.000652119	\$	124 \$ 32,215
Kuna City	0.003197657	\$	608 \$ 157,964
Kuna Cemetery	0.000137394	\$	26 \$ 6,787
Kuna Fire	0.001443226	\$	274 \$ 71,295
Mosquito Abatement	0.000030348	\$	6 \$ 1,499
College of Western Idaho	0.000166280	\$	32 \$ 8,214
Total Annual Tax Levy	0.0165432760	\$	3,143 \$ 817,238
Source: City of Kuna unless otherwise noted.			
Footnotes			
(1) Source: Client			
(2) Source: ACHD website for 2014-15 impact fees.			
(3) Assumes 7,735 sf /lot.			
(4) Includes water supply, trunk, water meter and well mitigation/water source capacity fee.			
(5) Includes sewer treatment connection and sewer trunk connection.			
(6) The fee for the drawing review by the City Engineer is \$200 plus \$10 per lot and is charged at the beginning of the project.			
(7) Record Drawing fee is \$200 per phase charged by the City Engineer at the end of each phase.			
(8) Source: Ada County Clerk 2014 L-1 report and Ada County Assessor website.			



Neighborhood Meeting Certification

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

GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: SINGLE FAMILY RESIDENTIAL SUBDIVISION

Date and time of neighborhood meeting: April 2, 2015 6:00 p.m.

Location of neighborhood meeting: Subject Site

SITE INFORMATION:

Location: Quarter: SE Section: 14 Township: 2N Range: 1W Total Acres: 68.56

Subdivision Name: ARDELL ESTATES (proposed) Lot: _____ Block: _____

Site Address: 2111 N. LINDER RD. Tax Parcel Number(s): 51314417410, 51314417970
51314417200

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

CURRENT PROPERTY OWNER:

Name: DBTV WATERS EDGE FARM, LLC
Address: 6152 W. HALF MOON LANE City: EAGLE State: ID Zip: 83616

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

Name: DAVID CRAWFORD Business (if applicable): B&A ENGINEERS, INC.
Address: 5505 W. FRANKLIN RD. City: BOISE State: ID. Zip: 83705

PROPOSED USE:

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

Application Type

Brief Description

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

_____ 261 lots, 65+ Acres of land. _____

APPLICANT:

Name: DAVID CRAWFORD - B&A ENGINEERS, INC.

Address: 5505 W. FRANKLIN RD.

City: BOISE

State: ID

Zip: 83705

Telephone: 343-3381

Fax: 342-5792

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

Signature: (Applicant)



Date

4/9/15

RECEIVED

JUN 03 2015

CITY OF KUNA

Traffic Impact Study

Ardell Estates Subdivision

Kuna, Idaho



Prepared For:

Tim Eck
6152 W. Half Moon Lane
Eagle, ID. 83616

February 11, 2015

Thompson  **Engineers**
Traffic and Civil Inc.
181 East 50th St
Garden City, ID 83714
(208) 484-4410

Thompson  **Engineers**
Traffic and Civil Inc.

Traffic Impact Study
Ardell Estates Subdivision, Kuna, Idaho

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EXECUTIVE SUMMARY

Introduction

Thompson Engineers, Inc. has been retained to prepare a traffic impact study for the proposed Ardell Estates Subdivision in Kuna, Idaho, approximately as shown in **Figure 1**. The purpose of this study is to evaluate the potential traffic impacts resulting from the project and make recommendations for mitigation of the impacts. The study is prepared in accordance with the requirements of the Ada County Highway District.

Proposed Development

The project is residential development of approximately 260 single family dwelling units. The final site plan was not finalized at the time of this report. A preliminary site plan is shown in **Figure 2**.

The site is expected to access the transportation system via Linder Road, Ardell Road and School Avenue. There is also connectivity to the existing subdivision to the south.

Study Area

The area of influence is anticipated to be southwest Ada County, Idaho, including the City of Kuna. The primary impacts will be along Linder Road, and School Avenue, with secondary impacts along Ten Mile Road. The study area will include the intersections of Linder Road and Hubbard Rd., Ten Mile Road and Hubbard Road, Linder Road and Ardell Road, and School Avenue and Ardell Road, as determined by a model run of the COMPASS transportation model.

Conclusions

Below are the findings of this report:

- Based on the trip generation methods recommended in the Trip Generation Manual, the site will generate 2475 trips per day of which 195 trips will occur during the AM peak hour and 260 trips will occur during the PM peak hour.
- The site will access the transportation system via Linder Road, Ardell Road and School Avenue. Most of the site will access the site via Linder Road and Ardell Road.
- The intersection of Hubbard Road and Linder Road will operate at acceptable levels of service under background and total traffic conditions in build out year. The critical peak hour is in the PM peak hour.
- The intersection of Hubbard Road and Ten Mile Road will operate at acceptable levels of service under background and total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.

- The intersection of Ardell Road and Linder Road will operate at acceptable levels of service under background and total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.
- This development will construct ½ of Ardell Road along the north front of the project. Ardell Road is anticipated to be extended through to Ten Mile Road as development occurs. For analysis purposes, this report assumes that Ardell Road will be extended through to Ten Mile Road.
- The site access point on Linder is anticipated to operate at acceptable levels of service.
- The proposed site plan provides good internal circulation via Ardell Road, a collector road abutting the northern boundary.

INTRODUCTION

Thompson Engineers, Inc. has been retained to prepare a traffic impact study for the proposed Ardell Estates Subdivision in Kuna, Idaho, approximately as shown in **Figure 1**. The purpose of this study is to evaluate the potential traffic impacts resulting from the project and make recommendations for mitigation of the impacts. In particular, the scope of the study includes the following:

- Trip Generation of the proposed development
- Trip distribution and traffic assignment of the site generated traffic
- The capacity of the transportation system to support the development.
- Intersection treatment of the site access points.

Figure 1- Project Location

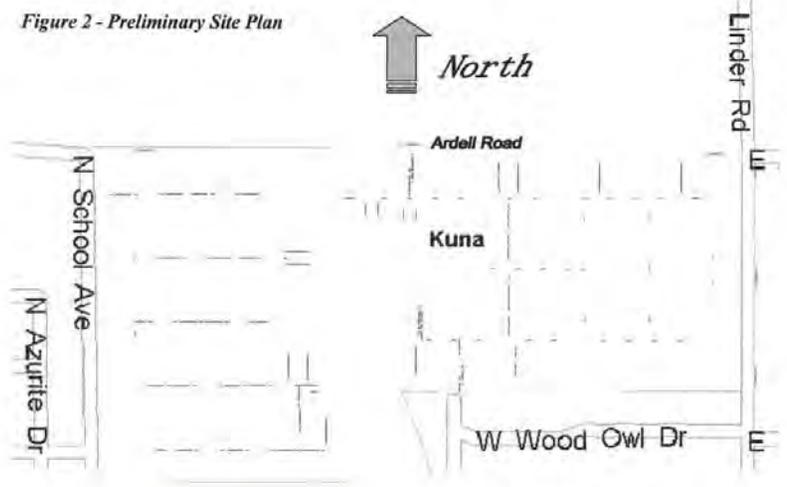


PROPOSED DEVELOPMENT

The project is residential development of approximately 260 single family dwelling units. The final site plan was not finalized at the time of this report. A preliminary site plan is shown in **Figure 2**.

The site is expected to access the transportation system via Linder Road, Ardell Road and School Avenue. There is also connectivity to the existing subdivision to the south.

Figure 2 - Preliminary Site Plan



STUDY AREA CONDITIONS

Study Area

The area of influence is anticipated to be southwest Ada County, Idaho, including the City of Kuna. The primary impacts will be along Linder Road, and School Avenue, with secondary impacts along Ten Mile Road. The study area will include the intersections of Linder Road and Hubbard Rd, Ten Mile Road and Hubbard Road, Linder Road and Ardell Road, and School Avenue and Ardell Road, as determine by a model run of the COMPASS transportation model.

System Improvements

The ACHD Five Year Capital Improvement Plan includes intersection improvements at Linder and Deer Flat Road, Linder and Main Street, and SH69 and Hubbard Road. These proposed improvements may have a minor impact on traffic patterns in the vicinity of this project.

Ardell Road is anticipated to be constructed through to Ten Mile Road by developers as development occurs. This development will construct one half of Ardell Road for the frontage of the project.

PROJECTED TRAFFIC

Background Traffic

Future traffic is obtained by expanding the existing traffic volumes by a growth factor. Growth rates in Ada County have been very low or even negative for the past seven years. ITD records indicate that traffic has decreased on SH 69 steadily for the past 7 years. Growth rates are expected to be very low in the next few years, so a low growth rate should be assumed. A growth factor of 1.5% per year is used. Background AM Peak Hour traffic for build out year is shown in Figure 5. Background PM Peak Hour traffic for the build out year is shown in Figure 6.

Horizon year traffic projections should be viewed with caution. Due to the effects of a compounding growth rate over time, even low growth rates can have significant impacts. Review of horizon year analysis should be limited to future right-of-way preservation, and additional planning issues.

Off Site Traffic

There are no major developments that are approved or are under construction in the vicinity of the project at this time. Traffic from minor developments is assumed to be included in the growth factor.

Daily Traffic

Daily counts on Linder Road were obtained by I2 Data Collection on January 20, 2015. Linder Road is the only roadway fronting the project. Ten Mile Road data was obtained from the ACHD web site.

Table 1- Average Daily Traffic

Roadway Segment	Location	Count	Date
Ten Mile Road	N. of Deer Flat	4032	1/23/14
Linder	South of Deer Flat	4252	1/20/15

Figure 5- 2017 AM Peak Hour Background Traffic

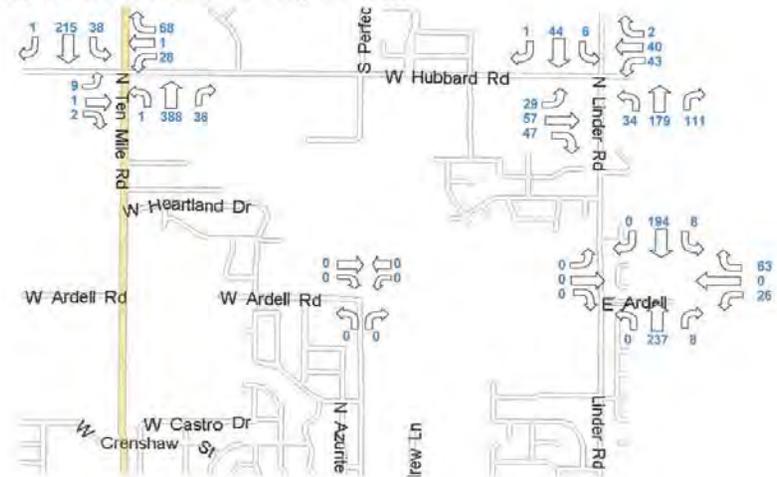


Figure 6- 2017 PM Peak Hour Background Traffic



Trip Generation

Site trip generation is estimated using the procedures recommended in the latest edition of the Trip Generation Manual (9th edition), published by the Institute of Transportation Engineers, in the absence of site-specific data. The site trip generation is obtained by applying the trips generation rates obtained from the Manual for each category of land use within the development. **Table 2** shows the trip generation of the site. Pass by rates are estimated from data published by the Institute of Transportation Engineers.

Table 2- Trip Generation

ITE Code	Land Use	Time Period	No.	Units	24 hr 2-Way		Total	
					Rate	Total		
210	Single Family Dwellings	Daily	260	DU	9.52	2475	2475	
					Enter		Exit	
					Rate	Total	Rate	Total
210	Single Family Dwellings	AM Peak Hour	260	DU	0.19	49	0.56	146
210	Single Family Dwellings	PM Peak Hour	260	DU	0.75	195	0.25	65

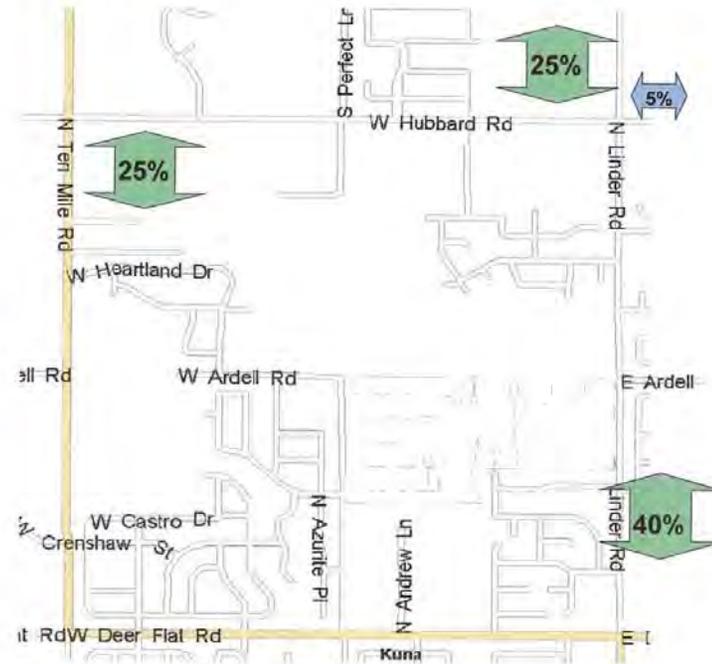
Trip Distribution

In order to determine impacts, the trips generated by the site must be distributed to destinations throughout Ada County and assigned to the transportation system. Based on current travel patterns, the modal split is negligible, so all trips are assigned to vehicles, and the vehicles are assigned to the roadway system. The distribution for this development is based on information obtained from COMPASS and current travel patterns. The site traffic distribution for the development is shown in **Figure 7**.

Site Traffic

Site traffic is distributed at each intersection in accordance with this distribution and assignment. **Figure 8** shows the distribution of site generated traffic for AM peak hour traffic condition. **Figure 9** shows the distribution of site generated traffic for PM peak hour conditions. This study will assume that Ardell Rd. will be completed through to Ten Mile Road and traffic will be assigned to Ardell Rd.

Figure 7- Trip Distribution



Total Traffic

The site traffic is then added to the background traffic as determined above. **Figure 10** shows the total traffic at each intersection for AM peak hour conditions. **Figure 11** shows the total traffic at each intersection for PM peak hour traffic conditions for the build out year of 2017.

TRAFFIC ANALYSIS

Capacity Analysis and Level of Service

Capacity analysis was performed using the Highway Capacity Software (HCS2010), based on the 2010 edition of the Highway Capacity Manual. Level of service for stop controlled intersections is based on the average delay of vehicles traveling through the intersection. Copies of the calculations are included in the appendix of this report. **Table 3** shows the AM peak hour intersection. **Table 4** shows the PM peak intersection.

Figure 8 - AM Peak Hour Site Traffic



Figure 9- PM Peak Hour Site Traffic



Figure 10 - 2017 Total AM Peak Hour Traffic

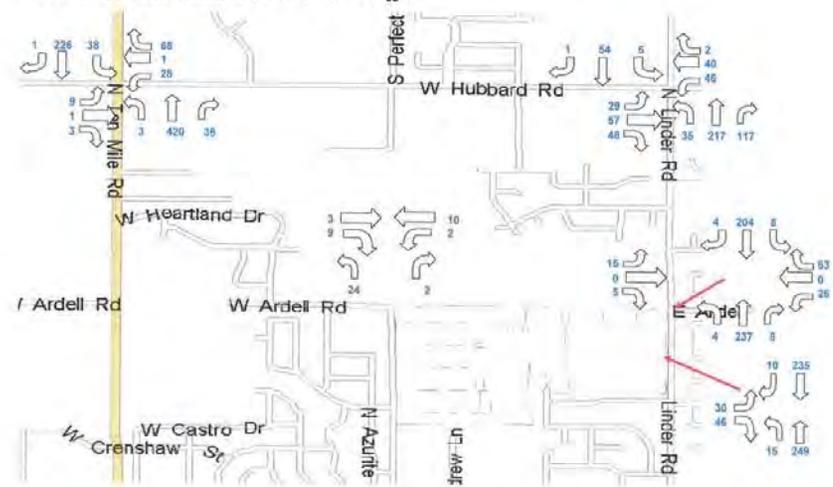


Figure 11- 2017 Total PM Peak Hour Traffic



Table 3- AM Peak Hour Intersection Summary

LOS Summary AM Peak Hour Conditions	2014			2017			Total		
	Existing			Background					
	Delay s/v	w/c	LOS	Delay s/v	w/c	LOS	Delay s/v	w/c	LOS
Linder and Hubbard	9.5		A	9.95		A	10.8		B
NB Approach	10.2	0.57	B	10.82	0.59	B	12.0	0.62	B
SB Approach	8.2	0.17	A	8.4	0.18	A	8.6	0.21	A
EB Approach	8.7	0.34	A	9.0	0.37	A	9.3	0.37	A
WB Approach	8.8	0.26	A	8.98	0.27	A	9.3	0.28	A
Ten Mile and Hubbard	14.1		B	15.2		C	16.1		C
NB Approach	7.7	0.01	A	7.7	0.01	A	7.7	0.01	A
SB Approach	8.3	0.03	A	8.4	0.04	A	8.5	0.04	A
EB Approach	16.7	0.04	C	18.6	0.05	C	19.3	0.06	C
WB Approach	14.1	0.22	B	15.2	0.25	C	16.1	0.27	C
Linder and Ardell	11.1		B	11.5		B	13.4		B
NB Approach	7.6	0.00	A	7.6	0.00	A	7.6	0.00	A
SB Approach	7.7	0.01	A	7.8	0.01	A	7.8	0.01	A
EB Approach							13.4	0.2	B
WB Approach	11.1	0.15	B	11.5	0.17	B	11.7	0.17	B
Site Entrance							11.2		A
NB Approach							7.8	0.01	A
SB Approach							0.0	0.0	A
EB Approach							11.8	0.2	B

Table 4 - PM Peak Hour Intersection Analysis Summary

LOS Summary PM Peak Hour Conditions	2014			2017			Total		
	Existing			Background					
	Delay s/v	w/c	LOS	Delay s/v	w/c	LOS	Delay s/v	w/c	LOS
Linder and Hubbard	9.8		B	10.2		B	11.0		B
NB Approach	10.0	0.31	A	10.5	0.35	B	11.3	0.39	B
SB Approach	9.0	0.22	A	9.4	0.25	B	10.5	0.33	B
EB Approach	8.4	0.09	A	8.6	0.10	A	9.0	0.11	A
WB Approach	10.4	0.32	B	11	0.35	B	11.8	0.38	B
Ten Mile and Hubbard	13.8		B	14.5		B	13.3		B
NB Approach	7.8	0.00	A	7.9	0.00	A	8.0	0.00	A
SB Approach	7.7	0.04	A	7.7	0.04	A	7.7	0.04	A
EB Approach	13.8	0.01	B	14.5	0.02	B	13.3	0.02	B
WB Approach	11.6	0.12	B	12.1	0.14	B	12.8	0.15	B
Linder and Ardell	11.5		B	11.9		B	13.0		B
NB Approach	7.6	0.00	A	7.6	0	A	7.8	0.01	A
SB Approach	7.7	0.04	A	7.6	0.04	A	7.8	0.05	A
EB Approach							12.6	0.02	B
WB Approach	11.5	0.07	B	11.9	0.07	B	13.0	0.09	B
Site Entrance							12.3		B
NB Approach							8.0	0.05	A
SB Approach									
EB Approach							12.3	0.07	B

Intersection Analysis

All of the intersections under study are anticipated to function at an acceptable LOS through total AM and total PM peak hour traffic conditions in the build out year of 2017.

Roadway Analysis

Roadway segments are analyzed under horizon year peak hour traffic in accordance with Table 2 of the ACHD Development Policy Manual. The results are shown in Table 5.

Table 5- Roadway Segment Analysis

Roadway		Existing	Background	Off Site	Site	Total	LOS
Linder Road	AM Peak	173	280	0	45	325	>D
	PM Peak	251	400	0	60	460	>D
Ten Mile Road	AM Peak	298	430	0	34	464	>D
	PM Peak	206	330	0	42	372	>D

Linder Road is expected to operate at better than LOS D. Ten Mile Road is also anticipated to operate at better than LOS D.

Site Access

The developer is proposing access from several locations including a full access on Linder, a full access on Ardell, which will be partially constructed as part of this project, and on School Avenue. All access approaches are in conformance with the ACHD Access Policy.

Site Circulation

The site plan provides an internal circulation road which will serve all of the commercial lots. This roadway should be designed as a local commercial roadway.

The residential portion of the development has a circular roadway and connects to the commercial portion of the site and to an existing roadway. Traffic on this road should not exceed 1,000 vpd.

Figure 12- Internal Daily Traffic Volumes



Turn Lanes

Left turn lanes are not warranted on Linder Road at Ardell Road or the main site entrance based on the ACHD turn lane requirements. Analysis is shown in **Figure 13**

Right turn lanes are not warranted on Linder Road at Ardell Road or the main site entrance based on the ACHD turn lane requirements. Analysis is shown in **Figure 14**.

Figure 13 - Left Turn Lane Analysis

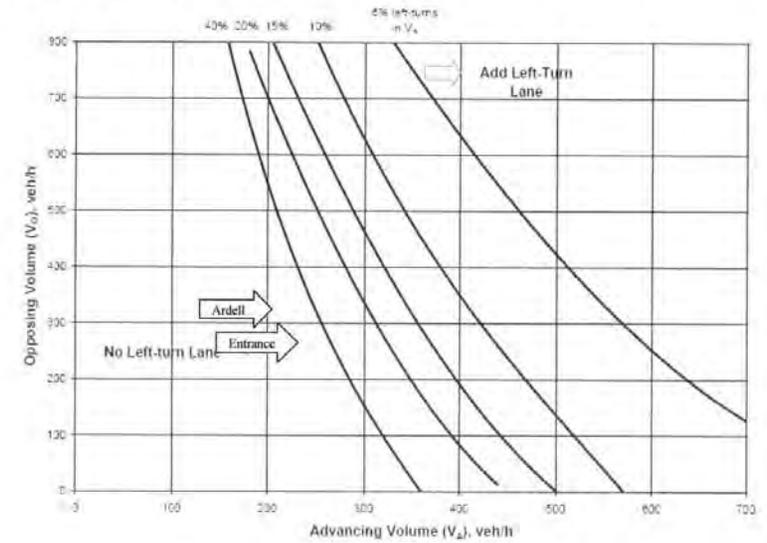
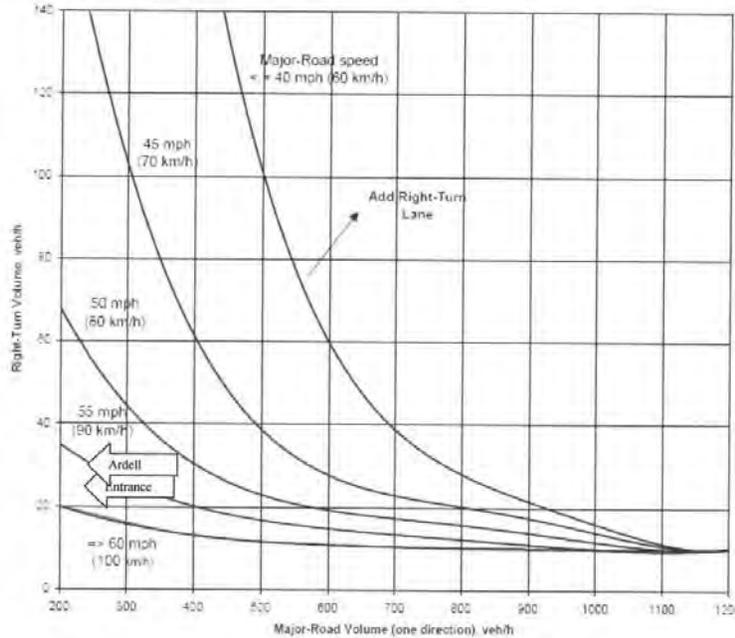


Figure 14 - Right Turn Lane Analysis



Signal Warrant Analysis

All of the intersections under study operate at acceptable levels of service and therefore would not be candidates for signalization. No signal analysis is done for this study.

DISCUSSIONS

Roadway Improvements

Required Due to Existing Traffic Conditions

All intersections and roadways function at an acceptable level of service under existing traffic conditions. No improvements are required.

Required Due to Background Traffic Conditions

All of the intersections and roadways function at an acceptable level of service under background traffic conditions. No improvements are required.

Required Due to Total Traffic Conditions

Under total AM and total PM peak hour traffic conditions in the build out year of 2017, all intersections under study will continue to operate at an acceptable level of service without capacity improvements.

Preservation of Right-of-Way

Horizon year traffic analysis should be reviewed for preservation of right-of-way.

Based on this analysis, Linder Road will not require additional lanes for future capacity. Additional ROW should not be required from the site.

On-site Traffic

The internal roadway system of will allow good site circulation. None of the roadways will exceed a daily volume of 1,000 vpd

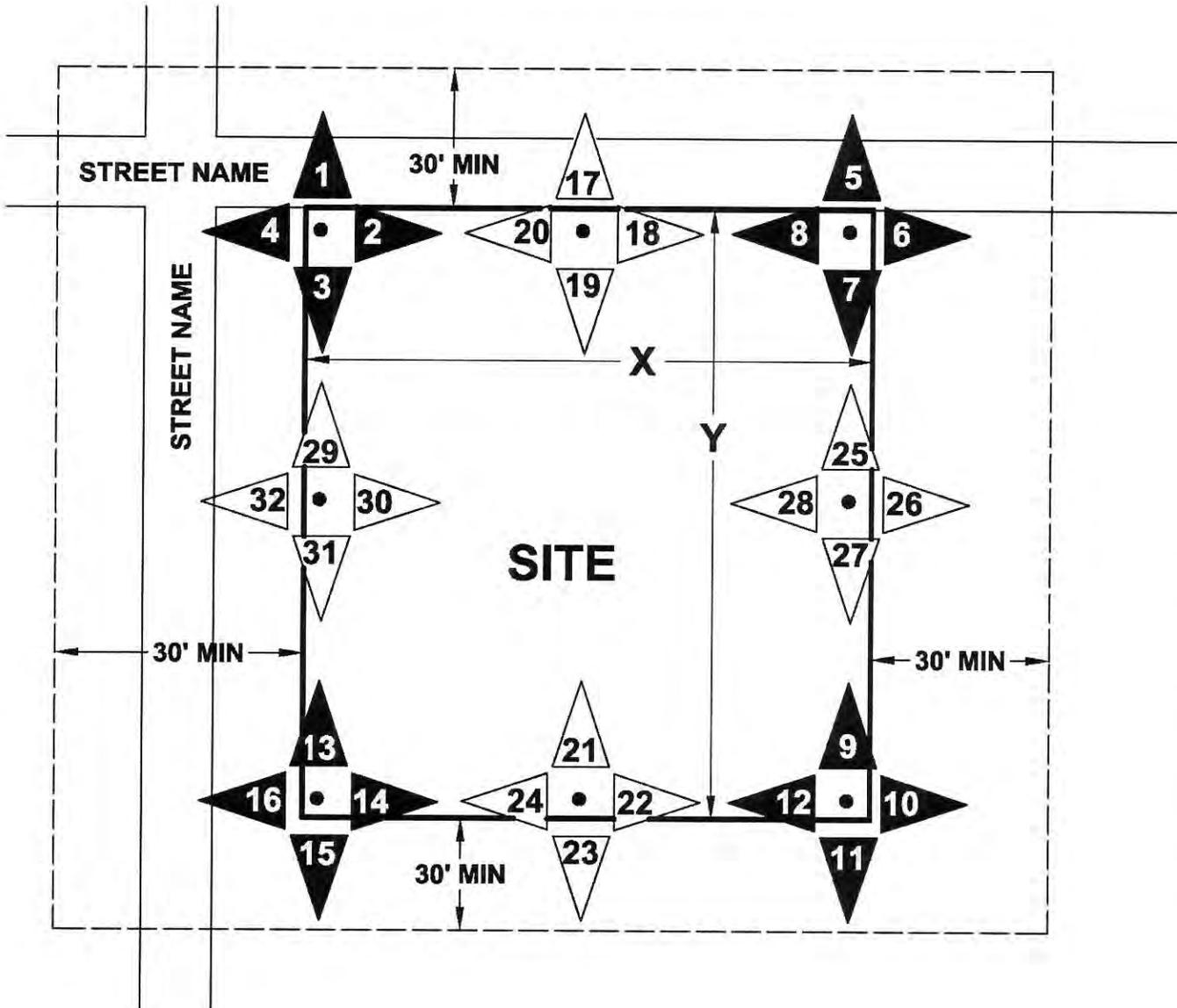
CONCLUSIONS

This study identifies transportation impacts associated with the proposed Ardell Estates Subdivision in Kuna, Idaho. The development is a residential development. Below are the findings of this report:

- Based on the trip generation methods recommended in the Trip Generation Manual, the site will generate 2475 trips per day of which 195 trips will occur during the AM peak hour and 260 trips will occur during the PM peak hour.
- The site will access the transportation system via Linder Road, Ardell Road and School Avenue. Most of the site will access the site via Linder Road and Ardell Road.
- The intersection of Hubbard Road and Linder Road will operate at acceptable levels of service under background and total traffic conditions in build out year. The critical peak hour is in the PM peak hour.
- The intersection of Hubbard Road and Tem Mile Road will operate at acceptable levels of service under background and total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.

- The intersection of Ardell Road and Linder Road will operate at acceptable levels of service under background and total traffic conditions in the build out year. The critical peak hour is in the PM peak hour.
- This development will construct ½ of Ardell Road along the front of the project. Ardell Road is anticipated to be extended through to Ten Mile Road as development occurs. For analysis purposes, this report assumes that Ardell Road will be extended through to Ten Mile Road.
- The site access point on Linder is anticipated to operate at acceptable levels of service.
- The proposed site plan provides good internal circulation via Ardell Road, a collector road abutting the northern boundary.

APPENDIX



Project Information:

Name:

Project:.....

Gross Acre:.....

NOTE:

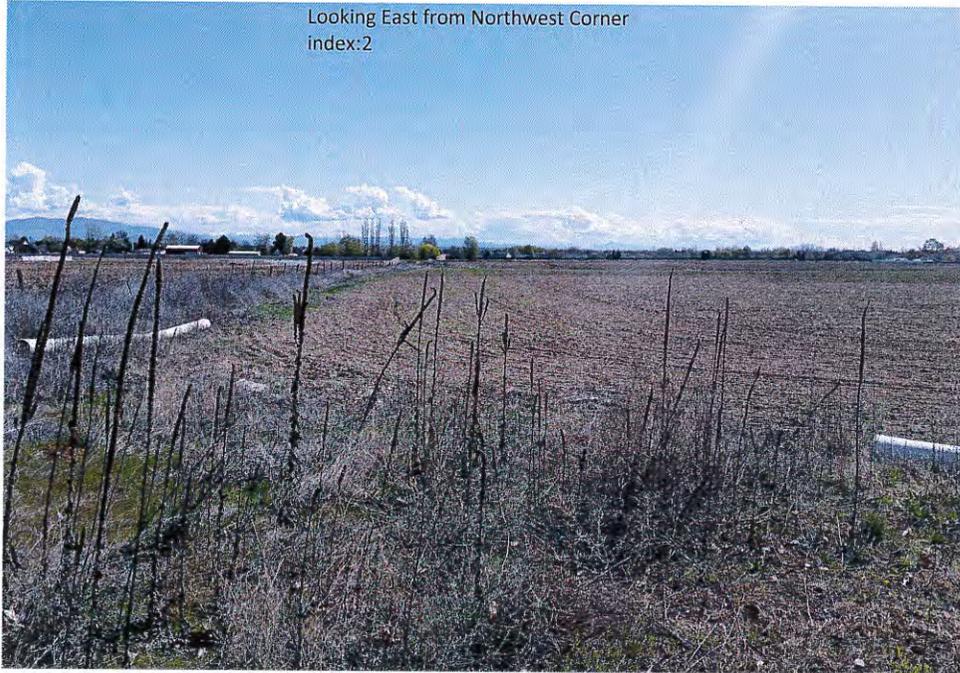
Provide Site Plan on an 8 1/2" x 11" paper— indicating placement of photo orientation.

All applicants are expected to provide **COLOR** photographs at a 1-16 minimum.

If Distance 'X' is **GREATER** than 500-feet, also take photos 17-24.

If Distance 'Y' is **GREATER** than 500-feet, also take photos 17-24.

Looking East from Northwest Corner
index:2



Looking West from Northwest Corner
index:4



Looking North from
Northeast Corner
index:1



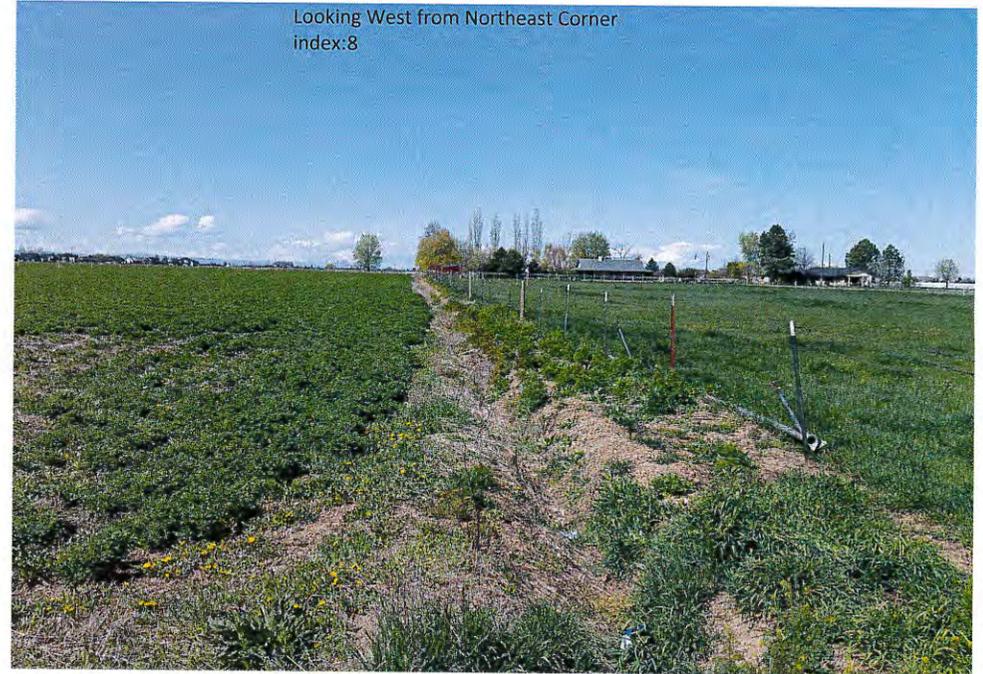
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index:3



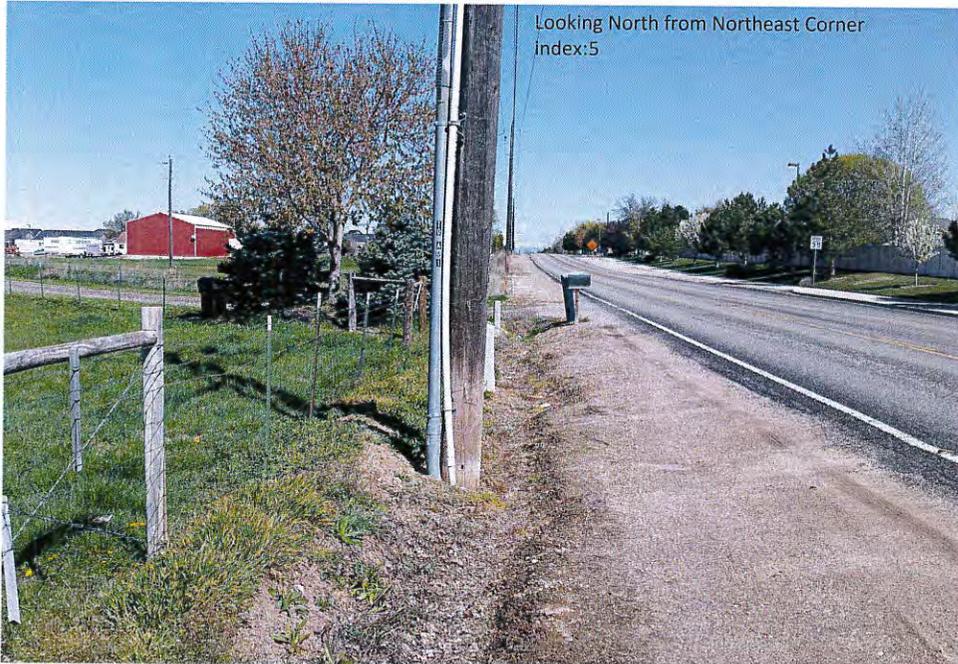
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index:6



Looking West from Northeast Corner
index:8



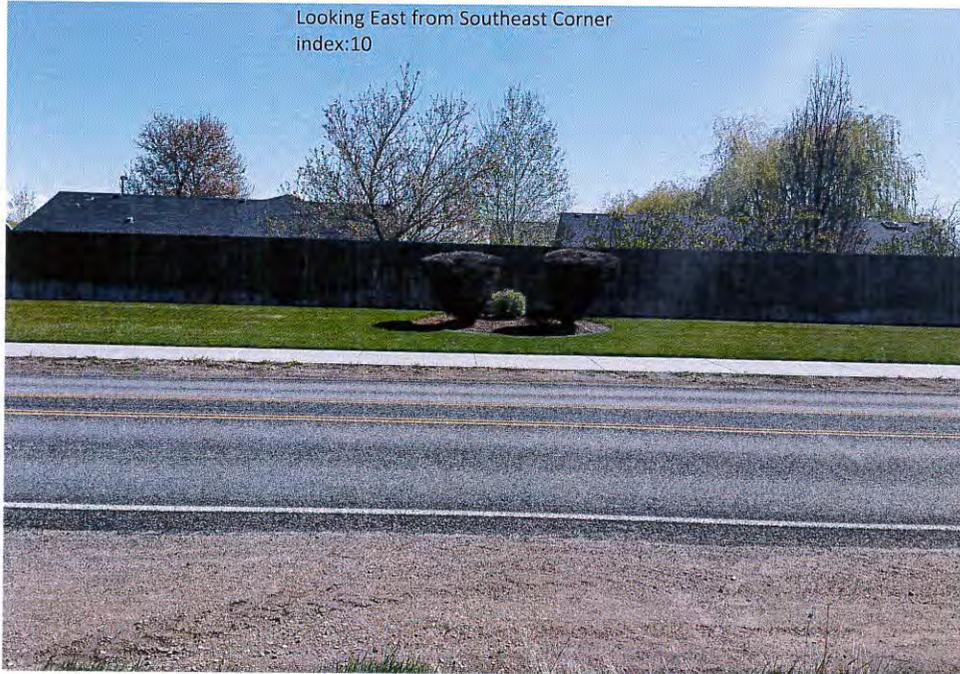
Looking North from Northeast Corner
index:5



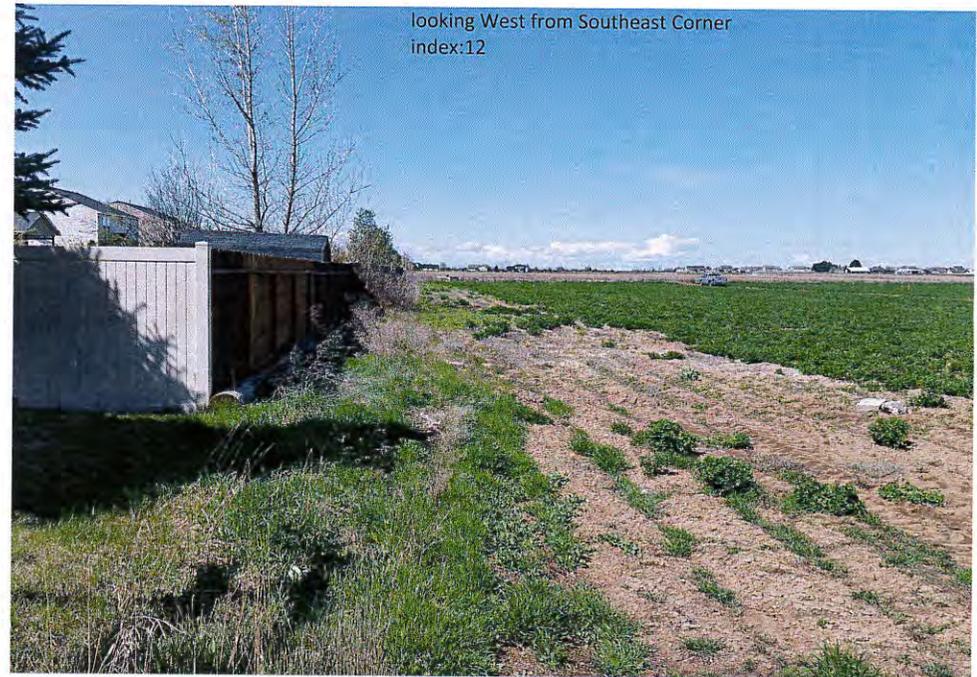
Looking South from Northeast Corner
index:7



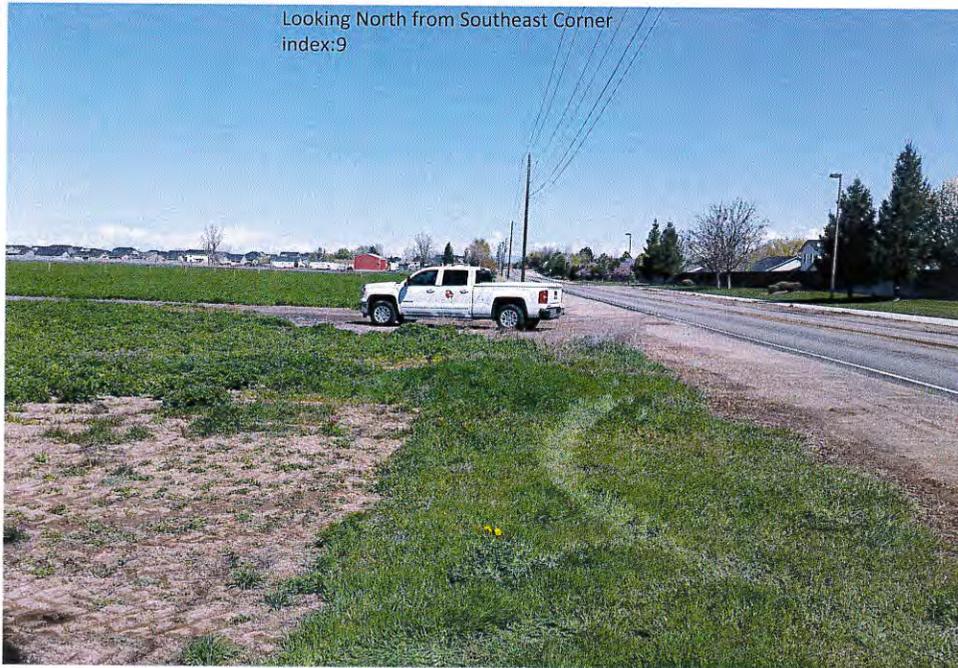
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index:10



looking West from Southeast Corner
index:12



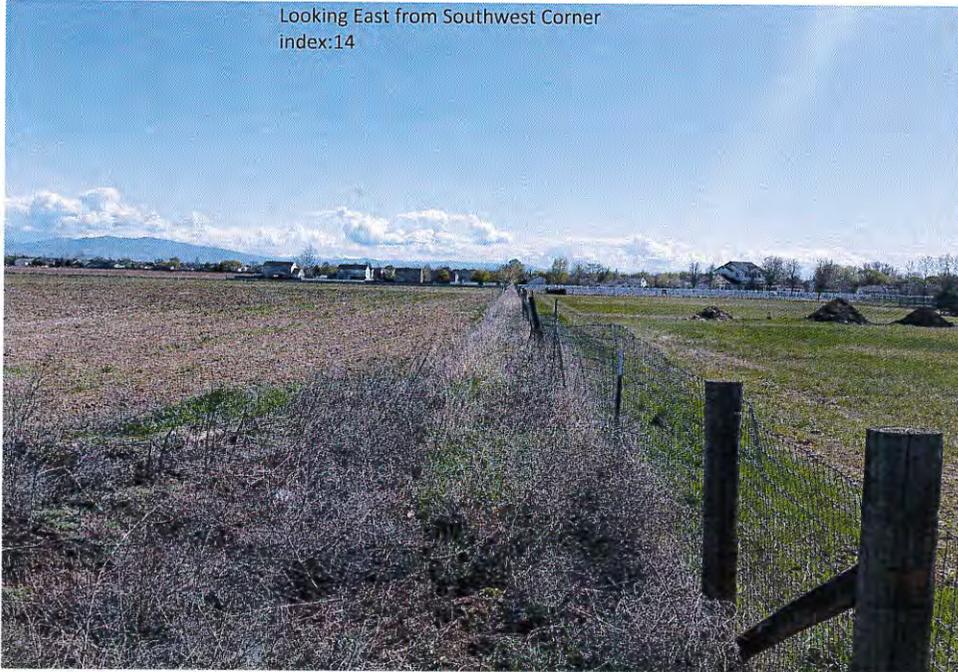
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index:9



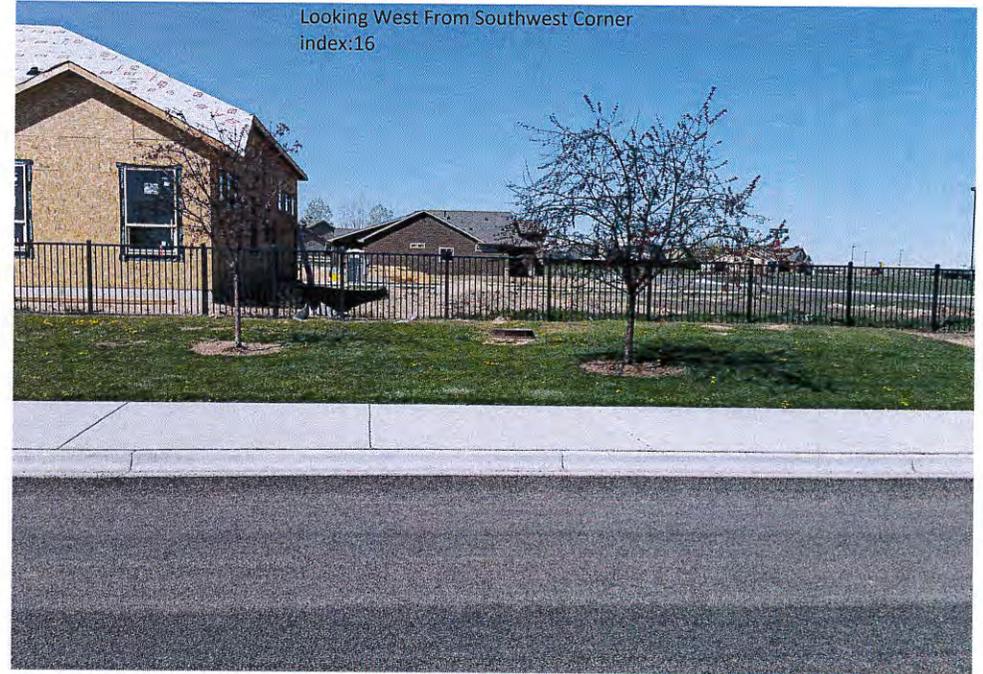
Looking North from Southeast Corner



Looking East from Southwest Corner
index:14



Looking West From Southwest Corner
index:16



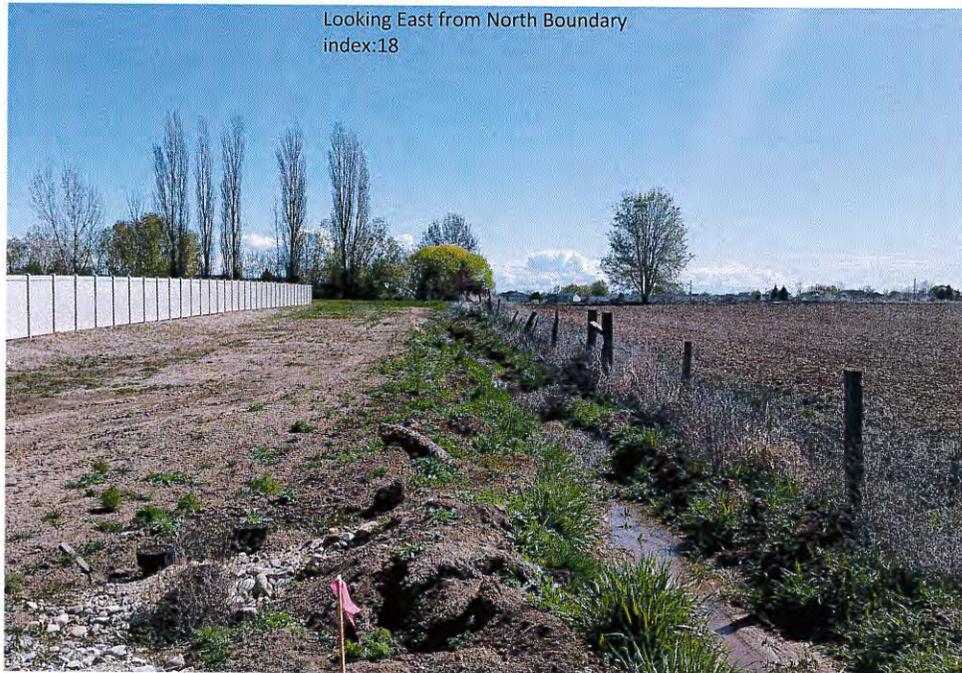
Looking North from Southwest Corner
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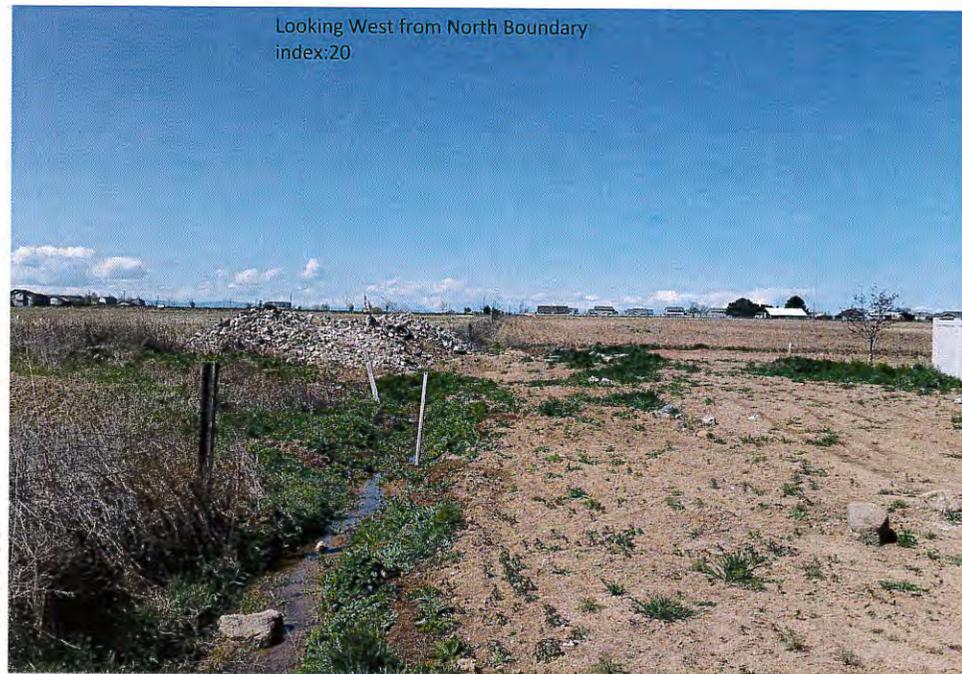
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index:15



Looking East from North Boundary
index:18



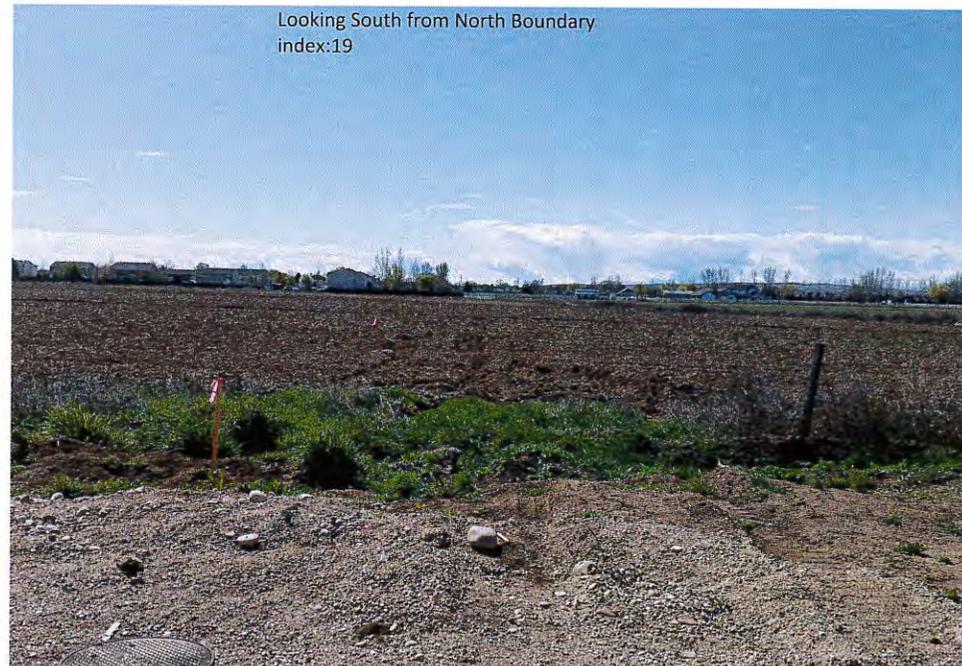
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index:20



Looking North from North Boundary
index:17



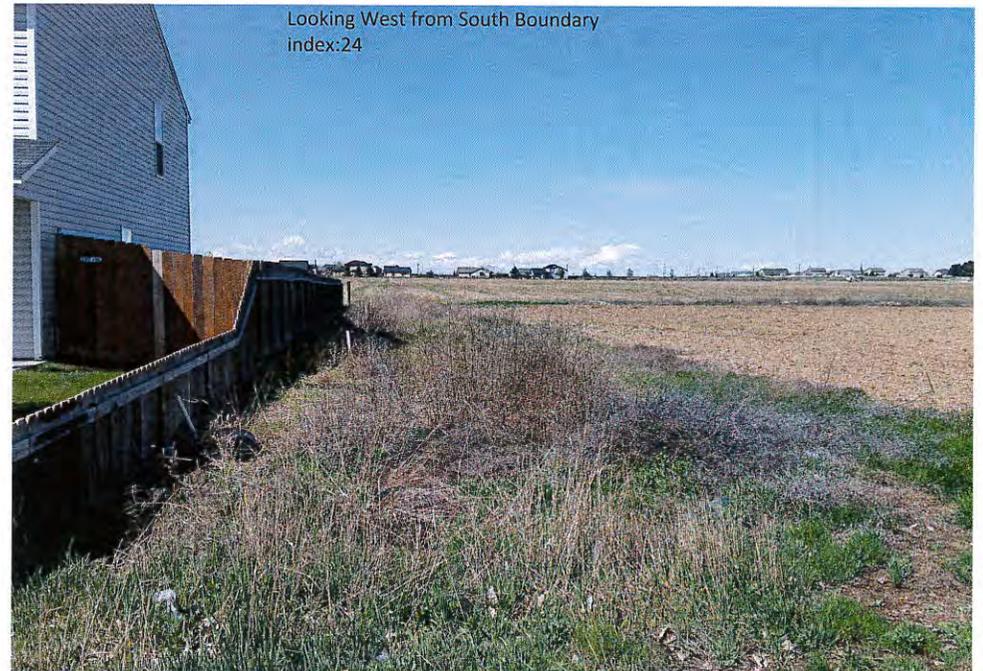
Looking South from North Boundary
index:19



Looking East from South Boundary
index:22



Looking West from South Boundary
index:24



Looking North from South Boundary
index:21



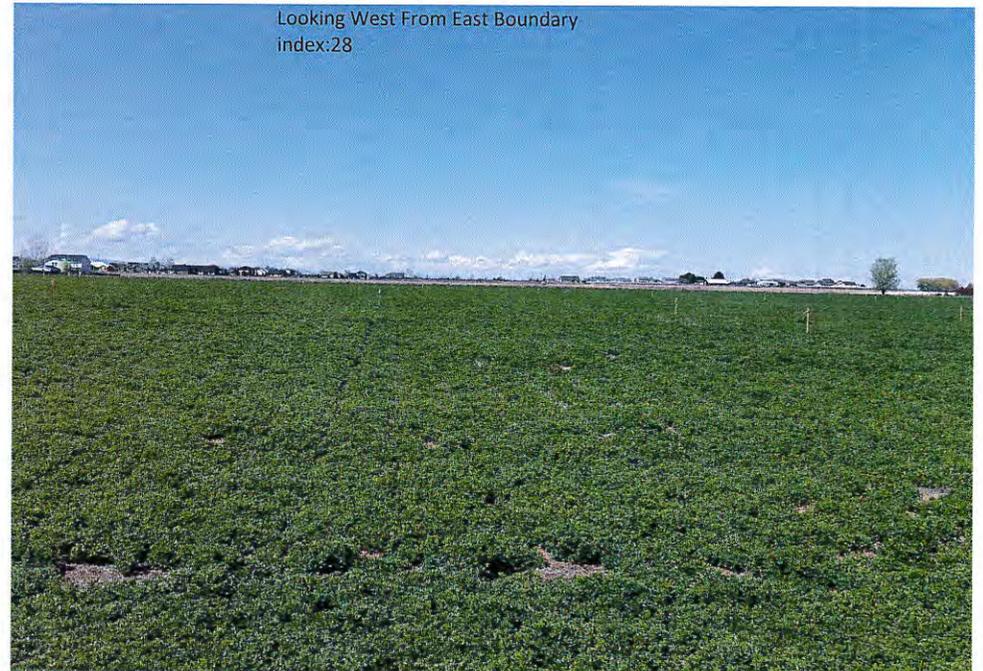
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(Addax Ave.)
index:23



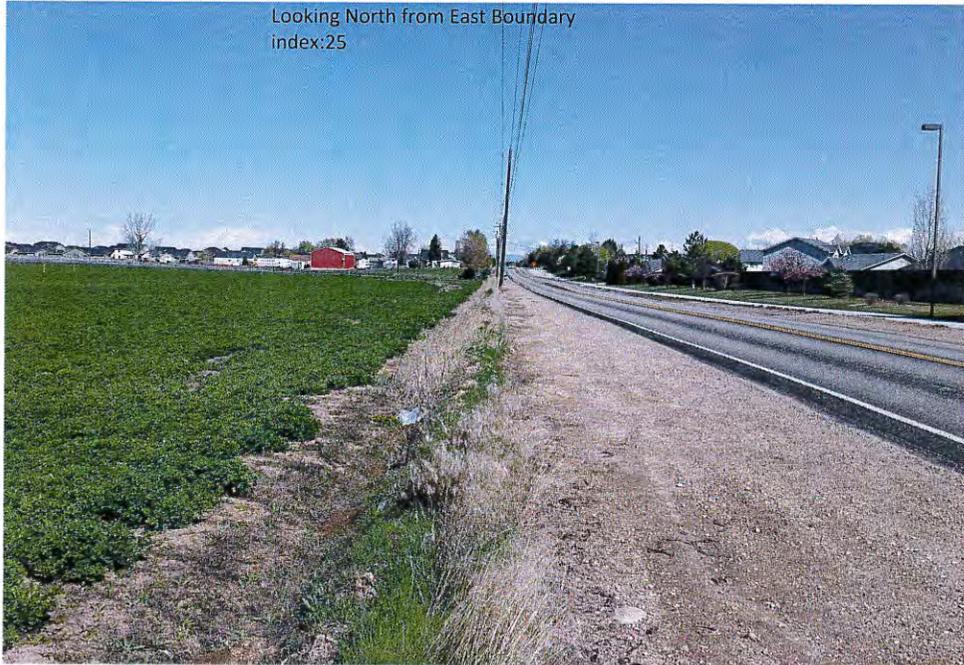
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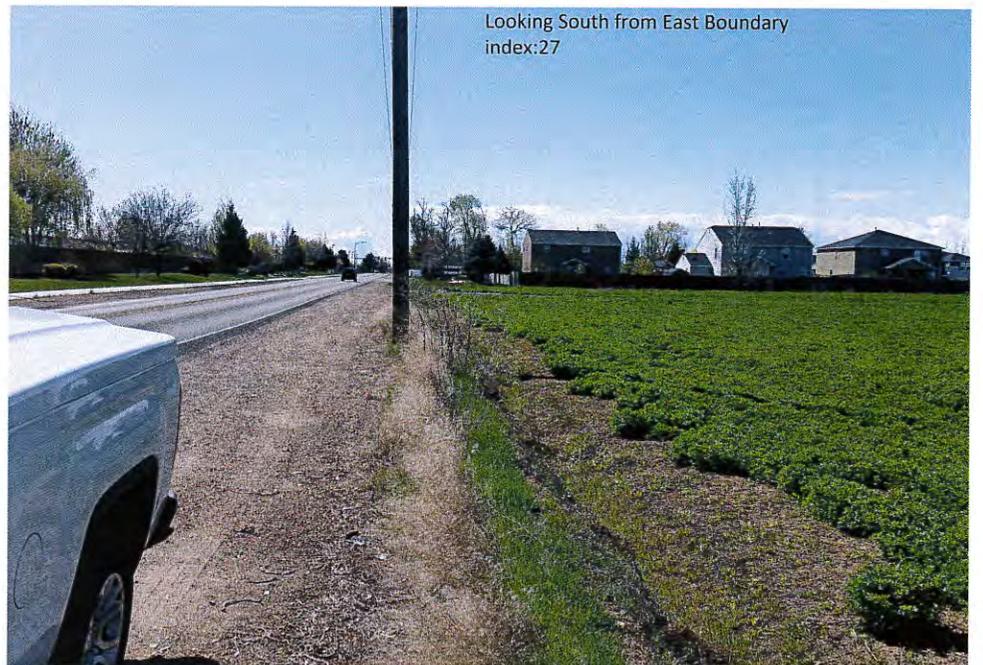
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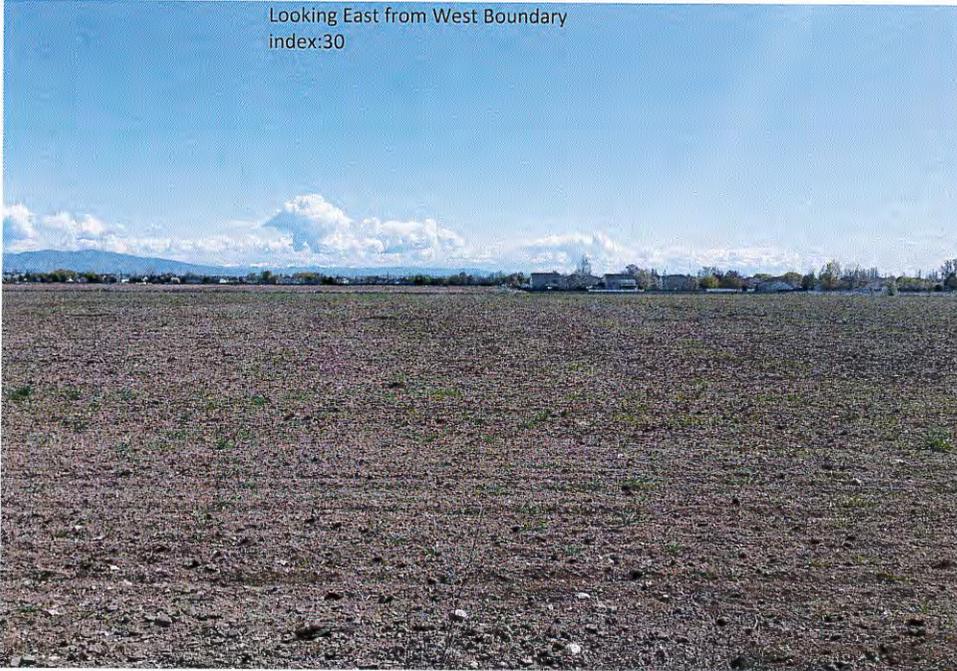
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Looking South from East Boundary
index:27



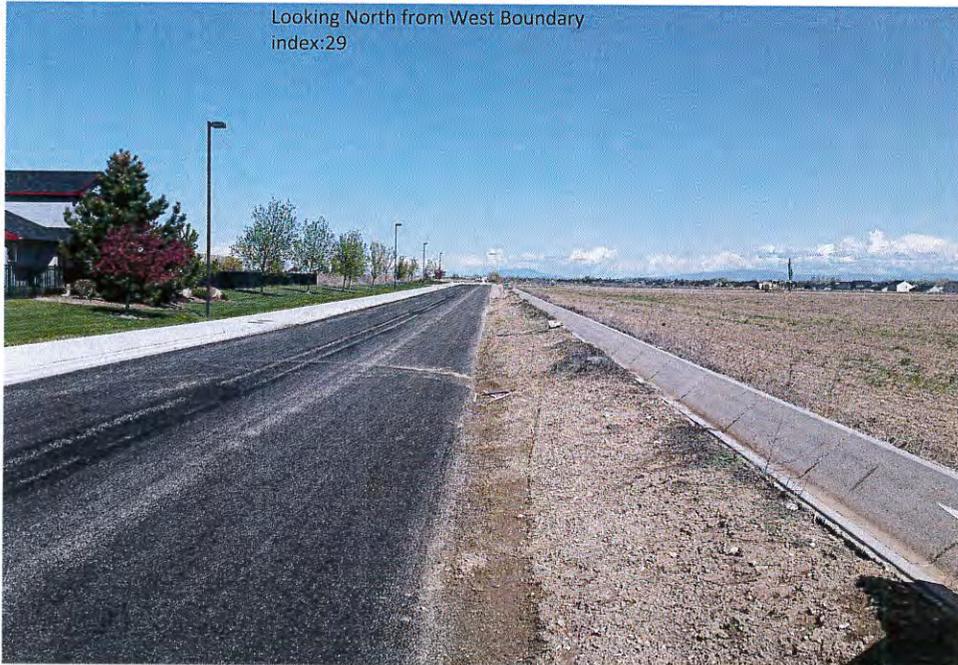
Looking East from West Boundary
index:30



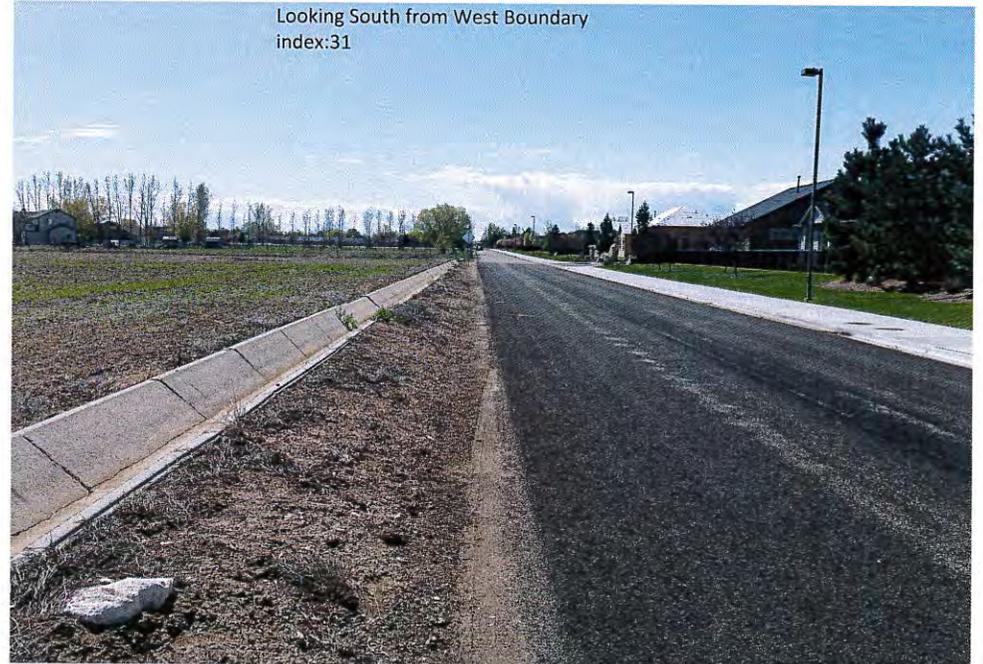
Looking West from West Boundary
index:32



Looking North from West Boundary
index:29



Looking South from West Boundary
index:31





City of Kuna

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

City Council Findings of Fact & Conclusions of Law

To: City Council

Case Number(s): 15-02-AN (Annexation) 15-02-ZC (Zone Change), 15-01-S (Preliminary Plat) **Memory Ranch Subdivision**. 15-04-DRC (Design Review) *approved by Design Review Committee*

Location: Southwest Corner (SWC) Ten Mile and Lake Hazel Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Hearing Date: September 15, 2015
Tabled Until: October 6, 2015
Findings of Fact: October 20, 2015

Applicant: **Trilogy Development; Shawn Brownlee**
2358 S. Titanium Plc
Meridian, ID, 83642
208.895.8858
shawn@trilogvidaho.com

Representative: **Suggs Community Solutions, Jane Suggs**
200 Louisa St.
Boise, ID 83712
208.939.91358
jbsuggs@cablone.net

Engineer: Bailey Engineers
4242 N. Brookside Ln.
Boise, Idaho 83714
208.938.0013
www.baileyengineers.com

Table of Contents:

- A. Process and Noticing
- B. Kuna P&Z Commission Adopted Findings of Fact and Conclusions of Law
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- D. Vicinity & Aerial Maps
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- G. Staff Analysis
- H. Applicable Standards
- I. Procedural Background
- J. Findings of Fact for Council’s Approval
- K. Factual Summary
- L. Comprehensive Plan Analysis
- M. Kuna City Code Analysis
- N. Conclusions of Law
- O. Recommended Conditions of Approval

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation, zone changes and subdivisions are designated as public hearings, with the City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|---------------------------|-------------------|
| i. Neighborhood Meeting | April 22, 2015 |
| ii. Agencies | June 23, 2015 |
| iii. 300' Property Owners | July 27, 2015 |
| iv. Kuna, Melba Newspaper | September 2, 2015 |
| v. Site Posted | September 4, 2015 |

B. Kuna Planning and Zoning Commission Adopted Findings of Fact and Conclusions of Law:

On August 11, 2015, the Planning and Zoning Commission voted 5-0, to recommend approval for Case No's 15-02-AN, 15-02-ZC and 15-01-S based on the facts outlined in staff's report and the public testimony at the public hearing, the Planning and Zoning Commission of Kuna, Idaho, for the annexation and zone change, rezone, preliminary plat and Design Review *with* the following conditions of approval to Council:

- Follow all Staff recommended conditions outlined in staff report,
- Approve request for changes in phasing as proposed by applicant (order of phases may change with Staffs prior concurrence due to current utilities and other site related constraints),
- Make future homeowners/purchasers clearly aware the southern entry may turn into a buildable lot in the future,
- Condition of approval # 9 shall read "... rights-of-way shall be with the approval from the lot Owner."

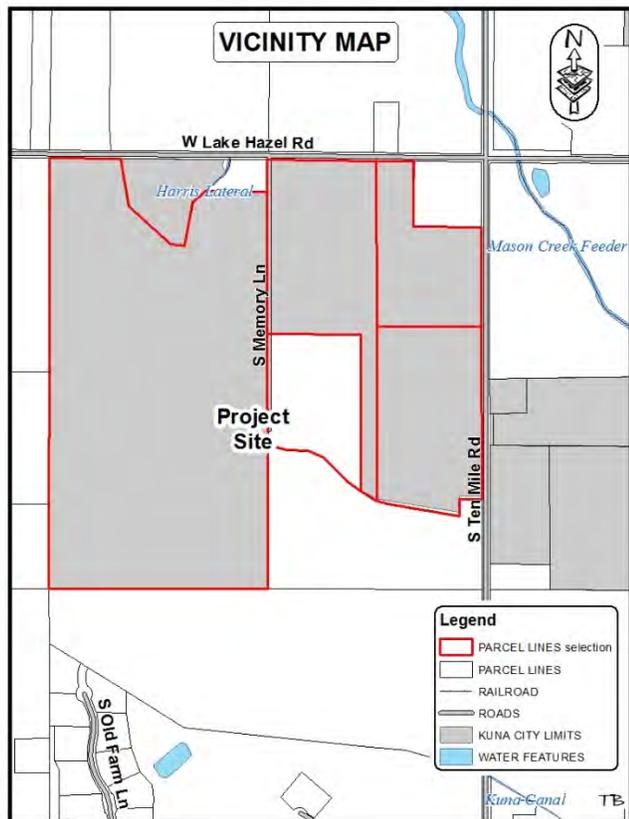
C. Applicant's Request:

1. Request:

Applicant requested approval to annex approximately 10 acres into the City limits and rezone an additional (approximate) 125 acres from A (Agriculture) to R-6 (Medium Density Residential in order to create a 262 lot residential subdivision (Memory Ranch). The applicant also proposed to develop 20 additional lots into common lots for the use by residents. These common lots will make up 11.1% of the site, or 7.47 acres. The common lots will be developed as large parks, with a tot-lot, gazebo and a swimming pool facility and large open common lots including a large greenbelt that runs through the project on a southeast to north central axis (adjacent the Harris Lateral). The applicant requested an R-6 (Medium Density Residential) zone for the subdivision as a whole. Applicant is also proposing a minimum of seven (7) phases of development which will be driven by the consumer market. Applicant proposes to develop the east half of the overall site in six (6) phases and return in the future to develop the west half. The Harris lateral is the natural dividing line for the project. Applicant proposes to return and navigate the subdivision process as the market dictates. Applicant is aware this will require the public hearing process for a preliminary plat & final plat.

D. Vicinity and Aerial Maps:

(See Below)

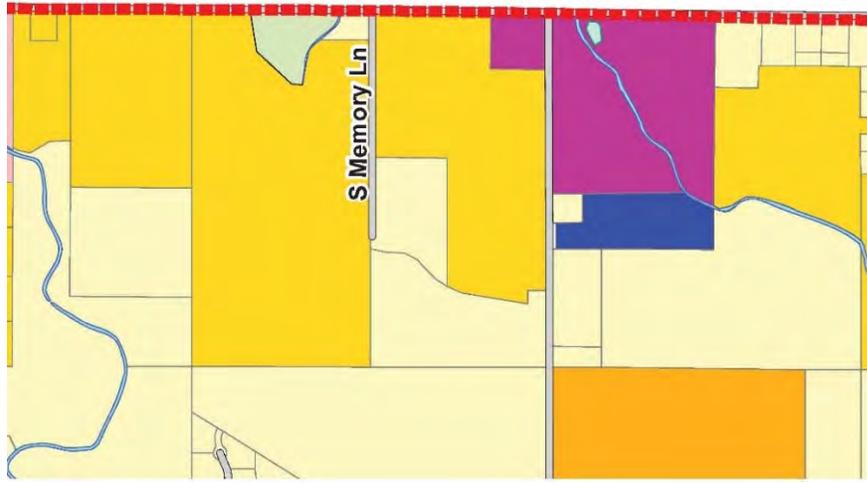


©COPYRIGHTED

E. **History:** The subject parcel is partially in Ada County and Kuna City limits. The 10 acres currently situated in Ada County are adjacent to Kuna City limits and are zoned RR (Rural Residential). The 121 acres already in Kuna are zoned A (Agriculture). This property has historically been used for Agriculture purposes and farmed.

F. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies the majority of this site as Medium Density Residential. The 10 acre parcel requiring annexation is designated as Low Density. Staff generally views this land use request to be consistent with the approved FLU map.



2. **Surrounding Land Uses:**

North	RUT	Rural Urban Transition – Ada County
South	RR	Rural Residential – Ada County
East	A, RR	Ag. – Kuna City, Rural Residential – Ada County
West	RR	Rural Residential – Ada County

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

- Approx. 135 total acres
- A, (Agriculture) and RR, (Rural Residential)
- Parcel #'s - S1303120820 (73 ac.), S1303110115 (33.5 ac.), and S1303111635 (10 ac.)

4. **Services Provided to the Project:**

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

5. **Existing Structures, Vegetation and Natural Features:** Currently there is a home on the 10 acre parcel. The remaining land is being used for agricultural purposes. It is anticipated it will continue its historic uses on the remaining lands until development occurs. This site slopes from northeast to southwest, generally.

6. **Transportation / Connectivity:** The applicant proposes two access points on Ten Mile Road and one access point on the north side of the project, on Lake Hazel Road. When the west half of the project develops, there will be additional points of access on Lake Hazel along with additional access points on the west side when a mid-mile road is constructed with improvements to the west half of the project.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts.
8. **Agency Responses:** The following agencies returned written comments that have been included by staff and incorporated herein: City Engineer (Gordon Law, P.E.), Ada County Highway District (ACHD), Central District Health Department and the Idaho Transportation Department (ITD). The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; Boise Project Board of Control, DEQ, Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, or the US Post Office.

G. **Staff Analysis:**

This site is located near the southwest corner (SWC) of Ten Mile & Lake Hazel Roads. The applicant proposed to annex 10 acres into the City and rezone approximately 125 acres from Ag. to R-6 (Med. Density Residential) in order to create a 262 buildable lot subdivision. Applicant proposed to develop 20 additional lots into common lots for the use by future residents. These common lots will make up 11.1% of the site, or 7.47 acres. The developed common lots will include amenities such as large parks, a tot-lot, gazebo and a swimming pool facility (with changing rooms), and a large greenbelt that runs through the project on a southeast to north central axis (adjacent the Harris Lateral). There are multiple connections (using pathways) through blocks to encourage a pedestrian friendly environment. An HOA will be established for the care and maintenance of the common lots. This application includes Design Review for the common spaces and buffers.

Applicant proposed an R-6 (Medium Density Residential) zone for the subdivision as a whole (all 135 acres), with a minimum of seven (7) phases of development which will be driven by the consumer market. The Harris lateral is the natural dividing line for the project. The total number of phases will be determined when the west half returns for development and re-enters the public hearing process. Applicant proposes to develop the east half of the site in six phases and return in the future and navigate the subdivision process. Applicant is aware the future preliminary & final plats will require the public hearing process.

Public services will be extended by the developer to the property from the existing facilities east of the project. The Kuna Waste Water Treatment Plant is directly (east) adjacent to the property. This project anticipates a new temporary lift station to serve this project.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No.'s 15-02-AN, 15-02-ZC and 15-01-Sub, to the Council with recommended conditions of approval.

H. **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. City of Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

I. **Procedural background:**

On September 15, 2015, City Council considered the project, including the application, agency comments, staff's report, application exhibits and public testimony. The public hearing was closed and the matter was tabled until October 6, 2015, when Council approved the annexation, the rezone and the preliminary plat.

J. Findings of Fact for Council's Approval:

1. **15-02-AN, 15-02-ZC and 15-01-S:** Based on the record contained in Case No.s 15-02-AN, 15-02-ZC and 15-01-S, including the exhibits, staff's report and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 15-02-AN, 15-02-ZC and 15-01-S, annexation, rezone and preliminary plat.
2. The Kuna City Council accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna City Council held a public hearing on the subject applications on September 15, 2015 to hear from the City staff and the applicant and to accept public testimony. The decision by City Council is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case No.'s 15-02-AN, 15-02-ZC and 15-01-S, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).

Comment: *The Comprehensive Plan Future Land Use Map designates the approximately 125 acres of the subject property as Medium Density Residential, or 4-7 dwelling units per acre, and approximately 10 acres as Low Density Residential, or 2-3 dwelling units per acre. The proposed project density is planned to be 3.87 dwelling units per acres, which complies with the FLU.*

4. The Kuna City Council has the authority to approve or deny these applications.

Comment: *On October 6, 2015, Kuna City Council voted to approve applications 15-02-AN, 15-02-ZC and 15-01-S. On October 20, 2015, Kuna City Council voted to approve the referenced Findings of Fact and Conclusions of Law.*

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

Comment: *As noted in the process and noticing section, notice requirements were met and a public hearing was held on September 15, 2015.*

K. Factual Summary:

This site is located near the southwest corner (SWC) of Ten Mile & Lake Hazel Roads. Applicant has proposed to annex approximately 10 acres into the City limits and rezone an additional (approximate) 125 acres from A (Agriculture) to R-6 (Medium Density Residential).

The site will take access from Ten Mile Road in two places (proposed Memorial Street and Hayward Street), and when the east / west mid-mile is constructed (south of this project), proposed ingress/egress at Hayward Street will be closed and will become a buildable lot. The site will also take access from Lake Hazel with proposed Memory Way as depicted on the Pre Plat (Dated 5.22.2015) for the east half of the overall site.

Applicant proposed a 262 lot residential subdivision and 20 additional lots into common lots known as Memory Ranch. The common lots will equate approximately 11.1% of the site, or 7.47 acres. The common lots will be developed into two large parks, which will include a tot-lot, gazebo and a swimming pool facility. There are multiple connecting pathways through blocks to encourage a pedestrian friendly environment. A Homeowners Association (HOA) will be established for the care and maintenance for all common lots. Other common lots will be developed into a large common lots including a large greenbelt running through the project on a southeast to north central axis (adjacent the Harris Lateral). This application went through Design Review for the common spaces and buffers.

The applicant seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole. Applicant proposes a minimum of seven (7) phases of development which will be driven by the consumer market. Applicant proposes to develop the east half of the overall site in six (6) phases and return in the future to develop the west half. The

Harris lateral is the natural dividing line for the project. Applicant proposes to navigate the subdivision process in the future as the market dictates, to develop the west half of the overall site. Applicant is aware this will require the public hearing process for a preliminary plat & final plat.

L. **Comprehensive Plan Analysis:**

The Kuna City Council finds that this project and its proposed uses comply with the Kuna City Comprehensive Plan;

1. **Goals, Policies and Objectives From The Kuna Comprehensive Plan:**

Private Property Rights Goals and Objectives - Section 2 - Summary:

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

Comment: Utilizing the Idaho Attorney Generals criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the economic value is intact.

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: The proposed application complies with the comprehensive plan by providing 262 lots of mixed lot sizes, pathways and greenways to meet this goal.

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; open spaces and utilizing the Harris Lateral, connecting two parks with pedestrian walkways, varied housing densities and types and promotes a desirable character and high quality neighborhood.

Natural Resources Goals and Objectives - Section 7 - Summary:

Retain natural resources that contribute to Kuna's quality of life while developing a green grid of trails for bikes throughout the City for recreation and alternative transportation needs.

Comment: The proposed application provides a green grid as well as trails along the Harris Lateral for recreation (natural grasses and landscaping) and alternate transportation needs.

Public Services, Facilities and Utilities Goals and Objectives - Section 8 - Summary:

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties that request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: Kuna has adequate services for this development and the authority to annex the requested lands into the City. This application will expand the City's sanitary sewer system, potable water and add up to one mile of off-site pressure irrigation mainline in orderly development.

Transportation Goals and Objectives - Section 9 - Summary:

Work with ACHD, COMPASS, and ITD to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: Applicant provided a Traffic Impact Study. ACHD has provided comments and a staff report and the City engineer has provided a staff report. The project meets with the transportation goals of the City adding additional rights-of-way on Lake Hazel and Ten Mile Roads.

Recreation Goals and Objectives - Section 10 - Summary:

Ensure a City wide system of parks, trails and recreational opportunities for a variety of year round outdoor activities balancing active and passive open spaces with easy access for users. Encourage the development of community and neighborhood-centered recreational facilities including gathering places connected by trails, walkways, bikeways and horse paths.

Comment: Applicant's proposed subdivision incorporates trails along the Harris Lateral, open spaces, a tot-lot, two parks, pool for residents among other gathering places for the community, meeting the goals of the City.

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

Comment: Applicant has proposed 262 lots which will contribute to high quality lots of varied sizes in a logical and orderly manner.

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place.

Comment: The application incorporates sound community design and landscape features to buffer incompatible uses.

M. Kuna City Code Analysis:

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

Comment: The proposed project meets the land use and area standards in Chapter 3, Title 5 of the KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of the KCC.

2. The site is physically suitable for a subdivision.

Comment: The 67.4 acre subdivision is large enough to include a mix of lot sizes, 2 parks, and several pathways and a trail along the Harris Lateral.

3. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be annexed is currently used as farmland and pasture and is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

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

Comment: *The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The medium density zoning designation requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems.*

5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *The annexation, rezone and design of the subdivision did consider the location of the property adjacent to the Harris Lateral and to two arterial roadways: Ten Mile Road and Lake Hazel Road. The subject property is located adjacent to Kuna's North Sewer Treatment plant and can also be connected to the public water system. The adjacent uses are farmland and agriculture— that are also designated as future residential and commercial uses in the Kuna Comprehensive Plan Future Land Use Map.*

6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for Residential purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project. A traffic study prepared by Thompson Engineers was submitted with the application and also reviewed by ACHD. The traffic study and ACHD agree that the streets within the subdivision are adequate for the planned development and the roadways in proximity to the project are adequate for the traffic generated by the new development as conditioned by ACHD.*

N. Conclusions of Law:

1. Based on the evidence contained in Case No's 15-02-AN, 15-02-ZC and 15-01-S, the Kuna City Council finds Case No's 15-02-AN, 15-02-ZC and 15-01-S, comply with Kuna City Code.
2. Based on the evidence contained in Case No's 15-02-AN, 15-02-ZC and 15-01-S, the Kuna City Council finds Case No's 15-02-AN, 15-02-ZC and 15-01-S, 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.

O. Recommended Conditions of Approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.

- d. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
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 Kuna 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. Street lighting shall use LED lights, with spacing and wattages meeting the approval of the City; Applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
6. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
7. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise).
8. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction as well as Design Review).
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) prior to requesting final plat signature from the City Engineer.
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 Commission and/or Council, or seek amending them through public hearing processes.
12. The applicant's proposed preliminary plat (dated 05.22.15) and landscape plan (dated 05.22.2015) shall be considered a binding site plans, or as modified and approved through the public hearing process.
13. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
14. Developer shall comply with all local, state and federal laws.

DATED: This 20th, day of October 2015.



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: glaw@cityofkuna.com

MEMORANDUM

TO: Mayor Nelson and Members of City Council

FROM: Gordon N. Law
Kuna City Engineer

RE: 2016 Irrigation Assessments

DATE: October 2, 2015

REQUEST: **Adopt Irrigation Assessment Resolution.**
Accept Assessment Roll

The State Code requires that by the second Wednesday of February, the City Council shall make an estimate of the irrigation expenses for the coming season and apportion the same to the benefitting properties.

The State Code authorizes cities to establish municipal irrigation systems or districts, in which cities may take delivery of irrigation water (in the same manner as if they were a farmer) and distribute it to their citizens for landscape irrigation purposes. The process pools all the water rights for all the property served by the municipal irrigation district, and for delivery and payment purposes, treats the City as if it was a single "farmer" for that land. The State Code also directs in detail the manner in which assessments are to be established for benefitted lands.

The setting of assessments is an annual process that involves the following essential requirements:

1. Preparation of an assessment roll;
2. Preparation of an estimate of costs;
3. Development of a uniform method of distributing costs to benefitted lands according to the benefit derived by a parcel;
4. Providing of notice of assessment; and
5. Providing an opportunity for objections to assessments to be heard.

The attached resolution fulfills the essential requirements of State Law and continues, with some modification, the assessment methodology adopted for the 2015 irrigation season. Of particular note are the paragraphs describing the uniform method of assessment. A purely flat rate of assessment, without any regard to property area, may not be "uniform" in that it gives no consideration to the greater benefit derived by a larger parcel compared to a smaller one. In a similar manner, an assessment method proportioned solely on parcel size fails to account for costs that are not proportional to property size.

The assessment method employed in the resolution mixes both approaches by assigning a flat rate to all parcels 10,000 SF in size or less and a surcharge based on property area to parcels exceeding 10,000 SF in size. The attached resolution assumes the excess area is charged at the rate of \$2.10/1,000 SF but Council would have the latitude of amending the resolution and altering rates according to their own findings. Also included is an analogous assessment method governing properties served by gravity irrigation and vacant properties not yet occupied. The attached resolution is structured largely as the 2015 Resolution with the following items of note:

1. Paragraph IV.E is retained which allows a 50% reduction in connection fees for parcels in older areas of town to encourage their conversion from the use of potable water for irrigation to the use of pressurized surface water. **The allowance was to expire in 2016 but in this resolution is extended to expire in 2017.**
2. The system has had some problems with people connecting to the irrigation system without authorization and without paying fees and assessments. A paragraph has been added to the Assessment Resolution to treat such illicit connections as an automatic petition by the offending parcel to join the district and for the City to begin to charge amortized fees and monthly assessments. Council is invited to review Paragraph VI.F and provide comment.

The assessment rates adopted in 2015 are adjusted for 2016 to cover the projected costs. The annual assessment for a typical residence increases from \$96.00 to \$97.00, or an increase of 1.0%. Inflation over the last year approximated 1.0%. The resolution also adopts anew, the pressure irrigation connection fees and miscellaneous charges from the previous year with the exception of a 5% increase in the cost for new services and over-size lots.

EXPENSES

One of the key responsibilities of the assessment process is to estimate expenses for the 2016 irrigation season and include the same in the fee resolution in Section II. For 2013, the net estimated expenses for purposes of assessment were \$468,156, \$482,750 for 2014, \$503,060 for 2015 and proposed to be \$533,500 for 2016. No expenditures are included from contingency account or for capital expenditures related to system expansion - which is funded by connection fees. The attention of Council is directed toward differences year-to-year in the following expenditures:

1. Power Costs: Increased \$4,000 to match budget which accounts for city growth and Idaho Power's right to a "Power Cost Adjustment".
2. Water Rental: Water rental costs from Boise-Kuna and New York Irrigation Districts are \$1,100 more than assessed costs in 2015. This is due to a year-over-year increase in annexed property.
3. Wages and Benefits: Reflects labor costs projected by the Treasurer, part of which is increased internal charges adopted with the latest budget. The year-over-year increase is \$18,000.
4. Other Operational Costs: 2016 operational costs for assessment purposes are increased \$10,000 compared to assessed 2015 costs. This item is highly variable from year-to-year and a margin of safety is reflected in the assessment.
5. Equipment Costs: This item includes the Pressure Irrigation Fund's share of large ticket price items of equipment, an amount established at budget time and which varies from year-to-year. Smaller tools are provided under Other Operational Costs. The 2016 increase from 2015 is \$1,500.
6. Delinquent Assessment Payments: The Idaho State Code allows the City to expense projected delinquent payments - and the city credits redemptions. The net between the two is reduced from 2015 by \$1,500.
7. Potable Water Cost: When irrigation demand exceeds the ability of the PI system to deliver water,

potable water is used to make up the difference. In 2014, the potable system provided 234 million gallons to the PI system valued at \$117,000. For 2015, the potable demand is projected to be 95 million gallons valued at \$47,500. Projections for 2016 vary from 30-60 million gallons if trends continue, a value of \$15,000-30,000. The irrigation users were assessed \$17,700 in 2014, \$21,500 for 2015 and are proposed to be assessed \$16,000 in 2016. Clearly, the irrigation users have not paid full cost for this water.

8. Connections After Assessment: When building permits are issued after the date of assessment, the property converts from “vacant” to “occupied”. These properties are charged a fee reflecting their use of the system for which they have not been assessed. These fees are entered as a credit against expenses and are projected to reduce total expenses by \$4,000.

SCHEDULE

The Idaho Code requires that a proposed assessment roll be in the clerk’s office on or before the fourth Monday of January. It also requires that assessments are officially adopted by Council on or before the second Wednesday of February. It was decided in 2013 the city would move to a November assessment schedule, would implement a monthly payment system, would combine irrigation billings onto the water-sewer-trash statement and would replace the over-the-fence shut-off with the potable water shut-off. The potable water shut-off has substantially reduced PI delinquencies. This will be the third November assessment. The annual assessment will be spread equally over nine months for 2016. If unpaid, the assessment becomes delinquent July 1st, with a lien recorded against the property by the 4th Monday in July.

BOARD OF CORRECTION

The Idaho Code requires a Board of Correction is convened on or before March 20th of each year. The Mayor and Council are designated as the Board. The proposed resolution sets March 15th, 2016 at 5:30 pm in City Hall as the date for the meeting of the Board. The purpose of the Board is to hear objections to individual assessments and make corrections as appropriate.

ANNUAL ASSESSMENTS

For 2015 the annual assessment for pressure irrigation for the typical residential lot less than 10,000 SF in area was \$96.00. With the increases in costs, the annual assessment for 2016 would be \$97.00 for a typical residential lot or an increase of 1.0% . The 2015 gravity irrigation assessment for the typical residential lot less than 10,000 SF in area is \$35.75. With the aforementioned changes the 2016 gravity assessment would be \$36.25 or an increase of 1.0%. Vacant lots under one acre will increase from \$14.25 to \$14.50 or an increase of 1.8%.

DELIBERATIONS

This information is provided to Council so that they may examine the projections, consider options, confer with staff, and ultimately make an informed decision. The 2016 assessment roll lists 4,765 occupied lots with pressure irrigation, 268 lots with gravity irrigation, 544 vacant lots with pressure irrigation available and 94 special accounts (like HOA lots) - for a total assessed lots of 5,671.

If Council is not inclined to adopt the resolution as presented, it may be helpful to address the adoption of the amended assessment resolution in the following ordered manner:

1. Review and tentatively concur with the proposed expenditures or amend the proposal as appropriate.

2. Review and tentatively concur with the proposed assessment formulas or amend the proposals as appropriate.

3. Review and tentatively concur with the proposed Board of Correction schedule or amend the proposal as appropriate.

4. Review and tentatively concur with the proposed text changes or amend the proposals as appropriate.

4. Adopt the resolution as amended and direct staff to prepare a clean version consistent with Council's intent for signature.

Enclosures

City of Kuna, Idaho
2016 Irrigation Assessment Resolution

Kuna Municipal Irrigation District Assessments and Fees

RESOLUTION NO. R70-2015

A RESOLUTION OF THE COUNCIL OF THE CITY OF KUNA, IDAHO SETTING FORTH FEES, ASSESSMENTS AND POLICIES FOR THE KUNA MUNICIPAL IRRIGATION DISTRICT FOR SAID CITY; RECEIVING AND ACCEPTING THE ASSESSMENT BOOK FOR THE 2016 IRRIGATION SEASON; RECEIVING AND ACCEPTING THE ESTIMATE OF EXPENSES FOR THE 2016 IRRIGATION SEASON; SETTING THE TIME AND PLACE FOR THE MEETING OF THE BOARD OF CORRECTION FOR 2016 ASSESSMENTS; SETTING FEES FOR CONNECTING TO SAID IRRIGATION SYSTEM; SETTING UNIFORM METHOD OF ALLOCATING ASSESSMENTS FOR THE 2016 IRRIGATION SEASON; ESTABLISHING BILLING POLICIES; SETTING CUSTOMER SERVICE CHARGES; SETTING SYSTEM POLICIES; REPEALING EXISTING FEES AND POLICIES AS PREVIOUSLY SET BY RESOLUTION, AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Kuna, Idaho has established a Municipal Irrigation System, with all the powers and authorities necessary to operate, maintain, replace and/or extend said System; and

WHEREAS, Section 7-8-5 of the Kuna City Code authorizes the City of Kuna, Idaho to charge hook-up fees set forth in a rate schedule adopted by the City Council as a condition for connection to the Municipal Irrigation System; and

WHEREAS, Section 7-8-12 of the Kuna City Code authorizes the City to charge fines and costs for unauthorized connection to the Municipal Irrigation System; and

WHEREAS, Section 7-8-7 of the Kuna City Code authorizes the City Council to establish annual irrigation assessments pursuant to Idaho law:

I. ASSESSMENT ROLL

NOW THEREFORE BE IT RESOLVED, that pursuant to Idaho Code 50-1807, an assessment book for the Kuna Municipal Irrigation District was filed in the office of City Clerk on October 19, 2015, and by this action, Mayor and Council of said City duly receive, make corrections and accept the same.

II. ESTIMATE OF EXPENSES

BE IT FURTHER RESOLVED the estimated expenses or the necessary funds for the expenses of maintaining, operating, improving, extending and enlarging said City’s irrigation system for the 2016 irrigation season, and which shall be allocated in proportion to the benefits received to the properties in said assessment book, are as follows:

Estimated Power Costs	\$ 78,000 <u>82,000</u>
BK Irrigation Water Rental (1,638 Ac)	\$ 88,000 <u>86,400</u>
NY Irrigation Water Rental (251 Ac)	\$ 14,500 <u>17,200</u>
Wages and Benefits	\$140,000 <u>158,000</u>
Other Operational Costs	\$110,000 <u>117,600</u>
Equipment Costs	\$ 40,500 <u>42,000</u>
System Improvements	\$ 10,600 <u>16,000</u>
Interest and Retirement of Debt	\$ -
Unpaid and Delinquent Assessments	\$ 4,800 <u>3,700</u>
Adjustments by Council	\$ 2,000
Potable Water Cost (50.8 MG)	\$ 21,500 <u>16,000</u>
Redemptions - Credit	(\$ 3,000) <u>(3,400)</u>
Connections After Assessment – Credit	(\$ 3,840) <u>(4,000)</u>
TOTAL ESTIMATED EXPENSES	<u>\$503,060</u><u>533,500</u>

By this action, Mayor and Council duly receive and accept the same.

III. BOARD OF CORRECTION

BE IT FURTHER RESOLVED the Board of Correction to hear protests to aforesaid assessments, and as deemed appropriate, to correct the same, shall meet March 15, 2016 at 5:30 P.M. at the Kuna City Hall, 763 W. Avalon, Kuna, Idaho, and continue as long thereafter as may be necessary to conduct the business of the Board. The Board of Correction shall receive protests as to issues of fact in setting assessments, shall correct assessments to conform to the facts and shall conclude the process by confirming the corrected assessment roll. A protestant unable to attend the meeting of the Board may submit a protest in writing any time up to 3:00 P.M. March 15, 2016.

IV. IRRIGATION CONNECTION FEES

BE IT FURTHER RESOLVED, that the charge(s) for connecting to the City Irrigation System shall be determined as follows:

A) **Irrigation Main Fees:** Each residential property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation trunk mains to serve the property. The amount of said fee shall be a minimum six hundred and twenty dollars (\$620.00) for each lot or parcel up to ten thousand (10,000) square feet in total area plus eight and nine tenths cents (\$0.089) per square foot for area exceeding ten thousand square feet.

Each commercial property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation trunk mains to serve the property. The amount of said fee shall be a minimum six hundred and twenty dollars (\$620.00) for each lot or parcel up to seven thousand (7,000) square feet in total landscaped area plus eight and nine tenths cents (\$0.089) per square foot for landscaped area exceeding seven thousand square feet.

B) **Irrigation Supply Fee:** Each residential property to be connected to a System pressurized irrigation pump station shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation pump stations to serve the property. The amount of said fee shall be a minimum nine hundred dollars (\$900.00) for each lot or parcel up to ten thousand square feet in total area plus twelve and nine tenths cents (\$0.129) per square foot for area exceeding ten thousand square feet.

Each commercial property to be connected to a System pressurized irrigation main shall be assessed a one-time connection fee for reimbursement of the capital cost of providing pressurized irrigation pump stations to serve the property. The amount of said fee shall be a minimum nine hundred dollars (\$900.00) for each lot or parcel up to seven thousand (7,000) square feet in total landscaped area plus twelve and nine tenths cents (\$0.129) per square foot for landscaped area exceeding seven thousand square feet.

C) **Irrigation Service Fees:** Each irrigation service provided at the expense of the City shall be assessed charges for completing services and connections in accordance with the following schedule:

1"	Service	\$ 204 <u>214</u> /ea
1 1/2"	Service	\$ 255 <u>267</u> /ea
2"	Service	\$ 306 <u>321</u> /ea

3" & larger	Service	Time & Material
1/2 Street Asphalt Patch		See Resolution R74-2015
Full Street Asphalt Patch		See Resolution R74-2015

D) **Previous Connections:** In instances where an improvement on a property has previously been connected to the pressurized irrigation system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only.

E) **Conversion To Pressure Irrigation:** In instances where a parcel was annexed into the corporate limits of the City of Kuna prior to January 1, 1998, was not annexed and connected into the pressurized system of the Kuna Municipal Irrigation District, and subsequently desires to connect to the pressurized system, the applicable connection fees are 50% of the full amount chargeable per paragraphs A through C above. After January 1, ~~2016~~2017, the connection fees shall return to the full amount chargeable per paragraphs A through C above.

F) **Conversion From Gravity Irrigation:** It is hereby declared to be the policy of the City of Kuna that it is in the general public's interest to convert from gravity irrigation to pressure irrigation where pressure irrigation service is available and that said conversion is mandatory in the following circumstances:

1. The number of properties served by a delivery ditch, and using the same, falls below a number which can be efficiently served. It shall be presumed that every delivery ditch requires five miner's inches of lost carrying water to operate and that each property is entitled to one miner's inch of delivered water. A delivery ditch shall be considered "not efficient" if the carrying water equals or exceeds the delivered water.
2. The delivery ditch has a history of two or more instances of unintended flooding of nearby properties.
3. Drainage facilities are missing or inadequate to protect the gravity served properties.

In instances where mandatory conversion is ordered by the City, the fifty percent reduction in connection fees and amortization shall be applied as outlined in Paragraph IV.E above and IV.I below.

G) **Capital Improvements Fund:** All funds collected from connection fees (Irrigation Main, Irrigation Supply) may be used only for initial construction, late-comer reimbursements according to adopted policies or replacement of Irrigation System Facilities.

H) **Potable Water Irrigation (Special Cases):** Properties which have constructed pressure irrigation facilities, which are intended to be connected in the future to the City's pressurized irrigation system, but which have not yet completed the connection, and which currently receive their irrigation supply from the potable system, shall be billed as a potable water account and assessed an assessment expense and a base assessment but not assessed as an operations assessment. At such time as the connection to the pressurized irrigation system is completed, the property shall be converted to an assessed irrigation account.

I) **Financing Arrangements:** Property owners desiring to connect under terms of Paragraph IV.E and IV.F are permitted to execute a note for the applicable connection fees up to the full amount for said fees amortized over twelve years at four percent (4%) interest and payable monthly on the utility bill. The Mayor is authorized to execute the note on behalf of the City and revenues (with interest collected) are to be credited to the same accounts to which the fees would have been credited if not amortized. Only connection fees are approved for amortization.

J) **Alternate Day Sprinkling:** Irrigation from the Kuna municipal pressurized irrigation system may be scheduled to occur on alternate days by order of the city or its agent. If an order is instituted, homes with a street address ending with an odd number shall irrigate on odd numbered days and homes with a street address with an even number shall irrigate on even numbered days.

K) **Wanton Wasting:** Wanton wasting of irrigation water or use of irrigation water in a manner to cause damage or nuisance to adjoining properties is prohibited. The city or its agent may disconnect any service which wastes, causes damage to adjacent property or creates a nuisance through its use of irrigation water from the city system.

V. IRRIGATION ASSESSMENTS

BE IT FURTHER RESOLVED the City hereby establishes a uniform method of allocating assessments, determined as follows:

A. **Pressurized Irrigation Service** - Each parcel or lot receiving pressurized irrigation service shall receive an annual assessment, consisting of the sum of three components,

ASSESSMENT EXPENSE, BASE ASSESSMENT, and OPERATIONS ASSESSMENT. Each component is computed as defined below:

1. **Assessment Expense** - All accounts shall be assessed four dollars (\$4.00) per account to defray the cost of preparing, mailing and collecting the assessment.

2. **Base Assessment** - Each parcel or lot shall be assessed at the rate of fifty-three dollars and twenty-five cents (\$53.25) per acre, but with a minimum assessment per account of forty-one dollars and no cents (\$41.00). This component of the total assessment is largely to defray the cost of water rental charged by the underlying irrigation districts, with any amounts remaining to contribute to capital replacement and maintenance costs.

3. **Operations Assessment** - Any properties with pressure irrigation service shall be assessed annually ~~fifty-one~~two dollars (~~\$51.00~~52.00) per account for a property up to ten thousand (10,000) square feet in total area. The added assessment for accounts larger than ten thousand (10,000) square feet shall be two dollars and ~~five~~ten cents (~~\$2.05~~10) per thousand (1,000) square feet for the portion of the property exceeding ten thousand (10,000) square feet in area.

B. Gravity Assessment - Each parcel or lot receiving gravity irrigation service from the Municipal Irrigation System shall receive an annual assessment, consisting of the sum of three components, ASSESSMENT EXPENSE, BASE ASSESSMENT, and OPERATIONS ASSESSMENT. Each component is computed as defined below:

1. **Assessment Expense** - All accounts shall be assessed four dollars (\$4.00) per account to defray the cost of preparing, mailing and collecting the assessment.

2. **Base Assessment** - Each parcel or lot shall be assessed at the rate of fifty-three dollars and twenty-five cents (\$53.25) per acre, but with a minimum assessment per account of twelve dollars (\$12.00). This component of the total assessment is largely to defray the cost of water rental charged by the underlying irrigation districts, with any amounts remaining to contribute to capital replacement and maintenance costs.

3. **Operations Assessment** - Any properties with gravity irrigation service shall be assessed at the rate of ~~nineteen~~twenty dollars and ~~seventy-five~~twenty-five cents (~~\$19.75~~20.25) per account for a property less than one acre in total area. The added assessment for residential accounts one acre and larger shall be two dollars and ~~five~~ten cents

(\$~~2.05~~2.10) per acre for the portion of the property exceeding one acre in area.

C. **Assessments Due** – Assessments are due and payable on April 1st or the first business day thereafter.

D. **Partial Year Assessment** – For purposes of calculating partial year assessments, the irrigation season is presumed to be April 10th to October 10th. For initial connections made during the course of the irrigation season (such as properties newly annexed into the municipal irrigation system), the new connection shall pay the full Base Assessment, the full Assessment Expense and a prorated Operations Assessment based on the portion of the irrigation season remaining. Partial year assessments are due and payable at the time of building permit issuance, and in instances where a building permit is not being issued, at or before the time of connection.

E. **Full Year Assessment** – Initial connections made before the commencement of the irrigation season (before April 10th) but after adoption of the annual assessment roll, shall be assessed the full annual irrigation assessment, prior to delivery of irrigation water, as if included in the annual assessment roll.

F. **Dual Assessment** – In the event a parcel receives an assessment from Kuna Municipal Irrigation District, and also receives and pays an assessment from the property's underlying irrigation district for the same irrigation season, the amount paid to the underlying irrigation district shall be credited to the account with Kuna Municipal Irrigation District. This policy presumes the city does not receive an assessment from the underlying irrigation district for the same parcel.

G. **Vacant Lot Assessment** – A non-irrigated parcel of one acre or less in area which has access to pressure irrigation and which is eligible for a building permit for either residential or commercial purposes, but which has not yet exercised that right at the time of assessment, shall be assessed fourteen dollars and ~~twenty five~~fifty cents (\$ ~~14.25~~14.50) per buildable parcel. Vacant lots larger than one acre in size are assessed as a gravity irrigation lot. In the event a building permit is obtained on said parcel after the time of assessment, but before the end of the irrigation season, said parcel shall be treated as a “partial year” or “full year” assessment, as defined above, with credit given for the vacant lot assessment already paid.

VI. **CUSTOMER BILLING:**

A. **Annual Billings** – All irrigation accounts which do not also have a potable water account shall be billed annually, with courtesy reminders until paid, and be subject to shut-off of the irrigation service if payment is delinquent as provided in Idaho Code.

B. **Monthly Billings** – Each residential or commercial property that is served by potable water that also has a municipal irrigation account shall be billed for the annual irrigation assessment, as part of their municipal utilities billing statement, in equal monthly installments until paid in full, and be subject to shut-off of the potable water service in addition to other statutory remedies if the monthly payments are delinquent as provided in Kuna City Code.

C. **Opt Out Provision** - A municipal irrigation account holder may opt out of the monthly billing program at their option, and choose to pay the annual irrigation assessment in a lump sum payment due as provided for in Title 50, Section 18, Idaho Code. The City shall cause a notice to be mailed out to all municipal irrigation/potable water account holders informing them of their option of opting out of the monthly billing program and providing the address to inform the city of the same.

D. **Monthly Rates** – The monthly installments for payment of the 2016 annual irrigation assessment shall be nine (9) equal installments. After retirement of the 2016 annual irrigation assessment, the monthly installments shall end until re-started by the 2017 annual irrigation assessment resolution.

VII. CUSTOMER SERVICE CHARGES:

A. **New Service Accounts** - Requests to subdivide an account into additional accounts or aggregate existing accounts under single ownership, into fewer accounts, may be made by application in person at Kuna City Hall between 8:00 a.m. and 5:00 p.m. during normal workdays. Customers will be billed five dollars (\$5.00) for each account added or reduced, payable at the time of the request. Adjustments in assessments during irrigation season, to the benefit or to the expense of the resulting accounts, shall be treated as “Partial Year Assessments” and prorated from the date of the request. Adjustments to the expense of an account shall be payable at the date of request and adjustments to the credit of an account shall be processed as an account payable in conformance with city procedures.

B. **Delinquencies** – All delinquent accounts shall be processed in accordance with the provisions of Idaho State Code.

C. **Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. Forty-Eight (48) hours notification is required prior to excavation by any party. Line locations without forty-eight (48) hours notice will be billed to the requesting party at the rate ten dollars (\$10.00) per request. There will be no charge for line locations during times of individual hazard or public emergency.

D. **Re-connect Fee** – A re-connect fee of fifteen dollars (\$15.00), if performed during normal work hours or fifty dollars (\$50.00) if performed after normal work hours, which shall be paid prior to the account being reconnected, or as subsequently adopted by resolution of City Council, shall be charged to any account to reconnect service following disconnection for non-payment or for any other reason not in the discretion of the City of Kuna or its agents. This fee shall be applied separately for each request and must be paid before reconnection can occur.

E. **Tampering Fee** – A tampering fee of one hundred dollars (\$100.00), or as subsequently adopted by resolution of City Council, shall be charged to any account reconnecting service without authorization following disconnection for non-payment of assessments. This fee shall be applied separately for each unauthorized reconnection and must be paid before reconnection can occur.

F. **Unauthorized Connection** – In the event a parcel connects to the pressurized irrigation system without authorization, meaning without having paid connection fees and receiving explicit approval to connect, it shall be presumed that the parcel owner has petitioned to connect, but without authorization. The City may collect a tampering fee as outlined in Paragraph VI.E and disconnect the parcel from service, or collect full payment of connection fees and commence billing monthly assessment charges, or commence charging monthly amortization of the connection fees as provided in Paragraph IV.I and commence billing monthly assessment charges. In the event the parcel does not have a water right for use of the water, and one cannot be provided, the only option available is to collect a tampering fee and disconnect the parcel from service.

VII. WATER ALLOTMENT

BE IT FURTHER RESOLVED, that no lot or parcel is entitled to receive delivery of a quantity of water which exceeds the allotment of water provided for that parcel by the underlying irrigation district holding the water right in trust. It is hereby declared to be in the public's best interest that water be used efficiently for its intended irrigation purpose, that a property's use of the

irrigation system not impose an unauthorized over-spray or drainage burden on adjacent property and that such unauthorized use or any other misuse or wanton wasting of the same shall be due cause for disconnecting the offending lot or parcel from the pressure or gravity irrigation system for the duration of the irrigation season without any prorated reimbursement of assessment. It is further declared, delivery of water through the pressure or gravity systems ceases when deliveries end by the underlying irrigation district.

VIII. REPEAL OF EXISTING FEES AND POLICIES

BE IT FURTHER RESOLVED that the connection fees and other charges established herein are effective beginning October 20, 2015; prior similar fees and policies established by earlier resolution(s) are hereby repealed.

IX. SEVERABILITY CLAUSE

BE IT FURTHER RESOLVED, that the sections of this Resolution are severable. The invalidity of a section shall not affect the validity of the remaining sections.

X. EFFECTIVE DATE

BE IT FURTHER RESOLVED, that this resolution shall become effective upon passage by the Kuna City Council.

PASSED BY THE COUNCIL of the City of Kuna, this 20th day of October, 2015.

APPROVED BY THE MAYOR of the City of Kuna, this 20th day of October, 2015.

Mayor

ATTEST:

City Clerk



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

GORDON N. LAW
CITY ENGINEER

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

MEMORANDUM

TO: Mayor Nelson and Members of City Council

FROM: Gordon N. Law
Kuna City Engineer

RE: Water Fee Resolution
Inflation Adjustment

DATE: October 12, 2015

REQUEST: Approve Resolution for Adjusted Water Fees

The typical residence pays \$19.46 per EDU per month for water fees. Each year the purchasing power of this revenue is reduced by the rate of inflation, and ultimately, the monthly user fee will no longer support operations costs, let alone capital costs. In 2013, the City decided to annually correct for this loss of purchasing power by adjusting the various fees by the inflation rate of the previous year. In addition, the recently adopted budget included a significant internal re-allocation of labor costs at the request of the Treasurer resulting in an additional 2.6% increase in costs to the Water Fund.

Accordingly, the attached resolution proposes a 3.6% adjustment – corresponding to the 1.0% increase in the CPI-U over the last year and a 2.6% increase in labor costs. This will result in a seventy cents per month increase for the typical residence. The base fee per EDU will increase from \$19.46 per month to \$20.16. It is estimated the additional amount collected during the year will equal approximately \$51,900. The same inflationary adjustment is also applied to most other fees except connection fees and some meter costs.

All changes from the previous fee resolution are underlined.

Attachments

**City of Kuna, Idaho
Water System Fees and Policies**

RESOLUTION NO. R74-2015

A RESOLUTION AMENDING PORTIONS OF RESOLUTION R58-2014 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING WATER CONNECTION FEES AND MONTHLY WATER SERVICE RATES; ESTABLISHES FEES FOR CONNECTING TO THE WATER SYSTEM; ESTABLISHES WATER USE FEES THAT ARE NOW AMENDED WITH WATER RATE CHANGES FOR ALL CUSTOMERS; PROVIDES FOR MISCELLANEOUS WATER CUSTOMER SERVICE POLICIES; SETS FORTH MINIMUM LINE SIZES; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

WHEREAS, Section 7-5-5 authorizes the City of Kuna, Idaho to set water connection fees by resolution of City Council; and

WHEREAS, Section 7-5-3 authorizes the City of Kuna, Idaho to set monthly service rates for water use by resolution of City Council:

I. WATER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED, that the charge(s) for connecting to the City Water System shall be determined as follows:

A) Water Main Capacity Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an “equivalent dwelling unit”, to be connected to the City potable water system, shall be assessed one thousand one hundred and seventy-three dollars (\$1,173.00) per “equivalent dwelling unit” at or before the time of connection for the capital costs of providing oversized mains and trunk lines to convey potable water required by each connection.

B) Water Supply Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user based upon volume of demand compared to an “equivalent dwelling unit”, to be connected to the City potable water system requiring water for domestic use only shall be assessed one thousand and eighty-five dollars (\$1,085.00) per equivalent dwelling unit at or before the time of connection for the capital costs of

providing water supply required by each connection. In instances where a developer or property owner has prepaid this fee as a condition of developing, and the area to which the prepayment applies is specifically defined, then any further water supply fee for connection subsequent to passage of this act shall be waived.

C) Industrial/Commercial Connection: Each commercial or industrial facility to be connected to the publicly owned potable water works shall be assessed water main capacity fees and water supply fees, computed based on peak usage at full capacity and prorated compared to an equivalent dwelling unit. The minimum fees charged any connection shall be one equivalent dwelling unit.

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from [IDAPA 58.01.03.007.08](#) in the chart titled WASTEWATER FLOWS FROM VARIOUS [ESTABLISHMENTS SOURCES](#) IN GALLONS PER DAY, pages 113-115, and published in “~~Technical Guidance Manual For Individual And Subsurface Sewage Disposal~~”. For uses not specifically addressed in the aforementioned [regulation](#) publication, it shall be the responsibility of the City Engineer to equitably estimate peak usage at full capacity based on predictive equations, comparative usage, or historical usage as approved by the City Engineer. The minimum charge for non-irrigated property shall be the charge for one equivalent dwelling unit.

D) Water Meter and Service Fees: Each water connection shall be assessed charges for completing services and connections, when required, in accordance with the following schedule:

3/4"	Setter & Service	\$ 714.00 <u>740.00</u> /ea
1"	Setter & Service	\$ 1,058.00 <u>1,096.00</u> /ea
1-1/2"	Setter & Service	\$ 1,507.00 <u>1,561.00</u> /ea
2"	Setter & Service	\$ 1,882.00 <u>1,950.00</u> /ea
3" & larger	Meter & Service	Time & Material
3/4"	Meter Only	\$ 326.00/ea
1"	Meter Only	\$ 367.00/ea
1 1/2"	Meter Only	\$ 560.00 <u>588.00</u> /ea
2"	Meter Only	\$ 693.00 <u>727.00</u> /ea
1/2 Street Asphalt Patch		\$ 357.00 <u>374.00</u>

Full Street Asphalt Patch \$ ~~560.00~~587.00

E) Previous Connections: In instances where an improvement on a property has previously been connected to the water system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only and prorated in comparison to the demand of an equivalent dwelling unit.

II. WATER USE FEES

BE IT FURTHER RESOLVED that fees for water usage and other charges shall be determined as follows:

A) Customer Water Use Charges:

1. Standard Water Use Fee - Metered water usage for City of Kuna residents and original Danskin Well customers shall be billed at a flat rate of ~~nineteen~~twenty dollars and ~~forty-six~~sixteen cents (\$~~19.46~~20.16) for the first ten thousand (10,000) gallons of usage in a monthly billing cycle. Metered water usage for City residents, where the head of house is over sixty-five (65) years of age, resides at the residence and has completed an application with the City, shall be billed at a flat rate of fifteen dollars and ~~thirteen~~sixty-seven cents (\$~~15.13~~15.67) for the first ten thousand (10,000) gallons of usage in a monthly billing cycle. Metered water usage for all other users and users with oversized service lines shall be billed at a flat rate of twenty-two dollars and ~~sixteen~~ninety-five cents (\$~~22.16~~22.95) for the first ten thousand (10,000) gallons of usage in a monthly billing cycle.

2. Excess Water Use Fee- Metered water usage beyond ten thousand (10,000) gallons shall be billed at one dollar and ~~sixty-two~~seven cents (\$~~1.62~~1.67) per one thousand (1,000) gallons except for the special situation noted in the following paragraph.

3. Irrigation Water Use Fee-

a. The irrigation season shall run from May 1 to October 31.

b. For City residential property (a single family residence located within the City Limits of Kuna) that has no access to pressure irrigation or gravity irrigation service because the service is not available in the area that the property is located, and where the usage is beyond ten thousand (10,000) gallons, but less than forty-five thousand (45,000)

gallons, said residential property shall be billed as follows:

For the irrigation seasons 2014, 2015 and 2016, the rate shall be seventy-five cents (\$0.750) per one thousand (1,000) gallons.

For the irrigation seasons 2017 and 2018, the rate shall be one dollar (\$1.00) per thousand (1,000) gallons.

For the irrigation seasons 2019 and thereafter, the rate shall be the same as the excess water use fee.

c. For City Commercial property, City residential property that has access to the City pressurized irrigation system or gravity irrigation and elects not to connect to the system, or residential property that is without the city limits that has no access to pressure irrigation or gravity irrigation service because the service is not available in the area that the property is located or has elected not to connect to either service, and where the usage is beyond ten thousand (10,000) gallons, but less than forty-five thousand (45,000) gallons, said property shall be billed as follows:

For the irrigation seasons 2014 and 2015, the rate shall be one dollar (\$1.00) per one thousand (1,000) gallons.

For the irrigation seasons 2016 and thereafter, the rate shall be the same rate as the City excess water use fee.

e. For City Enterprise Funds (except Water Fund) usage of City potable water shall be billed as follows:

For the irrigation seasons 2014 and thereafter, the rate shall be fifty cents (\$0.50) per one thousand (1,000) gallons.

4. **Bulk Water Charges** - All bulk sales shall be approved by the Water Superintendent or his designated representative prior to delivery, and be obtained from designated sources only. The rate for bulk sales shall be one dollar and sixty- ~~two~~seven cents (~~\$1.62~~1.62) per one thousand (1,000) gallons.

B) Other Charges:

1. **Connection Fees (Outside City Limits)** - Any customer outside the corporate limits of the City requesting water service, who is legally able to annex to the City, must do so to connect to the City Water System, thereafter to pay connection fees as

any other resident. Any customer outside City corporate limits requesting water service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.

2. **Damage Repair Costs** - Damages to Water Department facilities by other utilities, excavators or others will be repaired by or at the direction of Water Department Personnel. All direct and indirect costs incurred in the repair will be billed to the party causing the damage.

3. **Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. Forty-Eight hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.

III. **NEW CONSTRUCTION**

BE IT FURTHER RESOLVED, that in connection with new development, the assumed water main size is a minimum nominal diameter of eight (8") inches. When, in conformance with the needs of the City Water System, a larger line is requested of the developer than this minimum nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

BE IT FURTHER RESOLVED that connection fees and all other charges, other than the Customer Water Use Fees shall be in effect upon passage of this ordinance.

BE IT FURTHER RESOLVED that the Customer Water Use Fees shall be in effect beginning with the November 1st, 2015 billing.

BE IT FURTHER RESOLVED, that all similar fees and policies established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 20th day of October 2015.

APPROVED BY THE MAYOR of the City of Kuna, this 20th day of October 2015.

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, City Clerk



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

GORDON N. LAW
CITY ENGINEER

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

MEMORANDUM

TO: Mayor Nelson and Members of City Council

FROM: Gordon N. Law
Kuna City Engineer

RE: Sewer Fee Resolution
Inflation Adjustment

DATE: October 8, 2015

REQUEST: Approve Resolution for Adjusted Sewer Fees

The typical residence pays \$25.37 per EDU per month for sewer fees. Each year the purchasing power of this revenue is reduced by the rate of inflation, and ultimately, the monthly user fee will no longer support operations costs, let alone capital costs. In 2013, the City decided to annually correct for this loss of purchasing power by adjusting the various fees by the inflation rate of the previous year.

Accordingly, the attached resolution proposes a 1.0% inflation adjustment – corresponding to the 1.0% increase in the CPI-U over the last year. In addition, the latest budget shifted significant labor costs from the General Fund to the Enterprise Funds. To avoid loss of purchasing power, this cost shift is added to the inflation adjustment resulting in a rate adjustment of 3.24%. The monthly increase is eighty-two cents per month for the typical residence. The base fee per EDU will increase from \$25.37 per month to \$26.19. It is estimated the additional amount collected during the year will equal approximately \$57,744.

All changes from the previous fee resolution except dates are underlined in the Council copy.

Attachments

RESOLUTION NO. R75-2015
City of Kuna, Idaho
Sewer System Fees and Policies

A RESOLUTION AMENDING CERTAIN SECTIONS OF RESOLUTION R59-2014 THAT: SETS FORTH THE AUTHORITY FOR ADOPTING SEWER FEES; ESTABLISHES FEES FOR CONNECTING TO SEWER SYSTEM; ESTABLISHES MONTHLY SEWER USE FEES THAT ARE NOW AMENDED WITH SEWER RATE CHANGES FOR ALL CUSTOMERS; SETS FORTH MINIMUM LINE SIZES; PROVIDES FOR A METHOD OF COMPUTING USER EQUIVALENT; REPEALS FEES ESTABLISHED BY EARLIER RESOLUTIONS; AND SETS AN EFFECTIVE DATE.

WHEREAS, Section 7-6-3A of the Kuna City Code authorizes the City of Kuna, Idaho to prescribe charges for sewer connections and such charges to be in force after approval of the Mayor and City Council by resolution; and

WHEREAS, Section 7-6-4A of the Kuna City Code authorizes the City of Kuna, Idaho to establish user charges for service by the Publicly Owned Treatment Works, based on the volume and strength of the effluent discharged by the users, and consistent with the benefit derived by the users;

I. SEWER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED that the fee for connecting to the Publicly Owned Treatment Works shall be determined as follows:

A) Interceptor Capacity Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to a “user equivalent” as defined in Kuna City Code, to be connected to the Publicly Owned Treatment Works, shall be assessed eight hundred and twenty-nine dollars (\$829.00) per “user equivalent” at the time of connection for the capital costs of providing oversized mains, and interceptor and trunk lines to convey the wastewater flow generated by each unit.

B) Treatment Capacity Fee: Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment), or any other user prorated based upon volume and strength when compared to a “user equivalent” as defined in Kuna City Code, to be connected to the Publicly Owned Treatment Works shall be assessed four thousand three hundred and twenty-six dollars (\$4,326.00) per “user equivalent” at the time of connection for the capital costs of providing treatment capacity to treat the biochemical oxygen demand and total suspended solids generated by each unit. In instances where a developer or property owner has prepaid this fee as a condition of development, and the ~~area~~treatment plant to which the proposed connection and prepayment applies is the same ~~specifically defined~~, then the prepaid fee shall suffice for full or partial credit for payment of the Treatment Capacity Fee defined herein and as provided in City Resolution R10-2010.

C) Industrial/Commercial Connection: Each commercial or industrial facility to be connected to the publicly owned treatment works shall be assessed interceptor capacity and treatment capacity fees based on user equivalents established by adopted policies, and in instances not addressed by established policies, computed as follows, based on peak usage at full capacity and prorated compared to a typical residence:

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from IDAPA 58.01.03.007.08 in the chart titled WASTEWATER FLOWS FROM VARIOUS SOURCES ESTABLISHMENTS IN GALLONS PER DAY, ~~pages 113-115, and published in “Technical Guidance Manual For Individual And Subsurface Sewage Disposal”~~. Waste Strength shall be obtained from the chart in Section II.B of this resolution by averaging the high and low extremes of the applicable Category. For uses not specifically addressed in the aforementioned charts, it shall be the responsibility of the City Engineer to equitably estimate peak usage at ~~full~~design capacity for the connecting facility.

D) Previous Connections: In instances where an improvement on a property has previously been connected to the sewer system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system,

then the connection is subject to these fees for the increase only. For existing connections proposing to increase levels of discharge, a fee proportional to the increase of quantities, when compared to a “user equivalent” as defined in Kuna City Code, shall be assessed. For existing commercial and industrial users, the existing level of usage is generally the discharge defined by connection fees previously paid at the time they were paid. In the absence of a record of connection fees previously paid, the existing level of usage derived from the existing facility at full capacity, or the discharges defined in a "discharge permit" or "user agreement" existing at the promulgation of this act may be utilized.

II. SEWER USER CHARGES

BE IT FURTHER RESOLVED, the monthly use fee for sewer service provided by the Publicly Owned Treatment Works to each user connected to the system within the City Limits shall include a Monthly Use Fee based upon volume and strength of discharge as follows:

A) **Monthly Use Fee:** Sewer Use Fees shall be twenty-five~~five~~^{six} dollars and ~~thirty seven~~^{nineteen} cents (~~\$25.37~~^{26.19}) per “user equivalent” as defined in Kuna City Code. The monthly use fee for fractions of a month shall be prorated according to time in service.

B) **Waste Strength:** Waste strength categories are based on the highest concentration of either B.O.D.⁵ or T.S.S. in the waste stream. The concentration ranges for each category are:

Category I	0-200 mg/L
Category II	200-400 mg/L
Category III	400-600 mg/L
Category IV	600-800 mg/L
Category V	800-1000 mg/L

The waste strength category for each user may be determined by laboratory analysis, or in lieu of periodic sampling and analysis, may be assigned in accordance with the following classification chart:

SEWER WASTE STRENGTH CLASSIFICATION

CATEGORY I

Car Wash
Dry Cleaners
Laundromats
Animal Clinics
Barber Shops
Beauty Salons
Bars and Taverns
Car Dealers
Cold Storage
Department and Retail
Domestic (Single and Multiple)
Fruit and Produce
Garages
Hotels and Motels
Medical/Dental
Offices
Photo Finishing
Printers
Service Station/Bulk

CATEGORY II

Airports
Commercial Laundries
Hospitals, Schools, Churches

Mortuaries
Soft Drink Company
Theaters

CATEGORY III

Food Markets
Restaurants

CATEGORY IV

Bakery, Wholesale
Dairies
Fish and Poultry
Restaurants (Drive-In)

2. **Non-Category Rate:** For users whose waste strength is outside the range of categories defined in this Resolution, the monthly use fee shall be computed and prorated based on the higher concentration of either B.O.D.⁵ or T.S.S.

3. **Purpose:** The waste strength category may be used at the discretion of the City Engineer to compute the “user equivalent” for each user for the purpose of assessing connection and monthly use fees.

III. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the minimum sewer main size is a nominal diameter of eight (8") inches. When, in conformance with the needs of the City Sewer System, a larger line is requested of the developer than this nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed in conformance with adopted City reimbursement policies.

IV. OTHER POLICIES

BE IT FURTHER RESOLVED that:

1. **Connections Outside City Limits** - Any customer outside the corporate limits of the City requesting sewer service, who is legally able to annex to the City, must do so as a condition to connect to the City sewer system except as

approved by resolution of City Council. Any customer outside City corporate limits requesting sewer service, who is not legally able to annex, cannot connect without explicit Council approval, which approval is solely at the option of City Council.

2. **Damage Repair Costs** - Damages to Sewer Department facilities by other utilities, excavators or others will be repaired using City approved contractors, procedures and specifications. All direct and indirect costs incurred by the City to perform, oversee, monitor and/or inspect the repair will be billed to the party causing the damage.

3. **Short Notice Line Location Charges** - The City of Kuna, as required by law, participates in the Dig Line system. Forty-eight hours notification is required prior to excavation by any party. Exceptions will be allowed for line locations during times of individual hazard or public emergency.

V. **EFFECTIVE DATE**

BE IT FURTHER RESOLVED that sewer connection fees are to be in effect beginning November 1, 2008 and that sewer use fees are to be in effect for the water meter reading cycle beginning in October 2015 and appearing in the November 1st, 2015 billing, and all fees that are in conflict with the new fees as established by earlier resolution are hereby repealed.

PASSED BY THE COUNCIL of the City of Kuna, this 20th day of October 2015.

APPROVED BY THE MAYOR of the City of Kuna, this 20th day of October, 2015.

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, City Clerk

RESOLUTION NO. R52-2015A

**CITY OF KUNA, IDAHO
IDAHO DEVELOPMENT IMPACT FEES FOR THE CITY OF KUNA, IDAHO
DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE**

A RESOLUTION OF THE CITY OF KUNA, IDAHO

WHEREAS Idaho Code Title 67, Chapter 82; sets forth the *Idaho Development Impact Fee Act*, which provides for the establishment for planning and financing public facilities needed to serve new growth and development; and

WHEREAS §67-8205 provides that a governmental entity that is considering, or which has adopted a development impact fee ordinance shall establish a development impact fee advisory committee; and

WHEREAS the City of Kuna, Idaho (CITY) desired to establish a development impact fee ordinance; and

WHEREAS §67-8205(2) provides that the committee shall be composed of not fewer than five (5) members appointed by the CITY; and

WHEREAS §67-8205(3) provides that the development impact fee advisory committee shall serve in an advisory capacity and is established to:

- (a) Assist the governmental entity in adopting land use assumptions;
- (b) Review the capital improvements plan, and proposed amendments, and file written comments;
- (c) Monitor and evaluate implementation of the capital improvements plan;
- (d) File periodic reports, at least annually, with respect to the capital improvements plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and
- (e) Advise the governmental entity of the need to update or revise land use assumptions, capital improvements plan and development impact fees.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the following persons are appointed to the Development Impact Fee Committee:

1. David Gronbeck- realtor- appointed August 18, 2015
2. Lloyd Stubbs- realtor- appointed August 18, 2015
3. Fabiola Giddings- new appointment
4. Trevor Kesner- city of Kuna (planner I)- appointed August 18, 2015
5. Curtis James- appointed August 18, 2015

BE IT FURTHER RESOLVED that the advisory committee shall be called the KUNA DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE, and it shall serve in an advisory capacity to the City Council, and it is established to:

- (a) Assist the governmental entity in adopting land use assumptions;
- (b) Review the capital improvements plan, and proposed amendments, and file written comments;
- (c) Monitor and evaluate implementation of the capital improvements plan;
- (d) File periodic reports, at least annually, with respect to the capital improvements plan and report to the governmental entity any perceived inequities in implementing the plan or imposing the development impact fees; and
- (e) Advise the governmental entity of the need to update or revise land use assumptions, capital improvements plan and development impact fees.

PASSED BY THE COUNCIL of Kuna, Idaho this ___ day of October 2015.

APPROVED BY THE MAYOR of Kuna, Idaho this ___ day of October 2015.

W. Greg Nelson, Mayor

ATTEST:

Chris Engels, City Clerk

RECEIVED

SEP 24 2015

CITY OF KUNA

**Wendy Howell, PCED
Director, Kuna Planning and Zoning
763 W Avalon St. Ste 113
Kuna, ID 83634**

September 23, 2015

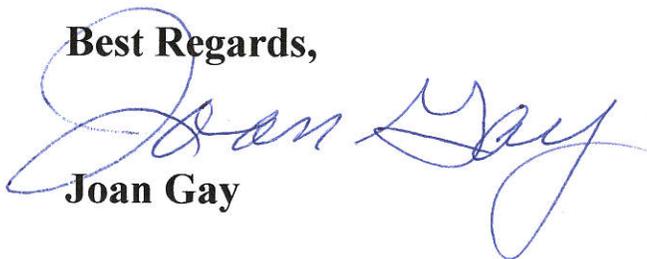
Dear Wendy,

It is with regret that I am writing to inform you of my decision to resign my position as Commissioner on City of Kuna Planning and Zoning Commission effective November 1, 2015.

My other commitments have become too great for me to be able to fulfill the requirements of my position on the planning and zoning commission, and I feel it is best for me to make room for someone with the time and energy to devote to the job.

If I can be of any assistance during the time it will take to fill the position, please don't hesitate to ask.

Best Regards,



Joan Gay

Ron Herther
478 S. Stibnite Avenue
Kuna, ID 83634
(509) 481-8294
ronherther@gmail.com

9/28/15

OBJECTIVE:

Part time volunteer work for City of Kuna

SKILLS:

Working knowledge of Microsoft Word and Excel
Management skills
Customer service skills
Sales skills
Problem solving skills

WORK EXPERIENCE:

Vice President of Sutter's mill HOA Kuna, ID 08/01/2015 to present
Retired 05/25/09 to present
Pro desk associate Home Depot 05/01/2002 to 5/25/2009
Regional Sales Manager Echlin Inc. (NAPA) 06/10/1983 to 04/15/2002
Local Division Manager NAPA 01/15/1977 to 04/01/1983
Assistant Sales Manager NAPA 01/02/1975 to 12/15/1976
Store Manager NAPA 02/20/1969 to 12/31/1974
Outside Salesman NAPA 03/16/1968 to 02/15/1969
United States Army Inducted 02/06/1966, honorably discharged as Sergeant
E-5 02/06/1968, Vietnam veteran.

EDUCATION:

Training sessions and workshops throughout my NAPA career
Boise Junior College, 2 years business classes
Meridian High School, graduated

ORDINANCE NO. 2015-12**CITY OF KUNA, IDAHO
IDAHO POWER FRANCHISE AGREEMENT**

“AN ORDINANCE IN ACCORDANCE WITH IDAHO CODE SECTIONS 50-328, 50-329 AND 50-329A GRANTING A FRANCHISE TO IDAHO POWER COMPANY, AN IDAHO CORPORATION, AND TO ITS SUCCESSORS AND ASSIGNS, TO CONSTRUCT, MAINTAIN AND OPERATE IN AND UPON THE PRESENT AND FUTURE STREETS, HIGHWAYS AND OTHER PUBLIC PLACES WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, IDAHO, ELECTRIC UTILITY PROPERTY AND FACILITIES FOR SUPPLYING ELECTRICITY AND ELECTRIC SERVICE TO THE CITY, THE INHABITANTS THEREOF, AND OTHERS FOR A TERM OF 20 YEARS, INCLUDING THE NONEXCLUSIVE RIGHT TO PHYSICALLY LOCATE AND MAINTAIN TELEPHONE, CABLE, FIBER OPTICS OR OTHER COMMUNICATIONS FACILITIES; SETTING FORTH AN AGREEMENT NOT TO COMPETE, RESERVING POWER OF EMINENT DOMAIN; PROVIDING FOR THE PAYMENT OF FRANCHISE FEES; AND SPECIFYING OTHER LIMITATIONS, TERMS AND CONDITIONS GOVERNING THE EXERCISE OF SAID FRANCHISE.”

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO THAT;

SECTION 1. The City of Kuna, Idaho (hereinafter called the “City”) hereby grants to IDAHO POWER COMPANY, an Idaho corporation, and to its successors and assigns (hereinafter called the “Grantee”) the right (subject to the rights of the City set forth in Section 14 hereof), privilege and franchise for a period of ten (10) years from and after September 7, 2015, however, with the right to amend by mutual agreement in accordance with Section 15, to construct, maintain and operate in and upon the present and future streets, alleys, highways and other public places within the corporate limits of the City, electric utility property and facilities for supplying electricity to the City, and the inhabitants thereof, and to persons and corporations beyond the limits of the City, including the nonexclusive right to physically locate and maintain telephone, cable, fiber optics or other communications facilities of the Grantee or other parties, (provided, that Grantee shall comply with the City’s requirements for cable system franchises) all subject to the terms and conditions hereinafter specified. In the case of annexation of property to the corporate limit, such area will be considered under this agreement, upon effective date of the annexation, subject to Section 9 hereof. All such electric utility property and facilities now maintained by the Grantee within the streets, alleys, highways and other public places within the corporate limits of the City shall be deemed covered by this ordinance as provided herein.

SECTION 2. All of the Grantee’s electric property and facilities in and upon the present and future streets, alleys, highways and public places within the corporate limits of the City shall be constructed and at all times maintained in good order and condition and in accordance with

standard engineering practices and all applicable safety codes and lawful governmental regulations, including all applicable state and federal regulations and all construction standards presently in effect by the Idaho Public Utilities Commission or adopted by that Commission during the term of this franchise agreement.

SECTION 3. Upon request of the City, the Grantee shall relocate its facilities as necessary within the present and future streets, alleys, highways and other public places owned by the City. The City shall have no responsibility for the costs of such relocations. The Grantee shall bear the cost of relocating its facilities at the City's request, unless the facilities are to be relocated for the benefit of a third party, in which case the third party shall pay the costs of relocation. In the event federal, state or other funds are available in whole or in part for utility relocating purposes, the City shall apply for such funds and the Grantee will be reimbursed to the extent any such funds are actually obtained.

SECTION 4. It shall be lawful for the Grantee to make all needful or convenient excavations and/or installations in any of the present and future streets, alleys, highways and other public places within the corporate limits of the City for the purpose of erecting and maintaining the posts, poles, towers, or other supports for its wires or for the purpose of laying, maintaining and operating conduits, vaults and wires and other conductors underground for the purpose aforesaid, or to repair and improve such electric power and light system and to extend the same; provided that when the Grantee or any person or corporation under the authority of this franchise, shall disturb any of said streets, alleys, highways or other public places for the purposes aforesaid, he, it or they shall restore the same to good order and condition as soon as practicable and without unnecessary delay and failing to do so after five (5) days notice from the City, or its duly authorized officer or officers, then the City may place said street, alley, highway or public place in such condition at the cost and expense of the Grantee, and said Grantee will forthwith pay the full cost and expense thereof upon demand of the City. All facilities constructed under this ordinance shall be placed and maintained at such places and positions in or upon such public ways and public places and shall not interfere with the passage of traffic and shall conform to all applicable laws, rules and regulations, including the regulations of the Ada County Highway District, or any successor highway district, as amended.

SECTION 5. The City shall have the right and privilege to string and maintain wires for its internal communications for its fire, police, airport and all other municipal services, including Internet, upon the poles and other facilities erected and maintained by the Grantee hereunder, subject to the Rules and Regulations of the Idaho Public Utilities Commission. The City shall string, maintain and operate such wires at its own expense, risk and responsibility, and in accordance with all legal requirements and good engineering practices and in such manner as not to impose any additional expense upon Grantee of its said poles and facilities. Any such wires of the City shall be subject to interference by the Grantee only when necessary in the maintenance, operation or repair of the Grantee's own fixtures, wires, facilities and appurtenances.

SECTION 6. The Grantee shall at all times indemnify and hold the City, its officers, employees and agents, harmless from any and all expenses or liability arising from, and against

or by reason of any negligent act or omission of the Grantee, its representatives or employees, in the construction, operation or maintenance of any of the Grantee's electric utility property or facilities.

SECTION 7. Upon acceptance of this franchise by Grantee and before Grantee shall have any rights hereunder, Grantee shall file with the City Clerk a Certificate of Insurance evidencing General Liability Insurance which covers claims for Bodily Injury, Property Damage and Personal Injury. Such insurance shall have minimum limits of \$1,000,000 per occurrence. The City of Kuna shall be named as an "Additional Named Insured" under Grantee's insurance policy. Should the minimum limits of insurance as set forth herein be increased above \$1,000,000, pursuant to the Idaho Tort Claims Act (Idaho Code Section 6-901 et. seq.) or any similar legislation, the Grantee shall be required to provide the City with a new Certificate of Insurance evidencing the higher limits upon the City's request.

SECTION 8. The electric service to be furnished to the public hereunder, and all rates and charges therefore, and all regulation of the Grantee hereunder, shall at all times be subject to all rules, regulations and orders that may be lawfully prescribed by the Idaho Public Utilities Commission or by any other governmental authority now or hereafter having jurisdiction over such matters. During the term of this franchise, Grantee shall at all times assure that customers within the City have access to customer service from the Grantee as required by the Idaho Public Utilities Commission.

SECTION 9. At the time of adoption of this agreement, the City will not be assessing a franchise fee. If, at a later date, the City elects to implement a franchise fee of one percent (1%) by formal adoption of city resolution, then Grantee agrees to pay to the City on or before the 30th day of January, April, July and October, an amount equivalent to the agreed to franchise fee percentage of Grantee's "gross revenues" for the preceding calendar quarter. For purposes of this Section, "gross revenues" shall mean the amount of money billed by the Grantee for the electricity it sells within the corporate limits of the City to customers, less un-collectibles. The City shall provide appropriate information to the Grantee to allow the Grantee to identify which of its customers are located within the corporate limits of the City for purposes of paying franchise fees. Grantee shall not be responsible for any failure to pay franchise fees that results from deficiencies in such information provided by the City. In the event the City annexes a new area into its corporate limits, the terms of this Section 9 regarding franchise fees shall not apply to the annexed area until sixty (60) days after the City has supplied the Grantee with appropriate information for the identification of the Grantee's customers within the annexed area.

If the City elects to implement a franchise fee of one percent (1%) in the future as provided in the preceding paragraph, the Grantee's franchise fee payment obligations hereunder shall commence with the start of the Grantee's second full billing cycle following the effective date of the City's franchise fee resolution; provided, that the Grantee must first receive approval from the Idaho Public Utilities Commission for the collection of the franchise fee in the rates charged by Grantee.

SECTION 10. If the City desires to establish a franchise fee greater than one percent (1%), but not more than three percent (3%), this franchise agreement may be amended by obtaining the consent of the Grantee or the approval of a majority of voters of the City voting on the question at an election held in accordance with chapter 4, title 50, Idaho Code. Any such vote to increase the franchise fee hereunder shall provide that the increased franchise fee will apply to any electric service provider (other than the City) who utilizes the City's streets, alleys or other public places to provide electrical service within the City, during the term of this franchise agreement.

SECTION 11. The Grantee shall keep accurate books of account for the collection of the franchise fees for a period not to exceed three years hereunder and the City shall have the right to inspect the same at all times during business hours, and from time to time audit the same for the purpose of determining gross revenues under Section 9 above.

SECTION 12. The franchise fees paid by the Grantee hereunder will be in lieu of and as payment for any tax or fee imposed by the City on the Grantee by virtue of its status as a public utility including, but not limited to, taxes, fees or charges related to easements, franchises, rights-of-way, utility lines and equipment installation, maintenance and removal during the term of this franchise agreement.

SECTION 13. The Grantee shall have the right and privilege, insofar as the City is able to grant the same, in accordance with National Arborist Association standards, of the pruning of all trees which overhang the present and future streets, alleys, highways and other public places within the corporate limits of the City, in such a manner and to such extent as will prevent the branches or limbs or other parts of such trees from touching or interfering with its wires, poles and other fixtures and equipment. However, except in an emergency, no pruning shall be undertaken without giving the occupant of the adjacent property written or oral notice that such pruning will be performed.

SECTION 14. In consideration of Grantee's undertaking hereunder as evidenced by its acceptance hereof, the City agrees not to engage in the business of providing electric service during the life of this franchise or any extension thereof in competition with the Grantee, its successors and assigns; but nothing herein contained shall be construed or deemed to prevent the City from exercising at any time any power of eminent domain granted to it under the laws of the State of Idaho. The City shall not grant a franchise to another electric service provider during the term of this franchise agreement unless the electric service provider has received approval to provide electrical service within the City from the Idaho Public Utilities Commission, and the City has imposed the same franchise fee on the electric service provider as paid by the Grantee.

Notwithstanding the preceding paragraph, this Agreement will not restrict the City from developing an electrical generation facility or facilities, by itself or with others, which: (1) provides power exclusively to the City, for the City's internal use only, and not for resale to its residents or other Idaho Power retail customers; and/or (2) is a Qualifying Facility under the Public Utility Regulatory Policies Act of 1978.

SECTION 15. In the event of an amendment to the laws, rules or regulations of the City of Kuna, the State of Idaho or the Public Utilities Commission of Idaho applicable to this franchise, or for periodic review of any section of this agreement, the terms of this franchise and the rights and privileges hereby conferred may be changed, altered, amended or modified upon mutual agreement between the City and the Grantee. In all cases, sixty (60) days notice shall be required on the part of City or Grantee to reopen the agreement pursuant to this section.

SECTION 16. Any violation by the Grantee of the provisions of this ordinance, franchise and grant or any material portions thereof or the failure promptly to perform any of the provisions thereof shall be cause for the forfeiture of this franchise and grant and all rights hereunder by the City after sixty (60) days' written notice to the Grantee and the continuance of such violation, failure or default; however, this provision shall not prevent the Grantee from submitting such question of violation or forfeiture to the appropriate forum (which may include the district court having jurisdiction or the Idaho Public Utilities Commission) for determination.

SECTION 17. Sale, assignment or lease of this franchise is prohibited without notification to the City.

SECTION 18. The Grantee shall assume the cost of publication of this franchise as such publication is required by law.

SECTION 19. The Grantee shall within thirty (30) days after final passage of this ordinance, file with the City Clerk its acceptance of this franchise in writing signed by its proper officers and attested by its corporate seal.

SECTION 20. The existing franchise agreement between the City and Grantee, Ordinance No. 151, dated September 7, 1965, shall terminate upon the adoption and acceptance of this ordinance.

SECTION 21. Inasmuch as the Grantee has constructed and now is maintaining and operating the electric utility property and facilities in and upon the streets, alleys, highways, and public places in the City, it is hereby adjudged and declared that this ordinance is necessary for the preservation of the public peace, health and safety, and therefore this ordinance shall take effect on September 7, 2015

PASSED AND ADOPTED by the Council of the City of Kuna this ____ day of _____, 2015.

APPROVED by the Mayor this ____ day of _____, 2015.

Mayor

ATTEST:

City Clerk

(Seal)

ACCEPTANCE

IDAHO POWER COMPANY, as the franchisee, accepts the franchise set forth in the above Ordinance and agrees to abide by the terms and conditions thereof.

DATED this ____ day of _____, 2015.

By: _____

Daniel B. Minor
Executive Vice President and
Chief Operating Officer

ATTEST:

Secretary

(Seal)