

OFFICIALS

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



CITY OF KUNA

Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho

City Council Meeting AGENDA Tuesday, January 3, 2017

6:00 P.M. REGULAR CITY COUNCIL

1. *Call to Order and Roll Call*
2. *Invocation:* None
3. *Pledge of Allegiance:* Mayor Stear
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 Business or as instructed by the City Council.

A. City Council Meeting Minutes:

1. Regular City Council Minutes, December 20, 2016

B. Accounts Payable Dated December 29, 2016 in the Amount of \$198,382.12

C. Final Plat

1. Consideration to approve **16-15-FP** (Final Plat) – **Mineral Springs Sub No. 3**

Applicant seeks final plat approval for Mineral Springs Sub No. 3. If approved, this will create 12 buildable lots at the south west corner of School Ave. and Ardell Roads.

D. Resolutions

1. Consideration to approve Resolution No. R01-2017 - Grant of ACHD Irrevocable Standby Letter of Credit

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF \$25,000 WITH THE ADA COUNTY HIGHWAY DISTRICT AS THE NAMED BENEFICIARY.

5. Community Reports or Requests: None

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

- A. Public Hearing and consideration to approve 16-04-ZC (Rezone) – Keith Clow – Trevor Kesner, Planner II

Applicant requests to rezone approximately 8.74 acres currently in city limits from an (A) agriculture zone to a (C-2) Area Business District commercial zoning designation, in order to construct a commercial storage facility. The site has no assigned address and is located on the east side of N. Meridian Road, south of E. Meadowview Road and north of E. Kuna Road.

7. Business Items:

- A. Election of a Council Member to serve as president of the Council until the first meeting in January of 2018 – Mayor Stear

- B. Consideration to approve 16-01-TE (Time Extension) – Applicant requests a time extension for the Merlin Pointe Subdivision – Troy Behunin, Planner III

Applicant requests a time extension to allow a large commercial user and the land owner to finalize preparations and agreements for construction responsibilities. The site is located on the north west corner of the Kuna Curve, near Sailor Place and Kuna Road.

- C. Discussion on ID Badges with the possibility to approve funds from contingency to purchase equipment – Bobby Withrow, Parks Director

- D. Consideration to approve Resolution No. R02-2017 – Approving the Financial Guarantee Relating to City of Kuna Improvement Agreement (Cash Bond) – Richard Roats, City Attorney

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE FINANCIAL GUARANTEE RELATING TO COMPLETION OF SUBDIVISION IMPROVEMENT ENTITLED CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND) FOR P&F DEVELOPMENT RELATED TO THE INSTALLATION OF ONE STREET LIGHT IN THE AMOUNT OF \$4,944.00, AS PROVIDED FOR IN KUNA CITY CODE 6-4-3.

8. Ordinances:

9. *Mayor/Council Discussion Items:*

10. *Announcements:*

11. *Executive Session:*

12. *Adjournment:*



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CITY OF KUNA

Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho

City Council Meeting MINUTES Tuesday, December 20, 2016

6:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

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

CITY STAFF PRESENT: Richard Roats, City Attorney
 Chris Engels, City Clerk
 Wendy Howell, P & Z Director
 Gordon Law, City Engineer
 John Marsh, City Treasurer
 Bobby Withrow, Parks Director

2. **Invocation:** Stan Johnson, Kuna Life Church

3. **Pledge of Allegiance:** Mayor Stear

4. **Consent Agenda:**
(Timestamp 00:01:17)

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

A. City Council Meeting Minutes:

1. Regular City Council Minutes, December 6, 2016

B. Accounts Payable Dated December 16, 2016 in the Amount of \$396,251.41

C. Final Plat

D. Resolutions

1. Consideration to approve Resolution No. R99-2016 – Accepting Temporary Sewer Easement from the Journey’s End Subdivision Project

RESOLUTION APPROVING ACCEPTANCE OF A SEWER EASEMENT ON GRANTOR’S PROPERTY FOR THE PURPOSE OF CONSTRUCTING, OPERATING AND MAINTAINING A SEWER MAIN FOR THE ORCHARD REGIONAL LIFT STATION PROJECT.

2. Consideration to approve Resolution No. R101-2016 – Accepting Real Property Located Between Indian Creek and the Indian Creek Elementary School for the Kuna Greenbelt Extension

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE REAL PROPERTY LOCATED BETWEEN INDIAN CREEK AND THE INDIAN CREEK ELEMENTARY SCHOOL AS CONVEYED BY QUITCLAIM DEED FROM THE KUNA JOINT SCHOOL DISTRICT NO. 3 TO THE CITY OF KUNA, IDAHO FOR ITS GREENBELT EXTENSION, AS DEPICTED AND DESCRIBED IN EXHIBIT A.

E. Findings of Fact and Conclusions of Law

1. Consideration to approve the Findings of Fact and Conclusions of Law for Case No. 16-03-ZC (Rezone) - Michael Larson: Approval to rezone approximately 0.283 acres in City limits from the current R-6 residential zone to a CBD (Central Business District) commercial zoning designation. The site is located at 368 N. Linder Avenue, Kuna, Idaho (APN#: R061500530).

Council Member Cardoza asked about the Ada County shop the City keeps making payments on. There had been discussion on buying or trading for the shop.

Mayor Stear said he had a couple discussions with them and they are considering options. There is nothing affirmative yet.

Council Member Buban-Vonder Haar moved to approve the consent agenda. Seconded by Council President Jones. Motion carried 4-0.

5. Community Reports or Requests:

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

7. Business Items:

(Timestamp 00:02:27)

A. *Continued from the December 6, 2016 Kuna City Council Meeting*

Discussion on adding domestic partners to the City's health, dental, and vision plan.
– John Marsh, City Treasurer

City Treasurer John Marsh introduced the matter and he provided the bench marking that was requested by the Council at the last meeting. Meridian, Eagle, Middleton, Twin Falls, Lewiston, and Moscow do not allow domestic partners. He did not hear back from Boise.

City Attorney Richard Roats explained to Council that the Directors discussed the matter in the Directors meeting and recommended that the policy be kept as it is.

No discussion by Council.

Mayor Stear stated the policy will be followed that is currently in place.

B. *Continued from the December 6, 2016 Kuna City Council Meeting*

Discussion on utility incentives for customers who opt into electronic utility bills. – John Marsh, City Treasurer
(Timestamp 00:05:21)

City Treasurer John Marsh provided variable costs such as the things the City can control. The City currently pays about 68 cents for each paper copy bill generated. Electronic billing through Xpress Bill Pay is 1.5 cents so it saves 66.5 cents per billing statement. Mr. Marsh suggested implementing the marketing of the new option before giving incentives to see they are really needed. Staff completed training that day and is ready begin rolling out the electronic options. It is fairly detailed so they would like to take it slow and will probably start marketing after January 1, 2017.

Council Member Buban-Vonder Haar asked Mr. Marsh to describe the difference in the new electronic system and the marketing of it that would cause more people to sign up for it.

Mr. Marsh said the features are tremendously better. There is additional functionality of the new system as well as it being more up to date and reliable on time turn around.

Council Member Buban-Vonder Haar asked what the marketing campaign will consist of.

Mr. Marsh responded it has never been marketed before. Time and money savings will be highlighted. The new provider is very experienced and will give guidance on the marketing as well. A standardized post card will be sent out separately to the households.

Council Member Buban-Vonder Haar asked if the post card was the most cost effective way to do it.

Mr. Marsh said he was concerned about the current provider advertising for the provider the City is switching to. It is a conflict of interest and he did not want to create any consternation. The separate mailer is a little bit more expensive but it is still cost effective and it was budgeted for.

City Engineer Gordon Law asked when it was budgeted for.

Mr. Marsh said it was budgeted for last year and it is paid for; it just hasn't been sent out yet.

Council Member Buban-Vonder Haar asked if Mr. Marsh will come back with a recommendation for an incentive at a later date.

Mr. Marsh said he would gather information and make a recommendation after the marketing campaign has been done. He would like to have approximately 25% enrolled in electronic billing within a year which is a pretty high level.

- C. Consideration to approve Resolution No. R100-2016 – Establishing a Procedure for the Implementation of City of Kuna, Idaho Utility Payment Assistance Program – John Marsh, City Treasurer
(Timestamp 00:12:10)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ESTABLISHING A PROCEDURE FOR THE IMPLEMENTATION OF CITY OF KUNA, IDAHO UTILITY PAYMENT ASSISTANCE PROGRAM.

City Treasurer John Marsh presented to the Council that he and City Attorney Richard Roats reviewed the information from the Ada County Indigency program and applied it to the city.

Mayor Stear reviewed that Council Member Cardoza had suggested the Mayor be on the review committee and what was the determination on that.

City Attorney Richard Roats explained Ada County has a non-medical indigency review board made up of staff. Staff will be able to review applications as soon as they are submitted; no appointments needed. The thought is that this is an administrative process instead of the Mayor making the decision, if Council is agreeable. Staff will make the decision following the procedures and applications. It will be assigned a confidential number and brought to Council so they can see what is being done. Most will be under a repayment program.

Council President Jones asked where the application should be turned in to.

Mr. Roats explained the process of filling out the application. It will come into staff, be assigned a number, be forwarded to Mr. Roats or Mr. Marsh, and then housed securely in a file for review. If they are available they will meet with the customer so it can be processed right away. The assumption is these will come a day or two (2) before shut off dates so decisions will need to be made fairly quickly.

Council President Jones was concerned about the confidentiality and how many hands the application would pass through before getting to Mr. Roats or Mr. Marsh. He said it seems very limited.

Mr. Roats said one (1) person will intake it and probably put it into a manila folder, put a number on it, and seal it. Then it can be reviewed and stored securely.

Council Member Cardoza asked if eight (8) pages was overkill such as where a person has lived in the last three (3) years. He asked if traditionally it was \$100.00 at the most per month.

Mr. Marsh said it is generally \$100.00.

Council Member Cardoza thought the application should be simpler based on the restitution amount. It is a lot of personal information. He asked if it could be toned down.

Mr. Roats said some of it could be toned down but some of it is important. He gave some examples of concern of those spending frivolously versus those who truly need it.

Council Member Cardoza was afraid it would be a deterrent to those who really need it. He understood the county using this form because it may incur medical bills that run into tens of thousands of dollars.

Mr. Roats clarified this in their non-medical application and it was limited to basically what the City is providing. The information they ask for is pretty comprehensive and falls under state code.

Council Member Cardoza was concerned about how long it would take an individual to go through the application.

Mr. Roats suggested trying it this way and if applications are not being turned in staff can report back that it may be an issue.

Council Member Buban-Vonder Haar said she is fine with the form. She understood Council Member Cardoza's concern but she thinks of it in the opposite way. If it is time intensive enough it may deter people who don't truly need it.

Council Member Cardoza was concerned about senior citizens. They are proud to begin with and when they are asked to go through an application like this they will turn around and walk out.

City Engineer Gordon Law asked if the intent was to bridge a gap of pay; not just forgive late payments.

Mr. Roats confirmed that is the intent. There may be some people who can't pay but the thought is to put as many as possible on a repayment plan.

Mr. Law recalled when this was done previously it was \$84,000.00 a year when it got loose. He didn't think that was the route they were going and he hadn't budgeted for \$84,000.00 to give away.

Mayor Stear said he thought the same as Council Member Cardoza when he first read the application but understands the need for it.

Council Member Buban-Vonder added that some people who may need to fill this out for the City may have done so previously for the county so it may not be that difficult for them.

Council President Jones asked if it was being required that this program be a customer's last resort.

Mr. Roats said that provision is in there but, if they have gone through the county and received their assistance and are then coming to the City for the utility portion of their bills, they have probably already exhausted all their options.

Council President Jones agreed with Mr. Law and suggested setting a certain budget with a cap on it to prevent the program getting out of hand. There would be an issue with eventually having to turn someone away who really needs it and that bridge would have to be crossed at that time. He thought the application seemed cumbersome but it is a win-win. It will deter those who don't need it and some that do need it will probably spend the time to do it. He also agreed with Council Member Cardoza's statement about senior citizens.

Stan Johnson, Kuna Life Church, said in his many years of experience he found there are people who work the system and the people who legitimately need help will answer questions.

Mayor Stear said that a monthly report will be provided so funding can be watched. If it looks like a train that is going to start running away it can be addressed then or, if Council would like, there can be a cap.

Council Member Buban-Vonder Haar said her preference would be to get the monthly reports. Mr. Roats and Mr. Marsh both understand that the first priority is to

work out a payment plan; to evaluate the situation to hopefully come up with a plan to get payment when the customer is able. She would hope that means there will not be too many bills being forgiven. She also finds it unfair to only have a certain amount of money. Those who fall on hard times after the cap has been reached or waited in the hope of being able to fix their situation on their own would be unable to get assistance. She was ok with discussing a cap as long as the cap is flexible depending on need; otherwise, taking things on a monthly basis with the reports coming in is fine with her.

Council Member McPherson said he also liked the idea of the monthly feedback. He asked if there is a designated person to help those that need to complete the form.

Mayor Stear said Mr. Roats would assist.

Council Member Buban-Vonder Haar moved to approve Resolution No. R100-2016. Seconded by Council Member McPherson. Motion carried 4-0.

8. Ordinances:

(Timestamp 00:31:30)

A. Consideration to approve Ordinance No. 2016-36 – Rezone

AN ORDINANCE REZONING PARCEL R0615000530, WESTERLY PORTION OF LOTS 25-28, BLOCK 3 OF AVALON ADDITION, ADDRESSED AS 368 NORTH LINDER AVENUE, KUNA, IDAHO, FROM R-6 TO CBD; SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve a summary publication of ordinance

Mayor Stear added that this property was discussed at the last meeting on December 6, 2016 and the ordinance is just to confirm that approval.

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2016-36. Seconded by Council Member Cardoza. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2016-36. Seconded by Council Member Cardoza. Approved by the following roll call vote:

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

Voting No: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve the summary publication of Ordinance No. 2016-36. Seconded by Council Member Cardoza. Motion carried 4-0.

- B.** Consideration to approve Ordinance No. 2016-37 – Amending Kuna City Code 1-6-3 and 1-6-4

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING KUNA CITY CODE: PART A, SECTION 3, TITLE 1 TO CHANGE THE ADDRESS FOR KUNA CITY HALL AS LISTED IN THE KUNA CITY CODE TO THE NEW ADDRESS OF CITY HALL; SECTION 4, CHAPTER 6, TITLE 1 TO CHANGE THE TERM OF THE COUNCIL PRESIDENT TO AN ANNUAL APPOINTMENT EACH JANUARY FOR A TERM OF ONE YEAR; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Stear explained the first part is to correct the address of City Hall; putting in the new address. The second part is consistent with what most other entities do; an annual appointment of the lead position.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve a summary publication of ordinance

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2016-37. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2016-37. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve the summary publication of Ordinance No. 2016-37. Seconded by Council Member McPherson. Motion carried 4-0.

9. Mayor/Council Discussion Items:

(Timestamp 00:35:24)

Mayor Stear explained the retention easement needed for downtown Main St drainage to Council. Surface water retention created a problem because of rock. As they drilled down in several parts through town the depth wasn't enough, so the City has been negotiating with the school district to receive right of way in the corner at Ave E and

Main St at the 4th Street Gym property. The school district was asked for the gift of a right of way so the facility can be put in. It was approved at the school board. It is something the City has been working on for a while. He said he appreciates the school district's willingness to work with the City on that and to help keep the project moving forward.

10. Announcements:

11. Executive Session:

12. Adjournment: 6:36 pm

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Customer Service Specialist
Date Approved: CCM 01.03.2016*

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 12/16/2016-12/29/2016

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
				STATIONS, T.SHAFFER, DEC.'16 - SEWER	12/15/2016	463.68	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	12/16		
Total 205019:						463.68	.00					
Total A-GEM SUPPLY:						463.68	.00					
AMERICAN CONSTRUCTION SUPPLY, INC.												
1451	AMERICAN CONSTRUCTION SUPPLY, INC.	2164668	5089	MINI MIGHTY 150 BTU PROPANE HEATER FOR TREATMENT PLANT. M. NADEAU DEC '16 - SEWER	12/27/2016	325.00	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	12/16		
Total 2164668:						325.00	.00					
1451	AMERICAN CONSTRUCTION SUPPLY, INC.	2164689		RETURN/CREDIT PROPANE HEATER. RETURNED - NOT CORRECT ITEM. M.NADEAU, DEC.'16 - SEWER	12/28/2016	-325.00	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	12/16		
Total 2164689:						-325.00	.00					
Total AMERICAN CONSTRUCTION SUPPLY, INC.:						.00	.00					
ASHCRAFT FLOOR COVERINGS INC												
1821	ASHCRAFT FLOOR COVERINGS INC	OU009294-A		ADDITIONAL LAMINATE FOR NEW CITY HALL, B.BACHMAN, OCT.'16 - ADMIN	10/26/2016	342.00	.00	40-6166 PP&E PURCHASES OPERATIONS	1058	10/16		
1821	ASHCRAFT FLOOR COVERINGS INC	OU009294-A		ADDITIONAL LAMINATE FOR NEW CITY HALL, B.BACHMAN, OCT.'16 - WATER	10/26/2016	234.00	.00	20-6166 PP&E PURCHASES OPERATIONS	1058	10/16		
1821	ASHCRAFT FLOOR COVERINGS INC	OU009294-A		ADDITIONAL LAMINATE FOR NEW CITY HALL, B.BACHMAN, OCT.'16 - SEWER	10/26/2016	234.00	.00	21-6166 PP&E PURCHASES - OPERATIONS	1058	10/16		
1821	ASHCRAFT FLOOR COVERINGS INC	OU009294-A		ADDITIONAL LAMINATE FOR NEW CITY HALL, B.BACHMAN, OCT.'16 - P.]	10/26/2016	90.00	.00	25-6166 PP&E PURCHASES - OPERATIONS	1058	10/16		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 12/16/2016-12/29/2016

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 OU009294-A:						900.00	.00					
Total ASHCRAFT FLOOR COVERINGS INC:						900.00	.00					
BRADY INDUSTRIES OF IDAHO LLC												
1240	BRADY INDUSTRIES OF IDAHO LLC	5288445	4932	<u>1 CASE LARGE ROLL PAPER TOWELS FOR CITY HALL DISPENSERS, DEC 16, ADMIN</u>	12/09/2016	12.45	.00	<u>01-6025 JANITORIAL</u>	0	12/16		
1240	BRADY INDUSTRIES OF IDAHO LLC	5288445	4932	<u>1 CASE LARGE ROLL PAPER TOWELS FOR CITY HALL DISPENSERS, DEC 16, P&Z</u>	12/09/2016	4.46	.00	<u>01-6025 JANITORIAL</u>	1003	12/16		
1240	BRADY INDUSTRIES OF IDAHO LLC	5288445	4932	<u>1 CASE LARGE ROLL PAPER TOWELS FOR CITY HALL DISPENSERS, DEC 16, WATER</u>	12/09/2016	11.58	.00	<u>20-6025 JANITORIAL</u>	0	12/16		
1240	BRADY INDUSTRIES OF IDAHO LLC	5288445	4932	<u>1 CASE LARGE ROLL PAPER TOWELS FOR CITY HALL DISPENSERS, DEC 16, SEWER</u>	12/09/2016	11.58	.00	<u>21-6025 JANITORIAL</u>	0	12/16		
1240	BRADY INDUSTRIES OF IDAHO LLC	5288445	4932	<u>1 CASE LARGE ROLL PAPER TOWELS FOR CITY HALL DISPENSERS, DEC 16, PI</u>	12/09/2016	4.46	.00	<u>25-6025 JANITORIAL</u>	0	12/16		
Total 5288445:						44.53	.00					
Total BRADY INDUSTRIES OF IDAHO LLC:						44.53	.00					
BRIDGETOWER MEDIA LLC												
1856	BRIDGETOWER MEDIA LLC	743068058	5051	<u>NOTICE OF PUBLICATION FOR CITY ENGINEER POSITION, W HOWELL, DEC.'16 - ADMIN</u>	12/21/2016	37.58	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	12/16		
1856	BRIDGETOWER MEDIA LLC	743068058	5051	<u>NOTICE OF PUBLICATION FOR CITY ENGINEER POSITION, W HOWELL, DEC.'16 - WATER</u>	12/21/2016	49.60	.00	<u>20-6125 LEGAL PUBLICATIONS</u>	1003	12/16		
1856	BRIDGETOWER MEDIA LLC	743068058	5051	<u>NOTICE OF PUBLICATION FOR CITY ENGINEER POSITION, W HOWELL, DEC.'16 - SEWER</u>	12/21/2016	49.60	.00	<u>21-6125 LEGAL PUBLICATIONS EXPENSE</u>	0	12/16		
1856	BRIDGETOWER MEDIA LLC	743068058	5051	<u>NOTICE OF PUBLICATION FOR CITY ENGINEER POSITION, W HOWELL, DEC.'16 - P.I</u>	12/21/2016	13.52	.00	<u>25-6125 LEGAL PUBLICATIONS</u>	0	12/16		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 12/16/2016-12/29/2016

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 743068058:						150.30	.00					
Total BRIDGETOWER MEDIA LLC:						150.30	.00					
BUREAU OF OCCUPATIONAL LICENSE												
1091	BUREAU OF OCCUPATIONAL LICENSE	12232016BOL		<u>LICENSE RENEWAL FOR MIKE NADEAU, #WWT3-19857, SEWER</u>	12/23/2016	30.00	30.00	21-6075_DUES & MEMBERSHIPS	0	12/16	12/27/2016	
1091	BUREAU OF OCCUPATIONAL LICENSE	12232016BOL		<u>LICENSE RENEWAL FOR MIKE NADEAU, #WWL1-20448, SEWER</u>	12/23/2016	25.00	25.00	21-6075_DUES & MEMBERSHIPS	0	12/16	12/27/2016	
Total 12232016BOL:						55.00	55.00					
Total BUREAU OF OCCUPATIONAL LICENSE:						55.00	55.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	96111	5057	<u>2 BX COPIER PAPER, NWWTP, DEC 16, WATER</u>	12/14/2016	28.61	.00	20-6165_OFFICE SUPPLIES	0	12/16		
1795	BUYWYZ LLC	96111	5057	<u>2 BX COPIER PAPER, NWWTP, DEC 16, SEWER</u>	12/14/2016	28.61	.00	21-6165_OFFICE SUPPLIES	0	12/16		
1795	BUYWYZ LLC	96111	5057	<u>2 BX COPIER PAPER, NWWTP, DEC 16, PI</u>	12/14/2016	10.90	.00	25-6165_OFFICE SUPPLIES	0	12/16		
1795	BUYWYZ LLC	96111	5057	<u>1 STAMP (SCANNED), 1 PAIR SCISSORS, 1 EA TONER CARTRIDGE, CLERKS, DEC.'16</u>	12/14/2016	76.44	.00	01-6165_OFFICE SUPPLIES	0	12/16		
Total 96111:						144.56	.00					
1795	BUYWYZ LLC	96173	5058	<u>2 EA TONER CARTRIDGES FOR COLOR PRINTER IN CLERKS OFFICE, DEC.'16</u>	12/15/2016	129.94	.00	01-6165_OFFICE SUPPLIES	0	12/16		
Total 96173:						129.94	.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
				BOX BLUE BIC STIK PENS, 1 2PK CANNED AIR, DEC.'16 - P & Z	12/21/2016	3.54	.00	01-6165 OFFICE SUPPLIES	1003	12/16		
1795	BUYWYZ LLC	96422	5085	GENERAL OFFICE SUPPLY REPLACEMENTS - 1 REAM BLUE CARDSTOCK PAPER, 1 BOX BLUE BIC STIK PENS, 1 2PK CANNED AIR, DEC.'16 - WATER	12/21/2016	9.20	.00	20-6165 OFFICE SUPPLIES	0	12/16		
1795	BUYWYZ LLC	96422	5085	GENERAL OFFICE SUPPLY REPLACEMENTS - 1 REAM BLUE CARDSTOCK PAPER, 1 BOX BLUE BIC STIK PENS, 1 2PK CANNED AIR, DEC.'16 - SEWER	12/21/2016	9.20	.00	21-6165 OFFICE SUPPLIES	0	12/16		
1795	BUYWYZ LLC	96422	5085	GENERAL OFFICE SUPPLY REPLACEMENTS - 1 REAM BLUE CARDSTOCK PAPER, 1 BOX BLUE BIC STIK PENS, 1 2PK CANNED AIR, DEC.'16 - P.I	12/21/2016	3.53	.00	25-6165 OFFICE SUPPLIES	0	12/16		
Total 96422:						35.37	.00					
Total BUYWYZ LLC:						523.71	.00					
COASTLINE EQUIPMENT COMPANY												
1788	COASTLINE EQUIPMENT COMPANY	347100	5063	ALUM. TRENCH BOX WITH HYDRAULIC PUMP, T.FLEMING, DEC.'16 - WATER	12/19/2016	4,852.50	.00	20-6166 PP&E PURCHASES OPERATIONS	0	12/16		
1788	COASTLINE EQUIPMENT COMPANY	347100	5063	ALUM. TRENCH BOX WITH HYDRAULIC PUMP, T.FLEMING, DEC.'16 - SEWER	12/19/2016	4,852.50	.00	21-6166 PP&E PURCHASES - OPERATIONS	0	12/16		
Total 347100:						9,705.00	.00					
Total COASTLINE EQUIPMENT COMPANY:						9,705.00	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	7561	5055	VFD AND PRESSURE TRANSDUCER AT WELL #2, B.WITHROW, DEC.'16	12/15/2016	10,460.00	.00	40-6020 CAPITAL IMPROVEMENTS	1077	12/16		

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Total 7561:						10,460.00	.00					
Total CUSTOM ELECTRIC, INC.:						10,460.00	.00					
D & B SUPPLY												
75	D & B SUPPLY	002 21876 001	5001	<u>3 PAIR WORK JEANS, J COX AND M DAVILA, WATER, DEC 16</u>	12/01/2016	206.35	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	12/16		
75	D & B SUPPLY	002 21876 001	5001	<u>3 PAIR WORK JEANS, J COX AND M DAVILA, P.I, DEC 16</u>	12/01/2016	51.59	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	12/16		
Total 002 21876 001:						257.94	.00					
75	D & B SUPPLY	007 91831 001	5070	<u>1 PAIR INSULATED BIB OVERALL, J CRUMPTON, DEC.'16 - PARKS</u>	12/19/2016	49.99	.00	<u>01-6285 UNIFORMS</u>	1004	12/16		
75	D & B SUPPLY	007 91831 001	5070	<u>2 PAIR WATER PROOF WINTER GLOVES, DEC.'16 - PARKS</u>	12/19/2016	55.98	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	12/16		
Total 007 91831 001:						105.97	.00					
Total D & B SUPPLY:						363.91	.00					
HD SUPPLY WATERWORKS LTD												
63	HD SUPPLY WATERWORKS LTD	G212522	4769	<u>HYDRANT METER HOUSING REPLACEMENT, T.FLEMING, DEC.'16 - WATER</u>	12/19/2016	18.84	.00	<u>20-6150 MAINT. & REPAIRS - SYSTEM</u>	0	12/16		
63	HD SUPPLY WATERWORKS LTD	G212522	4769	<u>HYDRANT METER HOUSING REPLACEMENT, T. FLEMING, DEC.'16 - SEWER</u>	12/19/2016	18.84	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	12/16		
63	HD SUPPLY WATERWORKS LTD	G212522	4769	<u>HYDRANT METER HOUSING REPLACEMENT, T. FLEMING, DEC.'16 - P.I</u>	12/19/2016	7.17	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	12/16		
Total G212522:						44.85	.00					

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				& MXM503N, 11/1/16-11/30/16, COLOR - SEWER	12/12/2016	49.82	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/16		
1619	HOCOCHAN HOLDINGS, INC.	AR503520		MONTHLY COPIER CARE OVERAGES, SHARP MX4110N & MXM503N, 11/1/16-11/30/16, COLOR - P.I	12/12/2016	19.17	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/16		
Total AR503520:						262.60	.00					
Total HOCOCHAN HOLDINGS, INC.:						616.10	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	12282016I		ELECTRIC SERVICE FOR DECEMBER 2016 - ADMIN	12/28/2016	236.02	.00	01-6290 UTILITIES	0	12/16		
38	IDAHO POWER CO	12282016I		ELECTRIC SERVICE FOR DECEMBER 2016 - SENIOR CENTER	12/28/2016	282.42	.00	01-6290 UTILITIES	1001	12/16		
38	IDAHO POWER CO	12282016I		ELECTRIC SERVICE FOR DECEMBER 2016 - STREET LIGHTS	12/28/2016	6,153.26	.00	01-6290 UTILITIES	1002	12/16		
38	IDAHO POWER CO	12282016I		ELECTRIC SERVICE FOR DECEMBER 2016 - P & Z	12/28/2016	49.02	.00	01-6290 UTILITIES	1003	12/16		
38	IDAHO POWER CO	12282016I		ELECTRIC SERVICE FOR DECEMBER 2016 - PARKS	12/28/2016	788.40	.00	01-6290 UTILITIES	1004	12/16		
38	IDAHO POWER CO	12282016I		ELECTRIC SERVICE FOR DECEMBER 2016 - WATER	12/28/2016	8,325.22	.00	20-6290 UTILITIES EXPENSE	0	12/16		
38	IDAHO POWER CO	12282016I		ELECTRIC SERVICE FOR DECEMBER 2016 - SEWER	12/28/2016	18,558.27	.00	21-6290 UTILITIES EXPENSE	0	12/16		
38	IDAHO POWER CO	12282016I		ELECTRIC SERVICE FOR DECEMBER 2016 - P.I	12/28/2016	783.75	.00	25-6290 UTILITIES EXPENSE	0	12/16		
38	IDAHO POWER CO	12282016I		ELECTRIC SERVICE FOR DECEMBER 2016 - FARM	12/28/2016	313.27	.00	21-6090 FARM EXPENDITURES	0	12/16		

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Total 12282016I:						35,489.63	.00					
Total IDAHO POWER CO:						35,489.63	.00					
IDAHO TOOL & EQUIPMENT, INC.												
1667	IDAHO TOOL & EQUIPMENT, INC.	1411624-0001-	5090	<u>PROPANE HEATER T.FLEMING, DEC.'16 - SEWER</u>	12/28/2016	249.95	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	12/16		
Total 1411624-0001-01:						249.95	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						249.95	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	96231		<u>ADDITIONAL UTILITY BILLING COUNTER COMPUTER - ADMIN</u>	11/29/2016	218.75	.00	<u>01-6175 SMALL TOOLS</u>	0	11/16		
1595	INTEGRINET SOLUTIONS, INC.	96231		<u>ADDITIONAL UTILITY BILLING COUNTER COMPUTER - WATER</u>	11/29/2016	288.75	.00	<u>20-6175 SMALL TOOLS</u>	0	11/16		
1595	INTEGRINET SOLUTIONS, INC.	96231		<u>ADDITIONAL UTILITY BILLING COUNTER COMPUTER - SEWER</u>	11/29/2016	288.75	.00	<u>21-6175 SMALL TOOLS</u>	0	11/16		
1595	INTEGRINET SOLUTIONS, INC.	96231		<u>ADDITIONAL UTILITY BILLING COUNTER COMPUTER - P.I</u>	11/29/2016	78.75	.00	<u>25-6175 SMALL TOOLS</u>	0	11/16		
Total 96231:						875.00	.00					
1595	INTEGRINET SOLUTIONS, INC.	96532		<u>PRO ACTION SERVICE AND MAINTENANCE FOR 2 SERVERS, ADMIN, DEC 16</u>	12/15/2016	255.22	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	12/16		
1595	INTEGRINET SOLUTIONS, INC.	96532		<u>PRO ACTION SERVICE AND MAINTENANCE FOR 2 SERVERS, P&Z, DEC 16</u>	12/15/2016	91.15	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	12/16		
1595	INTEGRINET SOLUTIONS, INC.	96532		<u>PRO ACTION SERVICE AND MAINTENANCE FOR 2 SERVERS, WATER, DEC 16</u>	12/15/2016	236.99	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	12/16		

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1595	INTEGRINET SOLUTIONS, INC.	96532		<u>PRO ACTION SERVICE AND MAINTENANCE FOR 2 SERVERS, SEWER, DEC 16</u>	12/15/2016	236.99	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/16		
1595	INTEGRINET SOLUTIONS, INC.	96532		<u>PRO ACTION SERVICE AND MAINTENANCE FOR 2 SERVERS, PI, DEC 16</u>	12/15/2016	91.15	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/16		
Total 96532:						911.50	.00					
1595	INTEGRINET SOLUTIONS, INC.	96673		<u>SERVICING/TECH SUPPORT ON COMPUTER, T.BEHUNIN - P & Z</u>	12/18/2016	19.74	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	12/16		
1595	INTEGRINET SOLUTIONS, INC.	96673		<u>SERVICING/TECH SUPPORT ON COMPUTER, T.BEHUNIN - WATER</u>	12/18/2016	.97	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/16		
1595	INTEGRINET SOLUTIONS, INC.	96673		<u>SERVICING/TECH SUPPORT ON COMPUTER, T.BEHUNIN - SEWER</u>	12/18/2016	.97	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/16		
1595	INTEGRINET SOLUTIONS, INC.	96673		<u>SERVICING/TECH SUPPORT ON COMPUTER, T.BEHUNIN - P.I</u>	12/18/2016	.32	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/16		
1595	INTEGRINET SOLUTIONS, INC.	96673		<u>SERVICING/TECH SUPPORT ON COMPUTER, G.SMITH - ADMIN</u>	12/18/2016	5.50	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	12/16		
1595	INTEGRINET SOLUTIONS, INC.	96673		<u>SERVICING/TECH SUPPORT ON COMPUTER, G.SMITH - WATER</u>	12/18/2016	7.26	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/16		
1595	INTEGRINET SOLUTIONS, INC.	96673		<u>SERVICING/TECH SUPPORT ON COMPUTER, G.SMITH - SEWER</u>	12/18/2016	7.26	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/16		
1595	INTEGRINET SOLUTIONS, INC.	96673		<u>SERVICING/TECH SUPPORT ON COMPUTER, G.SMITH - P.I</u>	12/18/2016	1.98	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/16		
Total 96673:						44.00	.00					

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Total INTEGRINET SOLUTIONS, INC.:						1,830.50	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196110		<u>NATURAL GAS CONSUMPTION, SENIOR CENTER, NOV 16</u>	12/12/2016	267.76	.00	<u>01-6290 UTILITIES</u>	1001	11/16		
Total 4821351961101612916:						267.76	.00					
37	INTERMOUNTAIN GAS CO	482634665110		<u>NATURAL GAS CONSUMPTION, CITY HALL, NOV 16</u>	12/12/2016	102.96	.00	<u>01-6290 UTILITIES</u>	0	11/16		
37	INTERMOUNTAIN GAS CO	482634665110		<u>NATURAL GAS CONSUMPTION, P&Z, NOV 16</u>	12/12/2016	36.78	.00	<u>01-6290 UTILITIES</u>	1003	11/16		
37	INTERMOUNTAIN GAS CO	482634665110		<u>NATURAL GAS CONSUMPTION, WATER, NOV 16</u>	12/12/2016	95.62	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	11/16		
37	INTERMOUNTAIN GAS CO	482634665110		<u>NATURAL GAS CONSUMPTION, SEWER, NOV 16</u>	12/12/2016	95.62	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	11/16		
37	INTERMOUNTAIN GAS CO	482634665110		<u>NATURAL GAS CONSUMPTION, PI, NOV 16</u>	12/12/2016	36.78	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	11/16		
Total 48263466511091612091:						367.76	.00					
Total INTERMOUNTAIN GAS CO:						635.52	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	12092016-121		<u>SANITATION RECEIPT TRANSFER - 12/09/16-12/15/16</u>	12/16/2016	54,615.58	54,615.58	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	12/16	12/16/2016	
230	J & M SANITATION, INC.	12092016-121		<u>SANITATION RECEIPT TRANSFER - LESS FRANCHISE FEES - 12/09/16-12/15/16</u>	12/16/2016	-5,396.02	-5,396.02	<u>01-4170 FRANCHISE FEES</u>	0	12/16	12/16/2016	
Total 12092016-12152016:						49,219.56	49,219.56					
230	J & M SANITATION, INC.	12162016-122		<u>SANITATION RECEIPT TRANSFER - 12/16/16-12/22/16</u>	12/23/2016	45,072.02	45,072.02	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	12/16	12/23/2016	

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230	J & M SANITATION, INC.	12162016-122		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES 12/16/16-12/22/16</u>	12/23/2016	-4,453.12	-4,453.12	01-4170 <u>FRANCHISE FEES</u>	0	12/16	12/23/2016	
Total 12162016-12222016:						40,618.90	40,618.90					
Total J & M SANITATION, INC.:						89,838.46	89,838.46					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	2431031		<u>BANK FEES, NOV 16, ADMIN</u>	11/30/2016	62.80	.00	01-6505 <u>BANK FEES</u>	0	11/16		
1328	JACK HENRY & ASSOCIATES, INC.	2431031		<u>BANK FEES, NOV 16, P&Z</u>	11/30/2016	3.14	.00	01-6505 <u>BANK FEES</u>	1003	11/16		
1328	JACK HENRY & ASSOCIATES, INC.	2431031		<u>BANK FEES, NOV 16, WATER</u>	11/30/2016	103.62	.00	20-6505 <u>BANK FEES</u>	0	11/16		
1328	JACK HENRY & ASSOCIATES, INC.	2431031		<u>BANK FEES, NOV 16, SEWER</u>	11/30/2016	103.62	.00	21-6505 <u>BANK FEES</u>	0	11/16		
1328	JACK HENRY & ASSOCIATES, INC.	2431031		<u>BANK FEES, NOV 16, PI</u>	11/30/2016	40.82	.00	25-6505 <u>BANK FEES</u>	0	11/16		
Total 2431031:						314.00	.00					
Total JACK HENRY & ASSOCIATES, INC.:						314.00	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0105521		<u>ARDELL PUMP STATION DESIGN, G.LAW, DEC.'16 - P.I</u>	12/16/2016	3,626.00	.00	25-6020 <u>CAPITAL IMPROVEMENTS</u>	1055	12/16		
Total 0105521:						3,626.00	.00					
Total J-U-B ENGINEERS, INC.:						3,626.00	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0000001-B		<u>2017 P.I PIPELINE PROJECT DESIGN, DEC.'16 - P.I</u>	12/13/2016	392.50	.00	25-6020 <u>CAPITAL IMPROVEMENTS</u>	0	12/16		

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Total 0000001-B:						392.50	.00					
429	KELLER ASSOCIATES, INC.	0000002-A		<u>P.I. MASTER PLAN DESIGN, G.LAW, DEC.'16 - P.I</u>	12/28/2016	8,450.00	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	0	12/16		
Total 0000002-A:						8,450.00	.00					
429	KELLER ASSOCIATES, INC.	0000003-A		<u>WATER MASTER PLAN DESIGN, G.LAW, DEC.'16 - WATER</u>	12/13/2016	11,735.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1060	12/16		
Total 0000003-A:						11,735.00	.00					
Total KELLER ASSOCIATES, INC.:						20,577.50	.00					
KUNA LUMBER												
499	KUNA LUMBER	A86723	5041	<u>LUMBER FOR SHELTERS FOR EAGLE SCOUTS PROJECT, J CRUMPTON, MAINTENANCE, DEC 16</u>	12/09/2016	24.17	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	12/16		
Total A86723:						24.17	.00					
499	KUNA LUMBER	B94387	4947	<u>WIRE CONNECTIONS FOR DISCOVERY LIFT STATION, SEWER, NOV 16</u>	11/16/2016	10.35	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	11/16		
Total B94387:						10.35	.00					
499	KUNA LUMBER	B95258	5064	<u>COAT HOOKS, FOR CITY HALL, J.ADAMS, DEC.'16</u>	12/15/2016	8.57	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	12/16		
Total B95258:						8.57	.00					
Total KUNA LUMBER:						43.09	.00					

KUNA TRUE VALUE HARDWARE

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43	KUNA TRUE VALUE HARDWARE	161825	4993	<u>MOUNTING TAPE, SOLDER, WIRE CONNECTORS, AND SCREWS FOR INSTALLING NEW SOFTWARE IN THE TRUCKS, J.ADAMS, NOV.'16 - ADMIN</u>	11/30/2016	6.45	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	11/16		
43	KUNA TRUE VALUE HARDWARE	161825	4993	<u>MOUNTING TAPE, SOLDER, WIRE CONNECTORS, AND SCREWS FOR INSTALLING NEW SOFTWARE IN THE TRUCKS, J.ADAMS, NOV.'16 - PARKS</u>	11/30/2016	16.76	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	11/16		
43	KUNA TRUE VALUE HARDWARE	161825	4993	<u>MOUNTING TAPE, SOLDER, WIRE CONNECTORS, AND SCREWS FOR INSTALLING NEW SOFTWARE IN THE TRUCKS, J.ADAMS, NOV.'16 - WATER</u>	11/30/2016	1.03	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	11/16		
43	KUNA TRUE VALUE HARDWARE	161825	4993	<u>MOUNTING TAPE, SOLDER, WIRE CONNECTORS, AND SCREWS FOR INSTALLING NEW SOFTWARE IN THE TRUCKS, J.ADAMS, NOV.'16 - SEWER</u>	11/30/2016	1.03	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	11/16		
43	KUNA TRUE VALUE HARDWARE	161825	4993	<u>MOUNTING TAPE, SOLDER, WIRE CONNECTORS, AND SCREWS FOR INSTALLING NEW SOFTWARE IN THE TRUCKS, J.ADAMS, NOV.'16 - P.I</u>	11/30/2016	.51	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	11/16		
Total 161825:						25.78	.00					
43	KUNA TRUE VALUE HARDWARE	161901	4973	<u>1 EA REPLACEMENT HAMMER, DEC.'16 - PARKS</u>	12/01/2016	17.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	12/16		
43	KUNA TRUE VALUE HARDWARE	161901	4973	<u>NAILS, ZIP TIES, DUCT TAPE, FOR HANGING CHRISTMAS LIGHTS, DEC.'16 - PARKS</u>	12/01/2016	25.90	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	12/16		
43	KUNA TRUE VALUE HARDWARE	161901	4973	<u>WORK GLOVES FOR COMMUNITY SERVICE WORKER, DEC.'16 - PARKS</u>	12/01/2016	13.98	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	12/16		

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Total 161901:						57.87	.00					
43	KUNA TRUE VALUE HARDWARE	162156	5027	94EA. 6-BIN BOLT CABINETS PLUS FASTENER PINS FOR BUILDING MAINTENANCE AND REPAIR, B.BACHMAN, DEC.'16 - ADMIN	12/06/2016	437.50	.00	01-6140 MAINT. & REPAIR BUILDING	0	12/16		
43	KUNA TRUE VALUE HARDWARE	162156	5027	94EA. 6-BIN BOLT CABINETS PLUS FASTENER PINS FOR BUILDING MAINTENANCE AND REPAIR, B.BACHMAN, DEC.'16 - PARKS	12/06/2016	962.50	.00	01-6140 MAINT. & REPAIR BUILDING	1004	12/16		
43	KUNA TRUE VALUE HARDWARE	162156	5027	94EA. 6-BIN BOLT CABINETS PLUS FASTENER PINS FOR BUILDING MAINTENANCE AND REPAIR, B.BACHMAN, DEC.'16 - BUILDING INSPECTION	12/06/2016	175.00	.00	01-6140 MAINT. & REPAIR BUILDING	1005	12/16		
43	KUNA TRUE VALUE HARDWARE	162156	5027	94EA. 6-BIN BOLT CABINETS PLUS FASTENER PINS FOR BUILDING MAINTENANCE AND REPAIR, B.BACHMAN, DEC.'16 - WATER	12/06/2016	70.00	.00	20-6140 MAINT. & REPAIR BUILDING	0	12/16		
43	KUNA TRUE VALUE HARDWARE	162156	5027	94EA. 6-BIN BOLT CABINETS PLUS FASTENER PINS FOR BUILDING MAINTENANCE AND REPAIR, B.BACHMAN, DEC.'16 - SEWER	12/06/2016	70.00	.00	21-6140 MAINT & REPAIR BUILDING	0	12/16		
43	KUNA TRUE VALUE HARDWARE	162156	5027	94EA. 6-BIN BOLT CABINETS PLUS FASTENER PINS FOR BUILDING MAINTENANCE AND REPAIR, B.BACHMAN, DEC.'16 - P.I	12/06/2016	35.00	.00	25-6140 MAINT & REPAIR BUILDING	0	12/16		
43	KUNA TRUE VALUE HARDWARE	162156	5027	94EA. 6-BIN BOLT CABINETS PLUS FASTENER PINS FOR BUILDING MAINTENANCE AND REPAIR, B.BACHMAN, DEC.'16 - ADMIN	12/06/2016	437.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	12/16		
43	KUNA TRUE VALUE HARDWARE	162156	5027	94EA. 6-BIN BOLT CABINETS PLUS FASTENER PINS FOR BUILDING MAINTENANCE AND REPAIR, B.BACHMAN, DEC.'16 - PARKS	12/06/2016	962.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	12/16		

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43	KUNA TRUE VALUE HARDWARE	162156	5027	<u>94EA. 6-BIN BOLT CABINETS PLUS FASTENER PINS FOR BUILDING MAINTENANCE AND REPAIR, B.BACHMAN, DEC.'16 - BUILDING INSPECTION</u>	12/06/2016	175.00	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1005	12/16		
43	KUNA TRUE VALUE HARDWARE	162156	5027	<u>94EA. 6-BIN BOLT CABINETS PLUS FASTENER PINS FOR BUILDING MAINTENANCE AND REPAIR, B.BACHMAN, DEC.'16 - WATER</u>	12/06/2016	70.00	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/16		
43	KUNA TRUE VALUE HARDWARE	162156	5027	<u>94EA. 6-BIN BOLT CABINETS PLUS FASTENER PINS FOR BUILDING MAINTENANCE AND REPAIR, B.BACHMAN, DEC.'16 - SEWER</u>	12/06/2016	70.00	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/16		
43	KUNA TRUE VALUE HARDWARE	162156	5027	<u>94EA. 6-BIN BOLT CABINETS PLUS FASTENER PINS FOR BUILDING MAINTENANCE AND REPAIR, B.BACHMAN, DEC.'16 - P.I</u>	12/06/2016	35.00	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	12/16		
Total 162156:						3,500.00	.00					
43	KUNA TRUE VALUE HARDWARE	162438	5020	<u>3 EA. SNOW SHOVELS, DEC.'16 - ADMIN</u>	12/12/2016	16.79	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	12/16		
43	KUNA TRUE VALUE HARDWARE	162438	5020	<u>3 EA. SNOW SHOVELS, DEC.'16 - P & Z</u>	12/12/2016	5.99	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	12/16		
43	KUNA TRUE VALUE HARDWARE	162438	5020	<u>3 EA. SNOW SHOVELS, DEC.'16 - WATER</u>	12/12/2016	15.60	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/16		
43	KUNA TRUE VALUE HARDWARE	162438	5020	<u>3 EA. SNOW SHOVELS, DEC.'16 - SEWER</u>	12/12/2016	15.60	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/16		
43	KUNA TRUE VALUE HARDWARE	162438	5020	<u>3 EA. SNOW SHOVELS, DEC.'16 - P.I</u>	12/12/2016	5.99	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	12/16		
43	KUNA TRUE VALUE HARDWARE	162438	5020	<u>DRILL BIT, TAPE MEASURER, SHOP TOWELS, DEC.'16 - PARKS</u>	12/12/2016	52.75	.00	<u>01-6175 SMALL TOOLS</u>	1004	12/16		
43	KUNA TRUE VALUE HARDWARE	162438		<u>EAR PLUGS/EAR PROTECTION, DEC.'16 - PARKS</u>	12/12/2016	7.79	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	0	12/16		

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Total 162438:						120.51	.00					
43	KUNA TRUE VALUE HARDWARE	162501	5048	<u>8 PK OF ZIPTIES, DUCT TAPE, INSULATION, TRASH CAN, PVC CUTTER, METERS, WATER, J COX, DEC 16</u>	12/13/2016	64.51	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	12/16		
Total 162501:						64.51	.00					
43	KUNA TRUE VALUE HARDWARE	162590	5061	<u>ALCOHOL, CAULK GUN, 4 TUBES LIQUID NAILS, SHOP TOWELS, NAILS, PAINT BRUSHES, WATER, DEC 16</u>	12/15/2016	13.88	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/16		
43	KUNA TRUE VALUE HARDWARE	162590	5061	<u>ALCOHOL, CAULK GUN, 4 TUBES LIQUID NAILS, SHOP TOWELS, NAILS, PAINT BRUSHES, SEWER, DEC 16</u>	12/15/2016	13.88	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/16		
43	KUNA TRUE VALUE HARDWARE	162590	5061	<u>ALCOHOL, CAULK GUN, 4 TUBES LIQUID NAILS, SHOP TOWELS, NAILS, PAINT BRUSHES, PI, DEC 16</u>	12/15/2016	5.27	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	12/16		
Total 162590:						33.03	.00					
43	KUNA TRUE VALUE HARDWARE	162604	5065	<u>PROPANE, WIRE WHEEL, PENETRATING OIL, CUTTING WHEEL, A COOK, SEWER, DEC 16</u>	12/15/2016	42.52	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	12/16		
Total 162604:						42.52	.00					
43	KUNA TRUE VALUE HARDWARE	162734	5043	<u>PHOTO CELL AND TIMER FOR CHRISTMAS LIGHTS IN THE PARK, J.CRUMPTON, DEC.'16 - PARKS</u>	12/19/2016	30.58	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	12/16		
43	KUNA TRUE VALUE HARDWARE	162734	5043	<u>DUST MASK FOR CLEANING UNDER WATER TOWER, J.CRUMPTON, DEC.'16 - PARKS</u>	12/19/2016	6.79	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	12/16		

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43	KUNA TRUE VALUE HARDWARE	162734	5043	<u>SAWZALL BLADES FOR CUTTING CONDUIT, GLUE, PRIMER, NIPPLE, AND COUPLER FOR VFD, J.CRUMPTON, DEC.'16</u>	12/19/2016	11.54	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1077	12/16		
Total 162734:						48.91	.00					
Total KUNA TRUE VALUE HARDWARE:						3,893.13	.00					
MERIDIAN FENCE COMPANY												
548	MERIDIAN FENCE COMPANY	464550	5074	<u>REPAIR OF FENCE/GATES FROM DAMAGES ON FARM BY DUI ACCIDENT, T.FLEMING, DEC.'16, FARM</u>	12/20/2016	1,315.60	.00	<u>21-6090 FARM EXPENDITURES</u>	0	12/16		
Total 464550:						1,315.60	.00					
Total MERIDIAN FENCE COMPANY:						1,315.60	.00					
OFFICE DEPOT												
550	OFFICE DEPOT	2014219331	5032	<u>1 EXTERNAL HARD DRIVE FOR CELL PHONE BACK UPS, K.JENSEN, DEC.'16</u>	12/08/2016	5.63	.00	<u>01-6255 TELEPHONE</u>	0	12/16		
550	OFFICE DEPOT	2014219331	5032	<u>1 EXTERNAL HARD DRIVE FOR CELL PHONE BACK UPS, K.JENSEN, DEC.'16 - PARKS</u>	12/08/2016	24.44	.00	<u>01-6255 TELEPHONE</u>	1004	12/16		
550	OFFICE DEPOT	2014219331	5032	<u>1 EXTERNAL HARD DRIVE FOR CELL PHONE BACK UPS, K.JENSEN, DEC.'16 - BUILDING INSPECTION</u>	12/08/2016	8.48	.00	<u>01-6255 TELEPHONE</u>	1005	12/16		
550	OFFICE DEPOT	2014219331	5032	<u>1 EXTERNAL HARD DRIVE FOR CELL PHONE BACK UPS, K.JENSEN, DEC.'16 - WATER</u>	12/08/2016	35.90	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	12/16		
550	OFFICE DEPOT	2014219331	5032	<u>1 EXTERNAL HARD DRIVE FOR CELL PHONE BACK UPS, K.JENSEN, DEC.'16 - SEWER</u>	12/08/2016	36.18	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	12/16		
550	OFFICE DEPOT	2014219331	5032	<u>1 EXTERNAL HARD DRIVE FOR CELL PHONE BACK UPS, K.JENSEN, DEC.'16 - P.I</u>	12/08/2016	9.36	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	12/16		

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 2014219331:						119.99	.00					
Total OFFICE DEPOT:						119.99	.00					
OTIS ELEVATOR COMPANY												
1858	OTIS ELEVATOR COMPANY	SB17470001		<u>5 YEAR FULL LOAD TEST AND STATE INSPECTION - ADMIN</u>	12/07/2016	267.40	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	12/16		
1858	OTIS ELEVATOR COMPANY	SB17470001		<u>5 YEAR FULL LOAD TEST AND STATE INSPECTION - P & Z</u>	12/07/2016	95.50	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	12/16		
1858	OTIS ELEVATOR COMPANY	SB17470001		<u>5 YEAR FULL LOAD TEST AND STATE INSPECTION - WATER</u>	12/07/2016	248.30	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/16		
1858	OTIS ELEVATOR COMPANY	SB17470001		<u>5 YEAR FULL LOAD TEST AND STATE INSPECTION - SEWER</u>	12/07/2016	248.30	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/16		
1858	OTIS ELEVATOR COMPANY	SB17470001		<u>5 YEAR FULL LOAD TEST AND STATE INSPECTION - P.I</u>	12/07/2016	95.50	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	12/16		
Total SB17470001:						955.00	.00					
Total OTIS ELEVATOR COMPANY:						955.00	.00					
PAIGE MECHANICAL GROUP, INC.												
1654	PAIGE MECHANICAL GROUP, INC.	15251-A	4900	<u>QUOTE #S16-250 TO COMPLETE FALL HVAC MAINTENANCE. T SHAFFER, SEWER. OCT 16</u>	11/09/2016	75.00	75.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	11/16	12/22/2016	
Total 15251-A:						75.00	75.00					
Total PAIGE MECHANICAL GROUP, INC.:						75.00	75.00					
PARTS, INC.												
470	PARTS, INC.	127914	5086	<u>BATTERY CHARGER STARTER. B.WITHROW, DEC.'16 - PARKS</u>	12/27/2016	94.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	12/16		

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Total 127914:						94.99	.00					
470	PARTS, INC.	127919	5087	<u>WIPER BLADES FOR TRUCK #24, B.WITHROW, DEC.'16 - PARKS</u>	12/27/2016	33.64	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	12/16		
Total 127919:						33.64	.00					
470	PARTS, INC.	127928	5088	<u>DIESEL FUEL ADDITIVES, B.WITHROW, DEC.'16 - PARKS</u>	12/27/2016	23.98	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	12/16		
Total 127928:						23.98	.00					
Total PARTS, INC.:						152.61	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	779778		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 1/1/17-1/31/17 - WATER</u>	01/01/2017	204.09	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	1/17		
1021	PEAK ALARM COMPANY, INC	779778		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 1/1/17-1/31/17 -P.I</u>	01/01/2017	51.02	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	1/17		
Total 779778:						255.11	.00					
Total PEAK ALARM COMPANY, INC:						255.11	.00					
PIPECO, INC												
55	PIPECO, INC	S2578075.001	5052	<u>PVC CAPS, J.MORFIN, P.I, DEC.'16</u>	12/14/2016	57.98	.00	<u>25-6115 MAINT & REPAIR-SYSTEM-GRAVITY</u>	0	12/16		

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55	PIPECO, INC	S2578075.001	5052	<u>MARKING FLAGS, J.MORFIN, DEC.'16 - P.I</u>	12/14/2016	3.40	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	12/16		
55	PIPECO, INC	S2578075.001	5052	<u>MARKING FLAGS, J.MORFIN, DEC.'16 - SEWER</u>	12/14/2016	8.94	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	12/16		
55	PIPECO, INC	S2578075.001	5052	<u>MARKING FLAGS, J.MORFIN, DEC.'16 - WATER</u>	12/14/2016	8.94	.00	<u>20-6150 MAINT. & REPAIRS - SYSTEM</u>	0	12/16		
Total S2578075.001:						79.26	.00					
Total PIPECO, INC:						79.26	.00					
RODDA PAINT CO.												
1723	RODDA PAINT CO.	76025730	5066	<u>PAINT, PAINT ROLLERS, BRUSHES, AND BUCKETS FOR PATAGONIA LIFT STATION WALLS, T.FLEMING, DEC.'16 - SEWER</u>	12/16/2016	270.55	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/16		
Total 76025730:						270.55	.00					
Total RODDA PAINT CO.:						270.55	.00					
SAGE SUPPLY INC												
1854	SAGE SUPPLY INC	16-15492		<u>1000 GALLONS OF LIQUID ICE MELT, DEC.'16 - ADMIN</u>	12/16/2016	336.00	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	12/16		
1854	SAGE SUPPLY INC	16-15492		<u>1000 GALLONS OF LIQUID ICE MELT, DEC.'16 - P & Z</u>	12/16/2016	120.00	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	12/16		
1854	SAGE SUPPLY INC	16-15492		<u>1000 GALLONS OF LIQUID ICE MELT, DEC.'16 - WATER</u>	12/16/2016	312.00	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	12/16		
1854	SAGE SUPPLY INC	16-15492		<u>1000 GALLONS OF LIQUID ICE MELT, DEC.'16 - SEWER</u>	12/16/2016	312.00	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	12/16		
1854	SAGE SUPPLY INC	16-15492		<u>1000 GALLONS OF LIQUID ICE MELT, DEC.'16 - P.I</u>	12/16/2016	120.00	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	12/16		

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Total 16-15492:						1,200.00	.00					
Total SAGE SUPPLY INC:						1,200.00	.00					
ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	417339855		<u>NEW EMPLOYEE DRUG SCREEN, OCT.'16 - ADMIN</u>	10/19/2016	3.00	.00	01-6202 PROFESSIONAL SERVICES	0	10/16		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	417339855		<u>NEW EMPLOYEE DRUG SCREEN, OCT.'16 - PARKS</u>	10/19/2016	35.80	.00	01-6202 PROFESSIONAL SERVICES	1004	10/16		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	417339855		<u>NEW EMPLOYEE DRUG SCREEN, OCT.'16 - WATER</u>	10/19/2016	.48	.00	20-6202 PROFESSIONAL SERVICES	0	10/16		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	417339855		<u>NEW EMPLOYEE DRUG SCREEN, OCT.'16 - SEWER</u>	10/19/2016	.48	.00	21-6202 PROFESSIONAL SERVICES	0	10/16		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	417339855		<u>NEW EMPLOYEE DRUG SCREEN, OCT.'16 - P.I</u>	10/19/2016	.24	.00	25-6202 PROFESSIONAL SERVICES	0	10/16		
Total 417339855:						40.00	.00					
Total ST. LUKE'S REGIONAL MEDICAL CENTER:						40.00	.00					
SUNROC CORPORATION												
1826	SUNROC CORPORATION	40495644		<u>CONCRETE FOR SHELTERS AT ARBOR RIDGE AND FIRE PIT AT NICHOLSON PARK, B.WITHROW, DEC.'16 - PARKS</u>	12/02/2016	694.50	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	12/16		
Total 40495644:						694.50	.00					
Total SUNROC CORPORATION:						694.50	.00					
SUPERIOR BLASTING, INC.												
1721	SUPERIOR BLASTING, INC.	5056-242		<u>ROCK PROFILE, LAKE HAZEL SEWER, G.LAW, SEWER</u>	08/31/2016	5,811.00	.00	21-6020 CAPITAL IMPROVEMENTS	1049	8/16		

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Total 5056-242:						5,811.00	.00					
Total SUPERIOR BLASTING, INC.:						5,811.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:04803983	5072	<u>2 EA. CREAMERS, CITY HALL, DEC.'16</u>	12/20/2016	3.60	.00	01-6165 OFFICE SUPPLIES	0	12/16		
Total 2160:04803983:						3.60	.00					
Total TREASURE VALLEY COFFEE:						3.60	.00					
ULTIMATE HEATING & AIR, INC.												
1538	ULTIMATE HEATING & AIR, INC.	21975M	4517	<u>HVAC FILTERS FOR NEW CITY HALL, B.BACHMAN -OCT.'16 - ADMIN</u>	09/12/2016	54.72	.00	40-6166 PP&E PURCHASES OPERATIONS	1058	10/16		
1538	ULTIMATE HEATING & AIR, INC.	21975M	4517	<u>HVAC FILTERS FOR NEW CITY HALL, B.BACHMAN -OCT.'16 - WATER</u>	09/12/2016	37.44	.00	20-6166 PP&E PURCHASES OPERATIONS	1058	10/16		
1538	ULTIMATE HEATING & AIR, INC.	21975M	4517	<u>HVAC FILTERS FOR NEW CITY HALL, B.BACHMAN - OCT.'16 - SEWER</u>	09/12/2016	37.44	.00	21-6166 PP&E PURCHASES - OPERATIONS	1058	10/16		
1538	ULTIMATE HEATING & AIR, INC.	21975M	4517	<u>HVAC FILTERS FOR NEW CITY HALL, B.BACHMAN - OCT.'16 - P.I</u>	09/12/2016	14.40	.00	25-6166 PP&E PURCHASES - OPERATIONS	1058	10/16		
Total 21975M:						144.00	.00					
Total ULTIMATE HEATING & AIR, INC.:						144.00	.00					
WATER DEPOSIT REFUNDS #11												
1815	WATER DEPOSIT REFUNDS #11	160570.00		<u>TIMOTHY C BEATTY, 1321 N CATERPILLAR AVE, WATER OVERPAYMENT</u>	12/22/2016	78.06	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 160570.00:						78.06	.00					

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1815	WATER DEPOSIT REFUNDS #11	160875.02		<u>CHERYL ANN MONTALBO, 1224 N MORGAN RD, WATER OVERPAYMENT</u>	12/14/2016	22.95	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 160875.02:						22.95	.00					
1815	WATER DEPOSIT REFUNDS #11	174011.01		<u>CBH, 980 S KALAHARI AVE, WATER OVERPAYMENT</u>	12/14/2016	6.47	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 174011.01:						6.47	.00					
1815	WATER DEPOSIT REFUNDS #11	174013.01		<u>CBH, 1012 S KALAHARI AVE, WATER OVERPAYMENT</u>	12/22/2014	53.70	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 174013.01:						53.70	.00					
1815	WATER DEPOSIT REFUNDS #11	182050.01		<u>PATRICK BERGER, 1465 W CRENSHAW ST, WATER OVERPAYMENT</u>	12/20/2016	77.35	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 182050.01:						77.35	.00					
1815	WATER DEPOSIT REFUNDS #11	190235.02		<u>KELLY EDVALSON, 372 W TROPHY ST, WATER OVERPAYMENT</u>	12/20/2016	160.35	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 190235.02:						160.35	.00					
1815	WATER DEPOSIT REFUNDS #11	201490.02		<u>WILLIAM POWELL, 636 E RIDGESTONE DR, WATER OVERPAYMENT</u>	12/22/2016	79.44	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 201490.02:						79.44	.00					
1815	WATER DEPOSIT REFUNDS #11	240015.03		<u>COLBY SEAMONS, 857 E FOURTH CT, WATER OVERPAYMENT</u>	12/22/2016	49.00	.00	99-1075 Utility Cash Clearing	0	12/16		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 12/16/2016-12/29/2016

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Page: 27

Dec 29, 2016 03:09PM

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 240015.03:						49.00	.00					
1815	WATER DEPOSIT REFUNDS #11	250125.01		<u>GARTH QUIGLEY, 730 S JAKE AVE, WATER OVERPAYMENT</u>	12/20/2016	83.02	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 250125.01:						83.02	.00					
1815	WATER DEPOSIT REFUNDS #11	264470.01		<u>CBH, 1931 W MELON DR, WATER OVERPAYMENT</u>	12/14/2016	1.91	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 264470.01:						1.91	.00					
1815	WATER DEPOSIT REFUNDS #11	264475.01		<u>CBH, 1919 W MELON DR, WATER OVERPAYMENT</u>	12/22/2016	65.98	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 264475.01:						65.98	.00					
1815	WATER DEPOSIT REFUNDS #11	264835.02		<u>ERIC CLOVER, 2035 N FIREBRICK DR, WATER OVERPAYMENT</u>	12/20/2016	123.30	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 264835.02:						123.30	.00					
1815	WATER DEPOSIT REFUNDS #11	266023.01		<u>CBH, 2025 N THISTLE DR, WATER OVERPAYMENT</u>	12/14/2016	58.03	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 266023.01:						58.03	.00					
1815	WATER DEPOSIT REFUNDS #11	276054.01		<u>CBH, 2333 N CORKTREE WAY, WATER OVERPAYMENT</u>	12/20/2016	66.53	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 276054.01:						66.53	.00					
1815	WATER DEPOSIT REFUNDS #11	276084.01		<u>CBH, 2235 N BLUEBLOSSOM WAY, WATER OVERPAYMENT</u>	12/22/2016	53.69	.00	99-1075 Utility Cash Clearing	0	12/16		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 12/16/2016-12/29/2016

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 276084.01:						53.69	.00					
1815	WATER DEPOSIT REFUNDS #11	278070.01A		<u>CBH, 2944 W GINGER GOLD DR. WATER OVERPAYMENT</u>	12/15/2016	46.35	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 278070.01A:						46.35	.00					
1815	WATER DEPOSIT REFUNDS #11	278076.01A		<u>CBH, 2945 W MARGIL CT. WATER OVERPAYMENT</u>	12/15/2016	58.12	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 278076.01A:						58.12	.00					
1815	WATER DEPOSIT REFUNDS #11	278078.01		<u>CBH, 2901 W MARGIL CT. WATER OVERPAYMENT</u>	12/22/2016	57.53	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 278078.01:						57.53	.00					
1815	WATER DEPOSIT REFUNDS #11	278080.01A		<u>CBH, 2895 W MARGIL CT. WATER OVERPAYMENT</u>	12/15/2016	79.22	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 278080.01A:						79.22	.00					
1815	WATER DEPOSIT REFUNDS #11	280705.01		<u>CBH, 1262 W HEARTLAND DR. WATER OVERPAYMENT</u>	12/15/2016	45.01	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 280705.01:						45.01	.00					
1815	WATER DEPOSIT REFUNDS #11	301010.01		<u>HUBBLE HOMES, 1177 E WHITBECK DR. WATER OVERPAYMENT</u>	12/20/2016	43.68	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 301010.01:						43.68	.00					
1815	WATER DEPOSIT REFUNDS #11	301012.01A		<u>HUBBLE HOMES, 1193 E WHITBECK DR. WATER OVERPAYMENT</u>	12/15/2016	57.13	.00	99-1075 Utility Cash Clearing	0	12/16		

City of Kuna

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Report dates: 12/16/2016-12/29/2016

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 301012.01A:						57.13	.00					
1815	WATER DEPOSIT REFUNDS #11	301051.01		<u>HUBBLE HOMES, 1039 E SHADY RIDGE DR, WATER OVERPAYMENT</u>	12/15/2016	46.35	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 301051.01:						46.35	.00					
1815	WATER DEPOSIT REFUNDS #11	301056.01		<u>HUBBLE HOMES, 901 E SHADY RIDGE DR, WATER OVERPAYMENT</u>	12/15/2016	54.85	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 301056.01:						54.85	.00					
1815	WATER DEPOSIT REFUNDS #11	301063.01A		<u>HUBBLE HOMES, 900 E SHADY RIDGE DR, WATER OVERPAYMENT</u>	12/15/2016	55.62	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 301063.01A:						55.62	.00					
1815	WATER DEPOSIT REFUNDS #11	301070.01A		<u>HUBBLE HOMES, 1056 E SHADY RIDGE DR, WATER OVERPAYMENT</u>	12/15/2016	10.12	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 301070.01A:						10.12	.00					
1815	WATER DEPOSIT REFUNDS #11	301071.01A		<u>HUBBLE HOMES, 1078 E SHADY RIDGE DR, WATER OVERPAYMENT</u>	12/15/2016	46.35	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 301071.01A:						46.35	.00					
1815	WATER DEPOSIT REFUNDS #11	310006.01A		<u>COLEMAN HOMES, 9343 S MACADAN WAY, WATER OVERPAYMENT</u>	12/15/2016	58.12	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310006.01A:						58.12	.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 12/16/2016-12/29/2016

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
1815	WATER DEPOSIT REFUNDS #11	310051.01A		<u>COLEMAN HOMES, 1193 W SELDOVIA DR. WATER OVERPAYMENT</u>	12/15/2016	16.88	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310051.01A:						16.88	.00					
1815	WATER DEPOSIT REFUNDS #11	310052.01A		<u>TIMBERMIST, 1175 W SELDOVIA DR. WATER OVERPAYMENT</u>	12/15/2016	46.35	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310052.01A:						46.35	.00					
1815	WATER DEPOSIT REFUNDS #11	310053.01A		<u>COLEMAN HOMES, 1131 W SELDOVIA DR. WATER OVERPAYMENT</u>	12/15/2016	58.12	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310053.01A:						58.12	.00					
1815	WATER DEPOSIT REFUNDS #11	310054.01		<u>COLEMAN HOMES, 9302 S KOTLAS WAY. WATER OVERPAYMENT</u>	12/15/2016	50.55	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310054.01:						50.55	.00					
1815	WATER DEPOSIT REFUNDS #11	310056.01		<u>COLEMAN HOMES, 1110 W SELDOVIA DR. WATER OVERPAYMENT</u>	12/15/2016	29.96	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310056.01:						29.96	.00					
1815	WATER DEPOSIT REFUNDS #11	310057.01		<u>COLEMAN HOMES, 1122 W SELDOVIA DR. WATER OVERPAYMENT</u>	12/15/2016	12.28	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310057.01:						12.28	.00					
1815	WATER DEPOSIT REFUNDS #11	310058.01		<u>TIMBERMIST, 1164 W SELDOVIA DR. WATER OVERPAYMENT</u>	12/15/2016	7.73	.00	99-1075 Utility Cash Clearing	0	12/16		

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 310058.01:						7.73	.00					
1815	WATER DEPOSIT REFUNDS #11	310101.01A		<u>COLEMAN HOMES, 9329 S UPDALE AVE, WATER OVERPAYMENT</u>	12/15/2016	255.73	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310101.01A:						255.73	.00					
1815	WATER DEPOSIT REFUNDS #11	310103.01A		<u>COLEMAN HOMES, 9301 S UPDALE AVE, WATER OVERPAYMENT</u>	12/15/2016	14.75	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310103.01A:						14.75	.00					
1815	WATER DEPOSIT REFUNDS #11	310106.01A		<u>COLEMAN HOMES, 9243 S UPDALE AVE, WATER OVERPAYMENT</u>	12/15/2016	58.54	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310106.01A:						58.54	.00					
1815	WATER DEPOSIT REFUNDS #11	310113.01A		<u>COLEMAN HOMES, 9238 S COPELAND WAY, WATER OVERPAYMENT</u>	12/15/2016	89.12	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310113.01A:						89.12	.00					
1815	WATER DEPOSIT REFUNDS #11	310114.01		<u>COLEMAN HOMES, 9260 S COPELAND WAY, WATER OVERPAYMENT</u>	12/21/2016	7.74	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310114.01:						7.74	.00					
1815	WATER DEPOSIT REFUNDS #11	310115.01		<u>COLEMAN HOMES, 9274 S COPELAND WAY, WATER OVERPAYMENT</u>	12/15/2016	46.35	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310115.01:						46.35	.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
1815	WATER DEPOSIT REFUNDS #11	310140.01A		<u>COLEMAN HOMES, 9382 S UPDALE AVE, WATER OVERPAYMENT</u>	12/15/2016	58.12	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310140.01A:						58.12	.00					
1815	WATER DEPOSIT REFUNDS #11	310143.01A		<u>COLEMAN HOMES, 9276 S UPDALE AVE, WATER OVERPAYMENT</u>	12/15/2016	92.70	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310143.01A:						92.70	.00					
1815	WATER DEPOSIT REFUNDS #11	310150.01		<u>COLEMAN HOMES, 9338 S UPDALE AVE, WATER OVERPAYMENT</u>	12/15/2016	46.35	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 310150.01:						46.35	.00					
1815	WATER DEPOSIT REFUNDS #11	90950.02		<u>ROBERT J JOHNSON, 987 N PYRITE PL, WATER OVERPAYMENT</u>	12/22/2016	58.51	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 90950.02:						58.51	.00					
1815	WATER DEPOSIT REFUNDS #11	92170.01		<u>ROBERT DAY, 1466 N HAREM WAY, WATER OVERPAYMENT</u>	12/14/2016	8.24	.00	99-1075 Utility Cash Clearing	0	12/16		
Total 92170.01:						8.24	.00					
Total WATER DEPOSIT REFUNDS #11:						2,596.25	.00					
WESTERN BUILDING MAINTENANCE, INC.												
1499	WESTERN BUILDING MAINTENANCE, INC.	0096818-IN		<u>MONTHLY JANITORIAL SERVICES FOR DECEMBER - SENIOR CENTER</u>	12/22/2016	330.33	.00	01-6025 JANITORIAL	1001	12/16		
Total 0096818-IN:						330.33	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 12/16/2016-12/29/2016

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1499	WESTERN BUILDING MAINTENANCE, INC.	0096819-IN		<u>JANITORIAL SERVICES FOR DECEMBER - CITY HALL - ADMIN</u>	12/22/2016	84.93	.00	<u>01-6025 JANITORIAL</u>	0	12/16		
1499	WESTERN BUILDING MAINTENANCE, INC.	0096819-IN		<u>JANITORIAL SERVICES FOR DECEMBER - CITY HALL - P & Z</u>	12/22/2016	30.33	.00	<u>01-6025 JANITORIAL</u>	1003	12/16		
1499	WESTERN BUILDING MAINTENANCE, INC.	0096819-IN		<u>JANITORIAL SERVICES FOR DECEMBER - CITY HALL - WATER</u>	12/22/2016	78.87	.00	<u>20-6025 JANITORIAL</u>	0	12/16		
1499	WESTERN BUILDING MAINTENANCE, INC.	0096819-IN		<u>JANITORIAL SERVICES FOR DECEMBER - CITY HALL - SEWER</u>	12/22/2016	78.87	.00	<u>21-6025 JANITORIAL</u>	0	12/16		
1499	WESTERN BUILDING MAINTENANCE, INC.	0096819-IN		<u>JANITORIAL SERVICES FOR DECEMBER - CITY HALL - P.I</u>	12/22/2016	30.33	.00	<u>25-6025 JANITORIAL</u>	0	12/16		
Total 0096819-IN:						303.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0096820-IN		<u>MONTHLY JANITORIAL SERVICES FOR DECEMBER - TREATMENT PLANT - WATER</u>	12/22/2016	31.50	.00	<u>20-6025 JANITORIAL</u>	0	12/16		
1499	WESTERN BUILDING MAINTENANCE, INC.	0096820-IN		<u>MONTHLY JANITORIAL SERVICES FOR DECEMBER - TREATMENT PLANT - SEWER</u>	12/22/2016	31.50	.00	<u>21-6025 JANITORIAL</u>	0	12/16		
1499	WESTERN BUILDING MAINTENANCE, INC.	0096820-IN		<u>MONTHLY JANITORIAL SERVICES FOR DECEMBER - TREATMENT PLANT - P.I</u>	12/22/2016	12.00	.00	<u>25-6025 JANITORIAL</u>	0	12/16		
Total 0096820-IN:						75.00	.00					
Total WESTERN BUILDING MAINTENANCE, INC.:						708.66	.00					
Grand Totals:						198,382.12	89,968.46					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
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Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.



City of Kuna

Staff Memo

763 W. Avalon St.
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
WWW.Kunacity.Id.gov

To: City Council

Case Number: 16-15-FP – Final Plat;
Mineral Springs Sub. No. 3

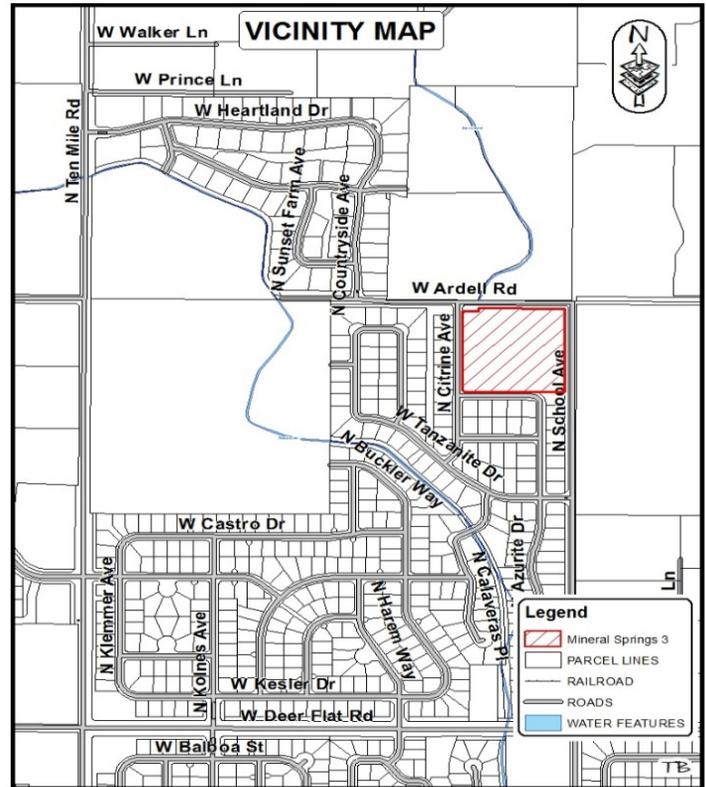
Location: SWC School Ave and Ardell Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Meeting Date: January 3, 2017

Applicant: **P & F Development**
Paul Beckman
3585 W. State Street
Eagle, ID 83616
208.386.9196

Representative: **B & A Engineers**
David Crawford
5505 W. Franklin Rd.
Boise, ID 83705
208.342.5792
dacrawfod@baengineers.com



A. General Project Facts, Staff Analysis:

1. In accordance with KCC Title 6; Subdivision Regulations, applicant requests Final Plat approval for Ardell Estates Subdivision No. 1. The Final Plat for Mineral Springs Subdivision No. 3 proposes 12 buildable and no common lots over approximately 6.49 acres (APN # R5741281000).

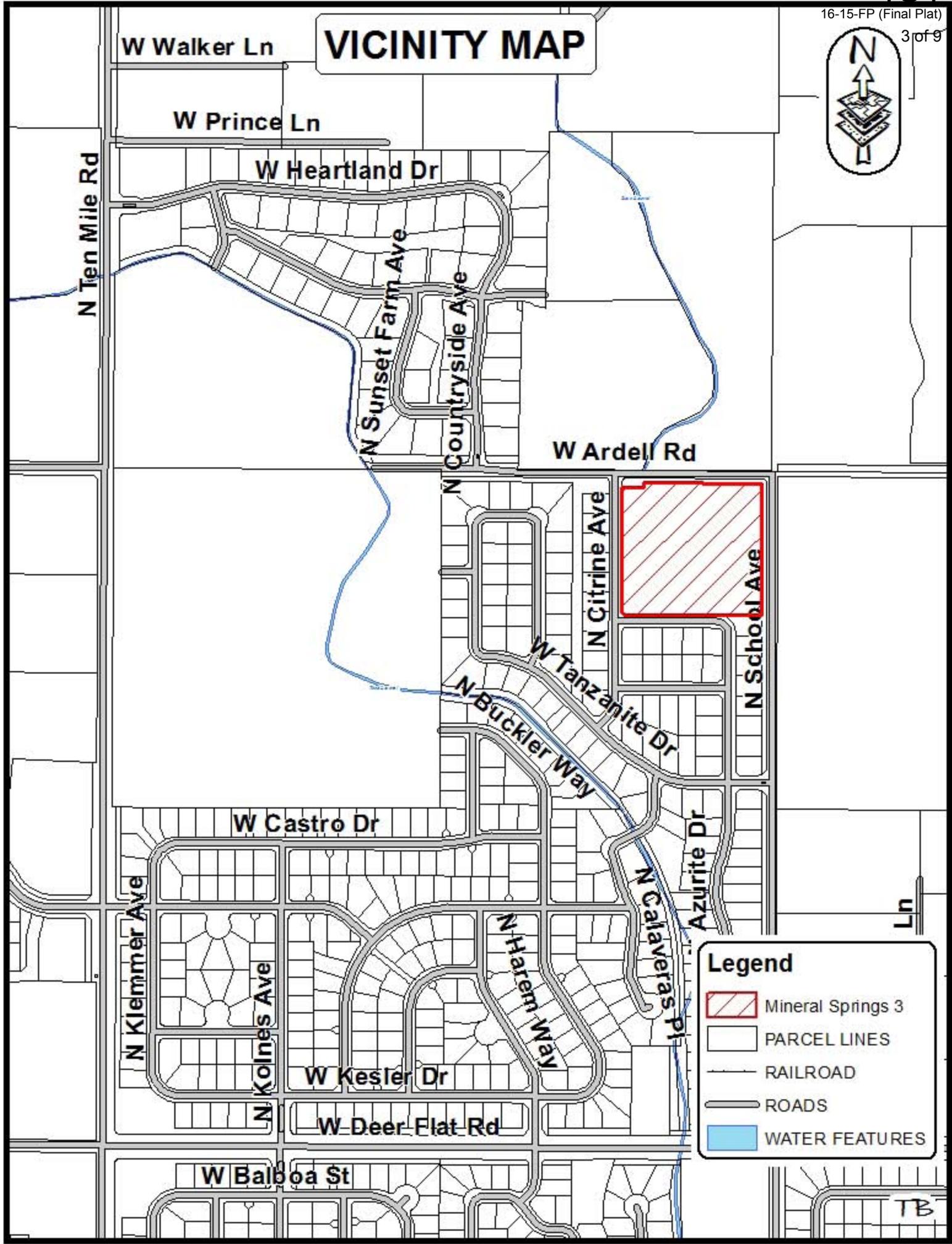
B. Site Aerial Map:



C. Staff Analysis:

1. After reviewing the application, staff has determined the proposed final plat for Mineral Springs Subdivision No. 3 appears to be in substantial conformance with the approved preliminary plat. Applicant shall secure all signatures on the final plat check-off list prior to requesting City engineer signature on the final plat Mylar sheets. Applicant shall be subject to the following recommended changes to the final plat and comments listed below, unless directed differently by Council;
 - a. The applicant shall adhere to all agency and staff recommendations.
 - b. Applicant shall follow all Kuna Rural Fire District standards.
 - c. Adjust the final plat to address and conform to staff and City Engineers comments and redlines. Planning and Zoning has no further comments on the final plat.
 - d. If further correction is needed, the applicant shall amend the final plat until staff determines full technical compliance with all components of the plat.
 - e. The applicant shall comply with all federal, state and local laws.

VICINITY MAP



Legend

-  Mineral Springs 3
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

TB





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

August 30, 2016

To: **City of Kuna**
763 W. Avalon St.
Kuna, Idaho 83634
Voice 922-5546

From: **David Crawford- B&A Engineers, Inc.**

RE: Mineral Springs Subdivision No. 3

Kuna City,

Based on limited observations in the field and information provided by others during the construction of Mineral Springs Subdivision No. 3 we believe that construction of the facilities related to the development are being completed in substantial conformance to the approved construction plans.

We believe that the final plat as shown is in substantial conformance with the approved preliminary plat and the approved construction plans for the project.

Should you have any questions please contact me at 343-3381 or by e-mail at dacrawford@baengineers.com

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Crawford', is written over a horizontal line. The signature is stylized and somewhat cursive.

David Crawford
B&A Engineers, Inc.



**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)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>P&F Developement, LLC.</u>	Phone Number: _____
Address: <u>3585 W. State St.</u>	E-Mail: _____
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____
Applicant (Developer): <u>Paul Beckman, Manager</u>	Phone Number: _____
Address: <u>Same as owner</u>	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>David Crawford B&A Engineers</u>	Phone Number: <u>208-343-3381</u>
Address: <u>5505 W. Franklin Rd.</u>	E-Mail: <u>dacrawford@baengineers.com</u>
City, State, Zip: <u>Boise, ID. 83705</u>	Fax #: <u>208-342-5792</u>

Subject Property Information

Site Address: <u>2218 N. Citrine Ave. Kuna, ID 83634</u>
Site Location (Cross Streets): <u>School St. & Ardell St.</u>
Parcel Number (s): <u>R574128100</u>
Section, Township, Range: <u>Sec. 14, T2N, R1W</u>
Property size : <u>6.5 Acres</u>
Current land use: <u>Vacant</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>R-4</u> Proposed zoning district: <u>R-4</u>

Project Description

Project / subdivision name: Mineral Springs Subdivision # 3
 General description of proposed project / request: Approval of final plat for phase 3 of Mineral Springs Subd.

Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
 Please describe the existing buildings: _____

Any existing buildings to remain? Yes No
 Number of residential units: 12 Number of building lots: 12
 Number of common and/or other lots: 0

Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____

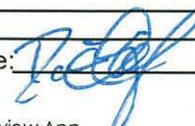
Minimum Square footage of structure (s): 1,600 Sq Foot
 Gross density (DU/acre-total property): 1.85 U/Ac Net density (DU/acre-excluding roads): 2.01 U/Ac
 Percentage of open space provided: 0 Acreage of open space: 0
 Type of open space provided (i.e. landscaping, public, common, etc.): N/A

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____
 Gross floor area square footage: _____ Existing (if applicable): _____
 Hours of operation (days & hours): _____ Building height: _____
 Total number of employees: _____ Max. number of employees at one time: _____
 Number and ages of students/children: _____ Seating capacity: _____
 Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking:
 a. Handicapped spaces: _____ Dimensions: _____
 b. Total Parking spaces: _____ Dimensions: _____
 c. Width of driveway aisle: _____

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

Applicant's Signature:  Date: 10/4/16

Legend

- PROJECT / PROPERTY BOUNDARY
- LOT LINE
- STREET CENTERLINE
- EXISTING PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT, SEE NOTE 16
- EXISTING ACHD STORM DRAIN EASEMENT
- EXISTING UTILITY, DRAINAGE AND IRRIGATION EASEMENT
- 10' WIDE PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT, SEE NOTE 13
- 20' WIDE SANITARY SEWER EASEMENT, SEE NOTE 15
- ACHD STORM DRAIN EASEMENT, SEE NOTE 10
- 5' WIDE UTILITY, DRAINAGE AND IRRIGATION EASEMENT, UNLESS OTHERWISE DIMENSIONED, SEE NOTES 13 AND 14
- 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"

Notes

1. IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION §31-3805(1)(b). ALL LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION RIGHTS THROUGH BOISE-KUNA IRRIGATION DISTRICT, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
2. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION AND MAY REQUIRE AMENDMENT OF THE DEVELOPMENT AGREEMENT.
3. ALL REFERENCES TO HOMEOWNERS' ASSOCIATION HEREON ARE TO THE MINERAL SPRINGS SUBDIVISION NO. 3 HOMEOWNERS' ASSOCIATION AND THE OWNERS OF THE LOTS, WITHIN SAID SUBDIVISION JOINTLY.
4. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA, AND CONDITIONS OF THE STAFF REPORT FOR MINERAL SPRINGS SUBDIVISION NO. 3.
6. OTHER THAN THE ACCESS POINTS SHOWN ON THIS PLAT, DIRECT ACCESS TO N. SCHOOL AVE. AND W. ARDELL RD. IS PROHIBITED.
7. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH, CROSSING A LOT, IS THE RESPONSIBILITY OF THE OWNER OF THAT LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION OR DRAINAGE DISTRICT.
8. THIS DEVELOPMENT RECOGNIZES IDAHO CODE §22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR APPURTENANCE TO IT."
9. THE PRESSURE IRRIGATION EASEMENTS SHOWN HEREON ARE PERPETUAL, NON-EXCLUSIVE, AND HEREBY GRANTED TO THE CITY OF KUNA.
10. LOTS 6, 7 AND 8, BLOCK 1, ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT, RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
11. NO EASEMENT SHOWN OR DESIGNATED HEREON SHALL PRECLUDE THE CONSTRUCTION AND MAINTENANCE OF HARD-SURFACED DRIVEWAYS, LANDSCAPING, PARKING, OR OTHER SUCH NONPERMANENT IMPROVEMENTS.
12. ALL EASEMENTS ARE PARALLEL (OR CONCENTRIC) TO THE LINES (OR ARCS) THAT THEY ARE DIMENSIONED FROM UNLESS OTHERWISE NOTED.
13. A 10-FOOT WIDE PUBLIC UTILITIES, LOT DRAINAGE, AND LOT IRRIGATION EASEMENT IS HEREBY DESIGNATED ADJOINING ALL PUBLIC RIGHTS-OF-WAYS OF THIS SUBDIVISION.
14. THE PRESSURIZED IRRIGATION EASEMENTS SHOWN HEREON ARE FOR THE INSTALLATION AND MAINTENANCE OF LINES AND APPURTENANCES, AND ARE HEREBY DESIGNATED TO BENEFIT THE CITY OF KUNA.
15. A 20' WIDE SANITARY SEWER EASEMENT AS SHOWN ON LOT 1, BLOCK 1, IS HEREBY DESIGNATED TO BENEFIT THE CITY OF KUNA.
16. ALL EXISTING EASEMENTS SHOWN HEREON ARE RESERVED ON THE PLAT OF MINERAL SPRINGS SUBDIVISION NO. 2 AS RECORDED IN BOOK 97, PAGES 12332 THROUGH 12334, RECORDS OF ADA COUNTY, IDAHO.

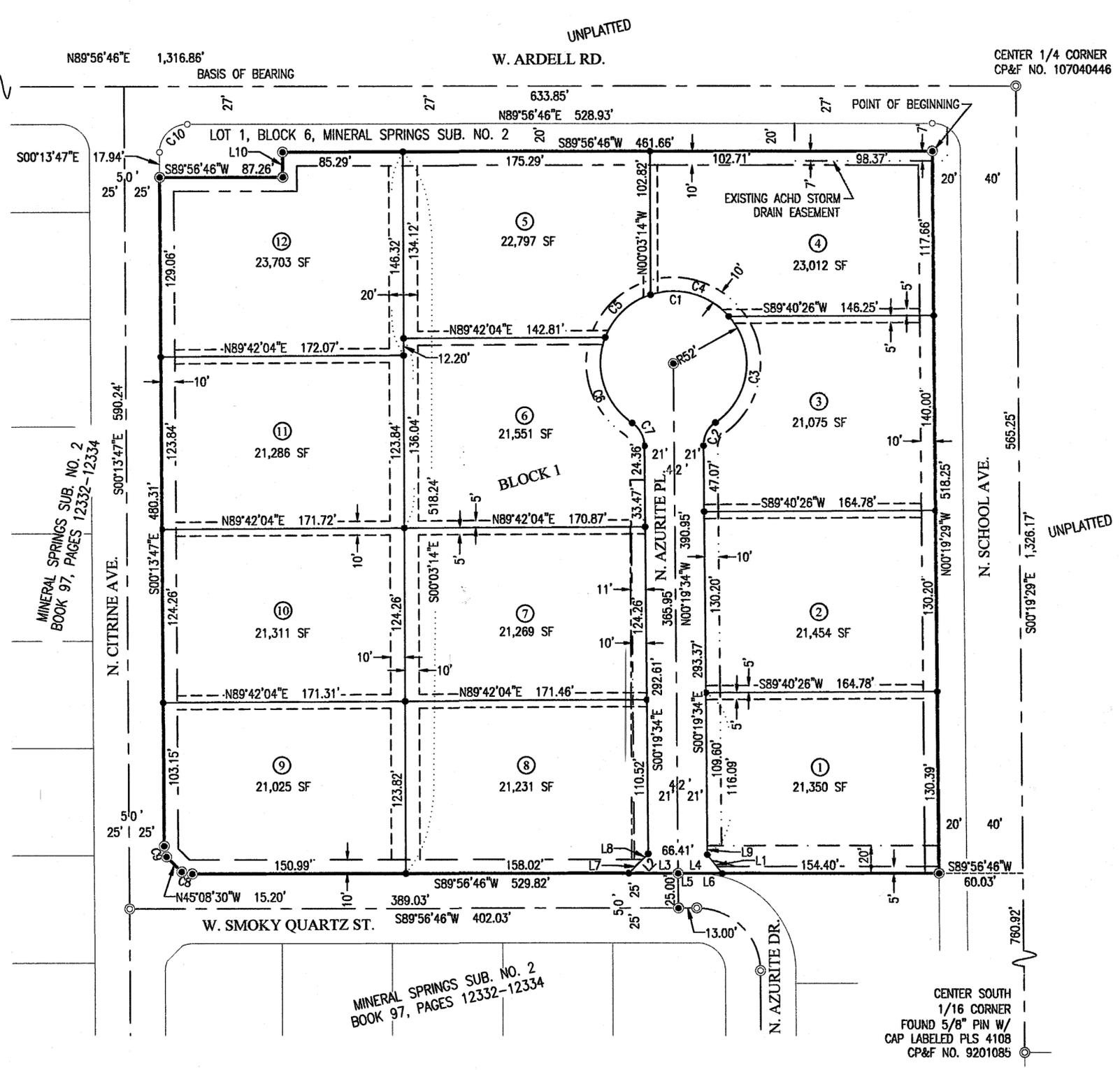
Mineral Springs Subdivision No. 3

A RESUBDIVISION OF LOT 2, BLOCK 6 OF MINERAL SPRINGS SUBDIVISION NO. 2, SITUATE IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.

2016

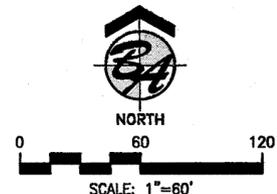
Reference Documents

- SUBDIVISION PLATS
- MINERAL SPRINGS SUBDIVISION NO. 2, BOOK 97, PAGES 12332-12334
- RECORDS OF SURVEY
- ROS NO. 3547
- ROS NO. 7450



LINE	BEARING	DISTANCE
L1	S37°44'35"E	17.07'
L2	S44°48'36"W	19.80'
L3	N89°56'46"E	35.03'
L4	N89°56'46"E	31.37'
L5	N89°56'46"E	13.12'
L6	N89°56'46"E	18.26'
L7	S44°48'36"W	14.11'
L8	S44°48'36"W	5.69'
L9	S0°21'53"E	5.80'
L10	N0°18'13"W	18.00'

CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD DISTANCE
C1	290°34'22"	52.00'	263.70'	S89°39'16"W	59.22'
C2	55°16'08"	20.00'	19.29'	S27°18'30"W	18.55'
C3	95°44'50"	52.00'	86.90'	N7°04'09"E	77.13'
C4	67°10'11"	52.00'	60.96'	N74°23'21"W	57.53'
C5	50°54'03"	52.00'	46.20'	S46°34'32"W	44.69'
C6	76°45'33"	52.00'	69.66'	S17°15'16"E	64.57'
C7	55°18'29"	20.00'	19.31'	N27°58'48"W	18.57'
C8	22°34'50"	20.00'	7.88'	S78°45'49"E	7.83'
C9	22°34'50"	20.00'	7.88'	N11°31'11"W	7.83'
C10	90°10'33"	20.00'	31.48'	S44°51'30"W	28.33'



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

Mineral Springs Subdivision No. 3

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED DOES HEREBY CERTIFY THAT IT IS THE OWNER OF A CERTAIN TRACT OF LAND TO BE KNOWN AS MINERAL SPRINGS SUBDIVISION NO. 3, AND THAT IT INTENDS TO INCLUDE THE FOLLOWING DESCRIBED LAND IN THIS PLAT:

A RE-SUBDIVISION OF LOT 2, BLOCK 6 OF MINERAL SPRINGS SUBDIVISION NO. 2, ON FILE IN THE OFFICE OF THE ADA COUNTY, IDAHO, RECORDER IN BOOK 97 OF PLATS AT PAGE 12332 THROUGH 12334. SITUATE IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2, WHICH IS THE POINT OF BEGINNING:

THENCE S00°19'29"E, 518.25 FEET ALONG THE EASTERLY BOUNDARY OF SAID LOT 2 AND THE WESTERLY RIGHT-OF-WAY OF NORTH SCHOOL STREET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE S89°56'46"W, 172.66 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 TO THE NORTHERLY RIGHT-OF-WAY OF WEST SMOKY QUARTZ STREET;

THENCE CONTINUING S89°56'46"W, 357.16 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 AND THE NORTHERLY RIGHT-OF-WAY OF WEST SMOKY QUARTZ STREET;

THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 2 AND THE RIGHT-OF-WAY OF WEST SMOKY QUARTZ STREET, 7.88 FEET ALONG A TANGENT CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 22°34'50", A LONG CHORD BEARING OF N78°45'49"W, AND A LONG CHORD DISTANCE OF 7.83 FEET;

THENCE CONTINUING ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 2 AND THE RIGHT-OF-WAY OF WEST SMOKY QUARTZ STREET N45°08'30"W, 15.20 FEET TO THE EASTERLY RIGHT-OF-WAY NORTH CITRINE AVENUE AND THE WESTERLY BOUNDARY OF SAID LOT 2;

THENCE CONTINUING ALONG THE SOUTHWESTERLY BOUNDARY OF SAID LOT 2 AND THE RIGHT-OF-WAY OF WEST SMOKY QUARTZ STREET, 7.88 FEET ALONG A TANGENT CURVE DEFLECTING TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 22°34'50", A LONG CHORD BEARING OF N11°31'11"W, AND A LONG CHORD DISTANCE OF 7.83 FEET;

THENCE N00°13'47"W, 480.31 FEET ALONG THE EASTERLY RIGHT-OF-WAY OF NORTH CITRINE AVENUE AND ALONG THE WESTERLY BOUNDARY OF SAID LOT 2;

THENCE N89°56'46"E, 87.26 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2;

THENCE N00°18'13"W, 18.00 FEET ALONG THE WESTERLY BOUNDARY OF SAID LOT 2;

THENCE N89°56'46"E, 461.66 FEET ALONG THE NORTHERLY BOUNDARY OF SAID LOT 2 TO THE POINT OF BEGINNING.

COMPRISING 6.50 ACRES, MORE OR LESS.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC; THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT TO USE SAID EASEMENTS IS HEREBY RESERVED FOR THE USES SPECIFICALLY DEPICTED ON THE PLAT, AND FOR ANY OTHER PURPOSES DESIGNATED HEREON. THE LOTS WITHIN THIS SUBDIVISION ARE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF KUNA; AND THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF: I HAVE HEREUNTO SET MY HAND ON THIS 20 DAY OF September, 2016.

Paul A. Beckman 9/20/16
PAUL A. BECKMAN, MANAGER DATE
P & F DEVELOPMENT, LLC

Acknowledgment

STATE OF IDAHO)
)SS.
COUNTY OF ADA)

ON THIS 20 DAY OF September, IN THE YEAR OF 2016, BEFORE ME THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED PAUL A. BECKMAN, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF P & F DEVELOPMENT, LLC, THE LIMITED LIABILITY COMPANY THAT EXECUTED THE INSTRUMENT OR THE PERSON WHO EXECUTED THE INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

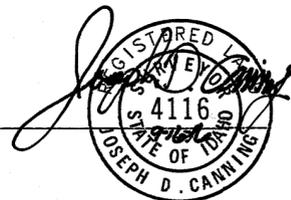
Janell L. Hall
NOTARY PUBLIC FOR IDAHO
RESIDING IN BOISE, IDAHO
MY COMMISSION EXPIRES 1-13-2022



Certificate of Surveyor

I, JOSEPH D. CANNING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF MINERAL SPRINGS SUBDIVISION NO. 3, AS DESCRIBED IN THE CERTIFICATE OF OWNERS AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND ACCURATELY AND CORRECTLY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

JOSEPH D. CANNING, P.L.S. NO. 4116



Approval of Central District Health Department

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

CENTRAL DISTRICT HEALTH DEPARTMENT, EHS DATE

Approval of Ada County Highway District

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 2016.

COMMISSION PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

Approval of City Engineer

I, THE UNDERSIGNED, THE CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, ON THIS _____ DAY OF _____, 2016, HEREBY APPROVE THIS PLAT.

KUNA CITY ENGINEER DATE

Approval of City Council

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 2016, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

KUNA CITY CLERK

Certificate of County Surveyor

I, THE UNDERSIGNED, COUNTY SURVEYOR, IN AND FOR ADA COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

ADA COUNTY SURVEYOR DATE

Certificate of County Treasurer

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

ADA COUNTY TREASURER DATE

Certificate of County Recorder

STATE OF IDAHO)
)SS. INSTRUMENT NO. _____
COUNTY OF ADA)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED AT THE REQUEST OF _____

AT _____ MINUTES PAST _____ O'CLOCK _____ M.,

THIS _____ DAY OF _____,

IN MY OFFICE, AND WAS RECORDED IN BOOK _____ OF PLATS

AT PAGES _____ THROUGH _____.

FEE: _____

EX-OFFICIO RECORDER: CHRISTOPHER D. RICH

DEPUTY: _____



B&A Engineers, Inc.

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

**CITY OF KUNA, IDAHO
GRANT OF ACHD IRREVOCABLE STANDBY LETTER OF CREDIT
RESOLUTION NO. R01-2017**

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE IRREVOCABLE LETTER OF CREDIT IN THE AMOUNT OF \$25,000 WITH THE ADA COUNTY HIGHWAY DISTRICT AS THE NAMED BENEFICIARY.

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 irrevocable letter of credit in the amount of \$25,000 with the Ada County Highway District as the named beneficiary.

PASSED BY THE COUNCIL of Kuna, Idaho this 3rd day of January, 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 3rd day of January, 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

IRREVOCABLE STANDBY LETTER OF CREDIT

Opening Date for Letter of Credit: **January 29, 2017**

Beneficiary: **Ada County Highway District
318 E. 37th Street
Boise, Idaho 83714**

Amount: **\$25,000** (Twenty Five Thousand Dollars and no/100)

Expires: **January 28, 2018**

The City of Kuna hereby issues this Irrevocable Standby Letter of Credit in favor of the above-named beneficiary to guarantee payment of claims made against the City of Kuna for work not completed with respect to ACHD Temporary Highway Use Permits issued to the City of Kuna between the dates of January 29, 2017 and January 28, 2018.

The City of Kuna agrees to honor valid claims, if duly presented in a written statement, signed by a person purportedly authorized by the beneficiary, together with supporting documentation.

The City of Kuna guarantees that the sum of Twenty Five Thousand dollars (\$25,000.00) will be maintained in the City's checking or investment funds to cover potential claims. A check shall be drawn on the U.S. Bank, Kuna, Idaho, for any valid claim presented to the City of Kuna for work not completed as agreed.

The City of Kuna hereby revokes any and all former Standby Letters of Credit heretofore made and issued to ACHD.

Dated this 3rd day of January, 2017.

Joseph L. Stear, Mayor – City of Kuna

ATTEST:

John Marsh, Treasurer - City of Kuna



City of Kuna

City Council Memo

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

To: Kuna City Council

File Numbers: 16-04-ZC (Rezone)

Location: N. Meridian Road,
South of E. Meadowview
Road, north of E. Kuna Road,
Kuna, Idaho
(APN # S1419333400)

Planner: Trevor Kesner, Planner II

Hearing date: January 3, 2017

Applicant/Owner: Keith Clow
1085 Glenway Ave.
Fruitland, ID 83619
208.407.7218
keithclow6@gmail.com

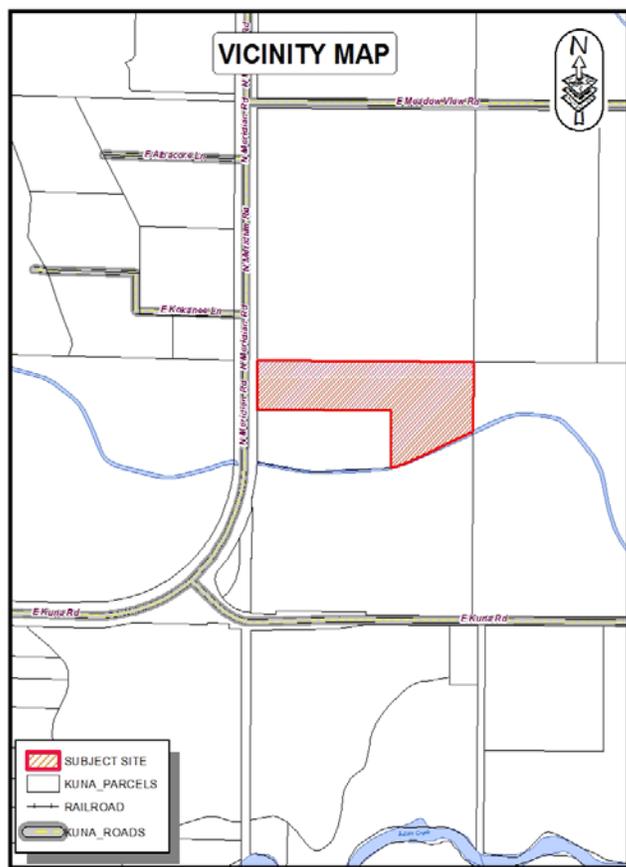


Table of Contents:

- A. Process and Noticing
- B. Applicant Request
- C. Aerial map
- D. Site History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Procedural Background
- I. Factual Summary
- J. Proposed Comprehensive Plan Analysis
- K. Proposed Kuna City Code Analysis
- L. Comprehensive Plan Analysis
- M. Proposed Conclusions of Law
- N. Proposed Decision by the Council.

A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), states that Rezones are designated as a public hearing, 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 Land Use Planning Act.

a. Notifications

- i. Neighborhood Meeting September 8, 2016 (six persons attended)
- ii. Agency Comment Request October 25, 2016
- iii. 300' Property Owners Notice December 15, 2016
- iv. Kuna, Melba Newspaper December 14, 2016
- v. Site Posted December 20, 2016

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

A rezone request from Keith Clow to rezone approximately 8.74 acres in city limits from an (A) agriculture zone to a (C-2) Area Business District commercial zoning designation, to construct a commercial storage facility. The site has no assigned address and is located on the east side of N. Meridian Road, south of E. Meadowview Road and north of E. Kuna Road, Kuna, Idaho.

C. Aerial Map:

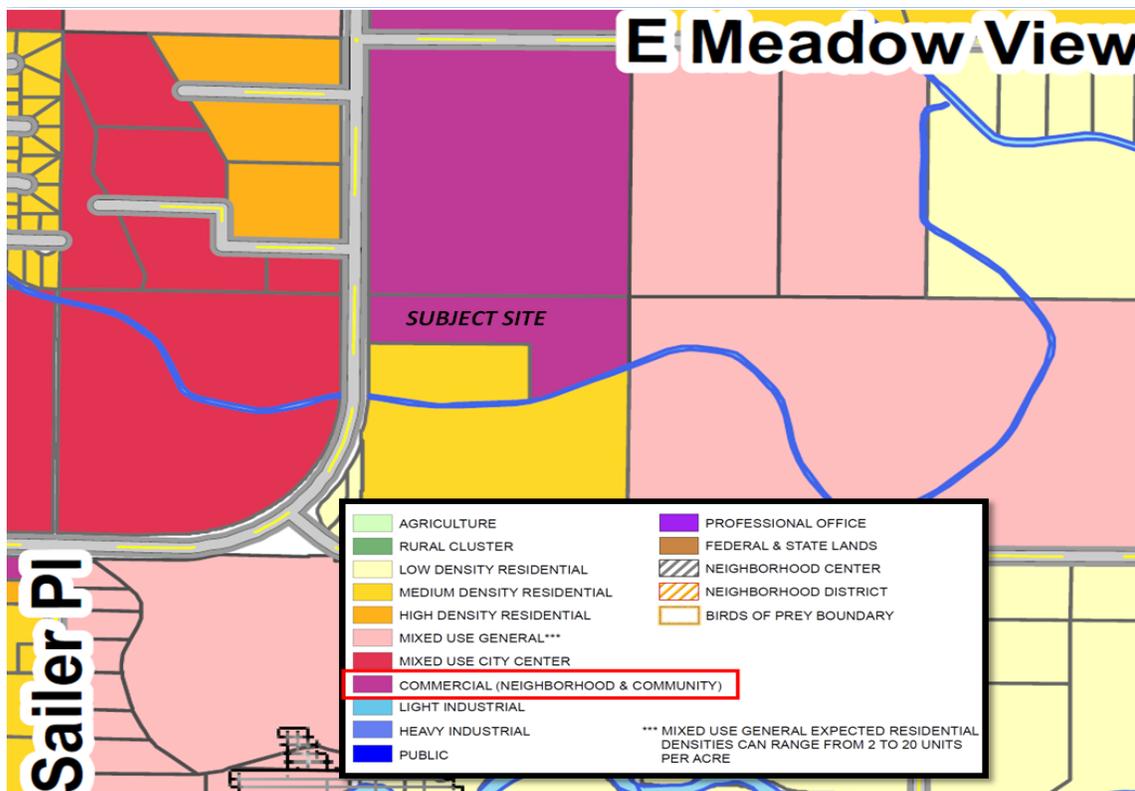
©Copyrighted

D. Site History:

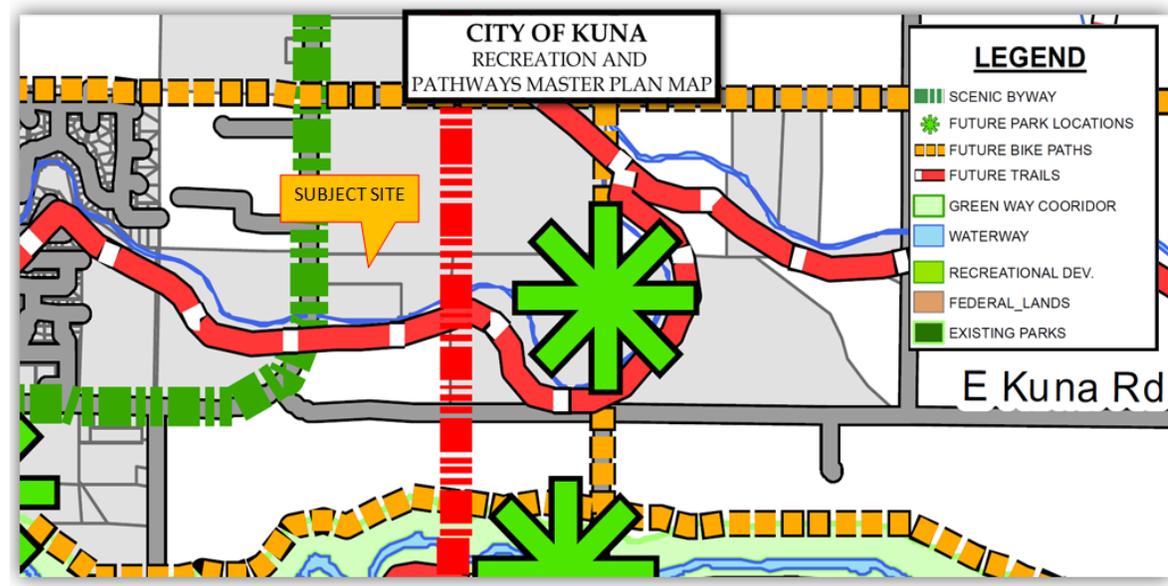
This site is within city limits and has been farmed for many years.

E. General Projects Facts:

- 1. Comprehensive Plan Map:** The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision-making bodies for the city. The Comprehensive Plan Future Land Use Map indicates a Commercial (Neighborhood & Community) land use designation for this parcel; it is not the current zone.



2. **Recreation and Pathways Master Plan Map:** The Recreation and Pathways Master Plan Map provides a comprehensive guide and supporting visual depiction for where pathways, trails and greenways should be planned for and constructed as development occurs. The subject site fronts a designated ‘Scenic Byway’ and is directly adjacent to city-owned lands planned as a future park site. The Recreation and Pathways Master Plan Map indicates that provisions should be made for a future pathway or trail in this area along the banks of the Kuna Canal Lateral. The closest pathway or trail is situated on the south bank of the Kuna Canal and terminates at Tomorrow Subdivision to the west. Future trail/pathway connectivity would likely continue along the south bank of the Canal as it abuts the subject site.
- 3.



4. Surrounding Land Uses:

North	A	Agriculture – Kuna City
South	A / RUT	Agriculture – Kuna City / Rural Urban Transition – Ada County
East	A	Agriculture – Kuna City (Kuna School District Property)
West	C-1	Neighborhood Business District (Commercial) – Kuna City

5. Parcel Sizes, Current Zoning, Parcel Number(s):

- Parcel Size: 8.77 acres (approximately)
- Zoning: A; Agriculture – Kuna City
- Parcel #: S1419333400

6. Services:

Sanitary Sewer– City of Kuna (connection required when services are within 300' of property or when sewer demand exceeds two {2} Equivalent Dwelling Units)
 Potable Water – City of Kuna (connection is required)
 Irrigation District – Boise Kuna Irrigation District (BKID)
 Pressurized Irrigation – City of Kuna (connection required when services are within 300' of property)
 Fire Protection – Kuna Rural Fire District
 Police Protection – Kuna Police (Ada County Sheriff's office)
 Sanitation Services – J&M Sanitation

7. Existing Structures, Vegetation and Natural Features:

There are currently no structures situated on the subject site. The site's vegetation has been cleared and earth work for future development has begun. Soils in the area average a 1% slope with a 20"- 60" Bedrock depth and falls within hydrologic groups 'C' and 'D' per the USDA soil survey of Ada County.

8. Transportation / Connectivity:

The site's frontage is situated within the State Highway 69 overlay district. A 45-foot wide future ingress/ egress access point to the site is proposed on the northern portion of the site's frontage. Idaho Transportation Department (ITD) has approved an approach permit for site access (see Exhibit C).

9. Environmental Issues:

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

10. Agency Responses:

The responding agency comments are included as exhibits with this Memo:

- Central District Health Department (CDHD) – Exhibit B-1
- Ada County Highway District (ACHD) – Exhibit B-2
- Kuna City Engineer (Gordon Law, P.E.) - Exhibit B-3
- Community Planning Association of Southwest Idaho (Compass) – Exhibit B-4
- Kuna Rural Fire and EMS – Exhibit B-5
- Idaho Transportation Department (ITD) – Exhibit B-6
- Boise Project Board of Control – Exhibit B-7

F. Staff Analysis:

The rezone and special use involve a parcel that abuts Highway 69/Meridian Road corridor. No public utilities are currently near the subject site. These applications have been submitted to prepare the site for a future commercial storage facility development.

The applicant has submitted all necessary documentation associated with the rezone request to the Planning and Zoning Department. Applicant intends to apply landscaping adjacent to Highway 69/Meridian Road as a screening buffer, following setbacks and other site design requirements for the Highway 69 Overlay District. A Design Review Application will be required for future buildings, site landscaping, parking, fencing and trash enclosures. An engineered site grading and drainage plan will be required.

Staff has determined this application complies with Title 1 and Title 5 of Kuna City Code; Idaho Statute § 67-6511; and Kuna's Comprehensive Plan; and forwards a recommendation of approval for Case No's 16-04-ZC subject to the recommended conditions of approval listed in Section 'N' of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance, Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. Idaho Code, Title 67, Chapter 65- of the Local Land Use Planning Act.

H. Procedural Background:

The Commission held a public hearing on November 22, 2016, where it approved Case No. 16-06-SUP (Special Use Permit) and made findings on December 13, 2016, to recommend approval of Case No. 16-04-ZC (Rezone) to City Council based on the application, agency comments, staff's report, application exhibits and public testimony that was presented.

I. Factual Summary:

This site is located along N. Meridian Road. Applicant proposes a rezone of approximately 8.77-acre site from Agriculture (A) to a Commercial (C-2) zoning designation and a special use permit to develop the parcel into a future commercial storage facility including office/retail suites. The site will have one access point from Highway 69/N. Meridian Road.

J. Comprehensive Plan Analysis:

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

The proposed zone change and special uses for the site appear to be generally consistent with the following Comprehensive Plan components:

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

1. The proposed rezone and special uses are generally consistent with the following Comprehensive Plan components:

GOALS AND POLICIES – *Property Rights*

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

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

GOALS AND POLICIES – Economic Development

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

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

GOALS AND POLICIES – Land Use

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

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

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

K. Proposed Kuna City Code Analysis:

1. The Commission finds that the proposal is in compliance with the following Kuna City Codes (KCC):
 - A. KCC Title 1, Chapter 14; Section 3: Decision Making Authority and Process by Application
 - B. KCC Title 5, Chapters 11, 12 and 14: Rezone Form, Application, Initiation, Hearing and Approval sections.

L. Proposed Comprehensive Plan Analysis:

1. The site is physically suitable for a commercial storage and office facility use.

Comment: *The 8.77-acre (approximate) project appears to be suitable for a commercial storage facility and light office/retail uses.*

2. The rezone uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be rezoned is not used as wildlife habitat. The access, landscaping, parking, drive aisles and structures planned for construction will be installed according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

3. The rezone and special use applications are not likely to cause adverse public health problems.

Comment: *The rezone and Comprehensive Plan Map amendment for the property requires a zoning designation per Kuna Code 5-13-9. The project requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

4. 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 Commission shall consider the rezone, special uses and the location of the property with adjacent uses.*

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

Comment: *Correspondence from ITD, ACHD and Kuna Public Works confirms that the existing streets and available utility services are suitable and adequate for the commercial project.*

M. Proposed Conclusions of Law:

1. Based on the evidence contained in Case Nos. 16-04-ZC, the City Council finds Case No 16-06-SUP generally complies with Kuna City Code.
2. Based on the evidence contained in Case No. 16-04-ZC, the City Council finds Case No. 16-04-ZC is generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

N. Proposed Decision by the Council:

Based upon the record for Case No. 16-04-ZC, including the exhibits, staff report and testimony during the public hearing, Kuna City Council hereby (*approves/conditionally approves/denies*) Case No. No 16-04-ZC, a rezone request by Keith Clow with the conditions listed below:

1. The applicant/owner or future assigns will be required to construct a 12-inch Pressurized Irrigation Trunk Line for the portion of the property fronting Highway 69, and for any extensions occupying facilities master plan routes when services are available within 300 feet of the property as set forth by the Kuna City Engineer. **Pressure Irrigation connection fees are to be pre-paid** and piping shall be configured to facilitate convenient connection when required. Any new structure is subject to connection fees for its connected load.
2. The applicant/owner or future assigns is required to connect to the City water system for all potable water and fire suppression needs. Installation of a 12-inch water trunk line for the portion of the property fronting Highway 69 and for any extensions occupying facilities master plan routes is required. **Potable water connection fees are to be pre-paid**. Any new structure is subject to connection fees for its connected load.
3. The applicant/owner or future assigns shall obtain written approval of the construction plans from the agencies noted below. The approvals may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies:
 - a) The City Engineer must approve the sewer hook-ups. Connection to the City sewer system for all sanitary sewer needs when services are available within 300 feet of the property in accordance with the sewer master plan. **Sewer connection fees are to be pre-paid**. Plumbing shall be configured to facilitate convenient connection, when required.
 - b) The Kuna Fire District must approve all fire flow requirements and/or building plans. Installation of fire protection facilities as specifically required by the Kuna Fire District, are required.
 - c) The Boise-Kuna Irrigation District must approve all proposed modifications to the existing irrigation system.
 - d) Approval from Ada County Highway District and Impact Fees, if any, shall be paid prior to building permit issuance.
 - e) The City Engineer must approve a surface drainage run-off plan. As recommended by Central District Health Department, the plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing, excavation of any kind shall be initiated until the applicant has received approval of a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading. Site grading must not create a slope burden on adjacent properties.

4. All public rights-of-way shall be dedicated and constructed to standards of the City, Idaho Transportation Department and Ada County Highway District. No public street construction may be commenced without the approvals of the Idaho Transportation Department and Ada County Highway District. The applicant shall have approved permit(s) from the Idaho Transportation Department (ITD) for construction of any access to the State Highway 69 or construction done within the state highway right-of-way.
5. Installation of all service facilities shall comply with the requirements of the public utility and/or irrigation district providing the services. All utilities shall be installed underground.
6. Compliance with Idaho Code §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the specific requirements of the Boise Project Board of Control is required.
7. All required compliance letters and plans (lighting, landscaping, fencing, drainage, and site development) must be submitted to Planning and Zoning.
8. Lighting, parking, fencing, signage and building elevations within the site, shall comply with Kuna City Code (except as specifically approved otherwise through the Design Review process) and the applicant shall apply for the appropriate permits prior to commencing construction.
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove, and replace any unhealthy or dead plant material immediately (within 3 days and weather permitting) 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 and/or private entities owning the property.
10. The applicant/owner should consider providing a public easement along the north bank of the Teed Lateral as it abuts the site for future pathways/trails connectivity.
11. Water rights are still currently owned by the property owner; prior to hooking into City Pressurized Irrigation services, all water rights must be transferred to Kuna City through the adoption of a water rights annexation ordinance.

Ag - 'C-2'



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

Rezone Checklist

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

Project name: KEITH CLOW	Applicant: - 16-04-ZC / 16-06-SUP
------------------------------------	---

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

Applicant (✓)	Description	Staff (✓)
	Completed and signed Commission & Council Review Application.	✓
	Letter of Intent indicating reasons for proposed rezone . If reason for rezone is development, also submit a conceptual plan.	✓
	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the rezone property, Street names and names of surrounding subdivisions.	✓
	Legal description of the rezone 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.	✓
~ 1A	Development Agreement & Development Agreement Checklist	N/A
	Recorded warranty deed for the property.	✓
	Proof of ownership—A copy of your deed and Affidavit of Legal Interest. (All parties involved)	✓
	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
	Commitment of Property Posting form signed by the applicant/agent.	✓

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

(Handwritten initials)

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.

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10.12.16



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

For Office Use Only	
File Number (s)	16-04-ZC
Project name	KEITH CLOW
Date Received	10/12/16
Date Accepted/Complete	10/25/16
Cross Reference Files	16-06-SUP
Commission Hearing Date	11/22/2016
City Council Hearing Date	

Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review (@ a later date)
- 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

Contact/Applicant Information

Owners of Record: <u>KEITH CLOW</u>	Phone Number: <u>208-407-7218</u>
Address: <u>1085 SIENWAY AVE</u>	E-Mail: <u>KEITHCLOW6@GMAIL</u>
City, State, Zip: <u>FRUITLAND ID 83619</u>	Fax #: _____
Applicant (Developer): <u>N/A</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>ADVANTAGE ENGINEERS</u>	Phone Number: <u>(208) 453-9350 CELL 250-2992</u>
Address: <u>PO BOX 1381</u>	E-Mail: <u>LLOYD@ADVANTAGE-ENGINEERS.COM</u>
City, State, Zip: <u>CALDWELL, ID 83606</u>	Fax #: _____

Subject Property Information

Site Address: _____	
Site Location (Cross Streets): <u>MERIDIAN RD / DEERFLAT - North of Kuna Rd</u>	
Parcel Number (s): <u>(2 R/S 6495) PARCEL# 51419333400 NORTH MERIDIAN RD</u>	
Section, Township, Range: <u>19 2N 1E</u>	
Property size: <u>8.74</u>	
Current land use: <u>AG CITY (A)</u>	Proposed land use: <u>C2</u>
Current zoning district: <u>AG</u>	Proposed zoning district: <u>C-2</u>

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Exhibit
A-2a

Project Description

Project / subdivision name: _____

General description of proposed project / request: OFFICE / MINI STORAGE

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: _____ Number of building lots: _____

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

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

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

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

Non-Residential Project Summary (if applicable)

Number of building lots: 13 MINI STORAGE / 140004 Other lots: _____

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

Hours of operation (days & hours): 8-5:30 Building height: OFFICES 24 FT PERK / STORAGE 10-25 FT

Total number of employees: 2/3 Max. number of employees at one time: 1

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

Fencing type, size & location (proposed or existing to remain): CHAIN LINK (ROOFTOP Gate)

Proposed Parking:

a. Handicapped spaces: 1 AT STORAGE / 1 for every 50 Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: 10'

Proposed Lighting: _____

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): A.S.P.A. LANDSCAPE PLAN 30 FT BUFFER

Applicant's Signature: Keith Chew Date: OCT 12TH 2016

Keith Clow Storage
Letter of Intent

October 12, 2016

This letter of intent is to outline the reasons for the request for rezoning.

The project property is currently located in an agricultural zone. The proposed project requires a rezoning to commercial, C-2. The proposed project is a storage unit facility in the back portion of the property with a commercial rental building area, for retail or professionals, in the front.

The Comprehensive Plan for the city is calling for this property to be zoned commercial in the future, so this request is in keeping with the Comprehensive Plan. When completed the visual aspect of the front of the property will add a clean business look along the Hwy 69 corridor, which appears to be the intent of the City Council for this corridor.

This project will also benefit the area by reducing the dust pollution in the air and the "tracked" soil pollution onto the roadway, both common to agriculture endeavors.

Thank you for your consideration,



Keith Clow, owner

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Exhibit

A-2b

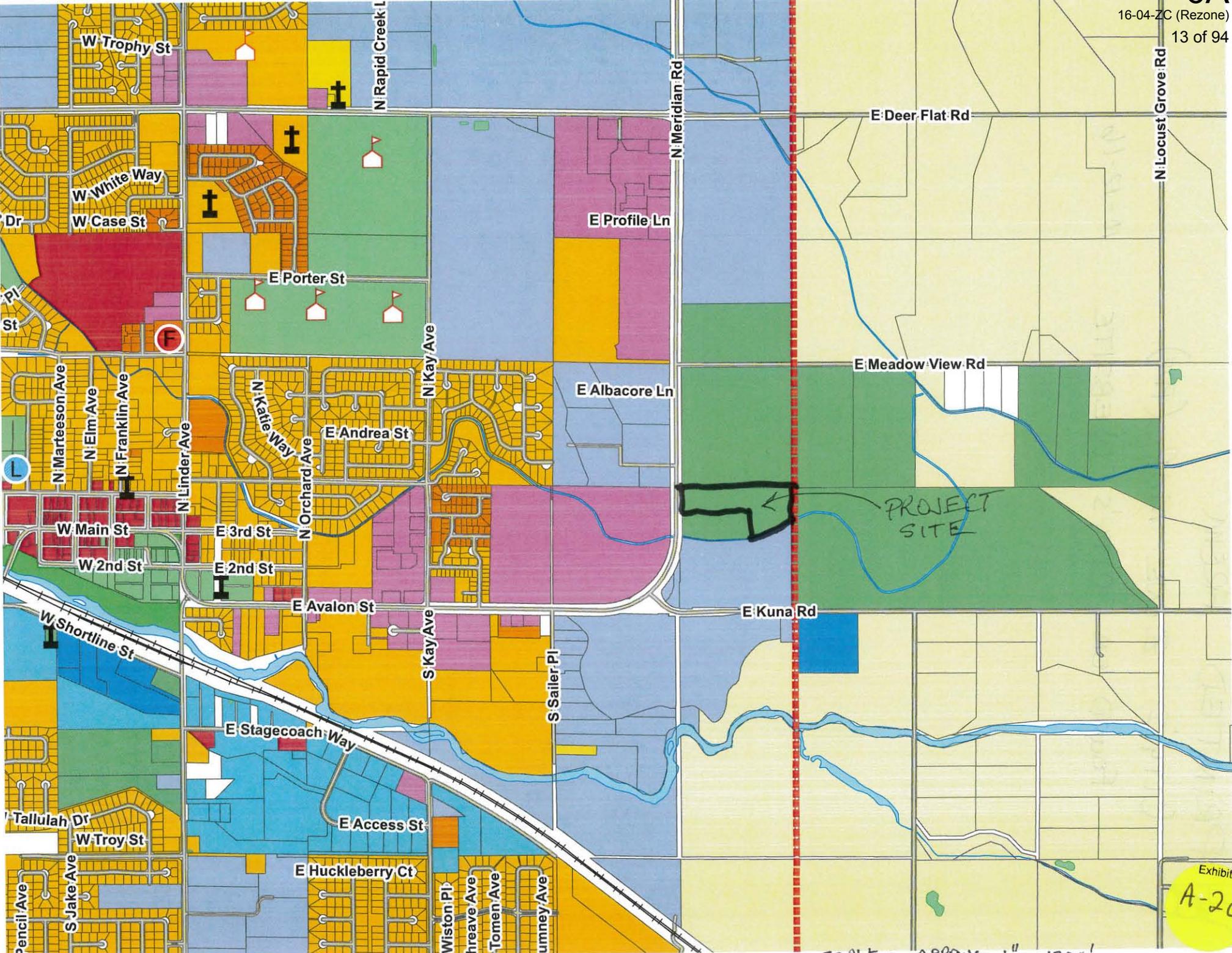
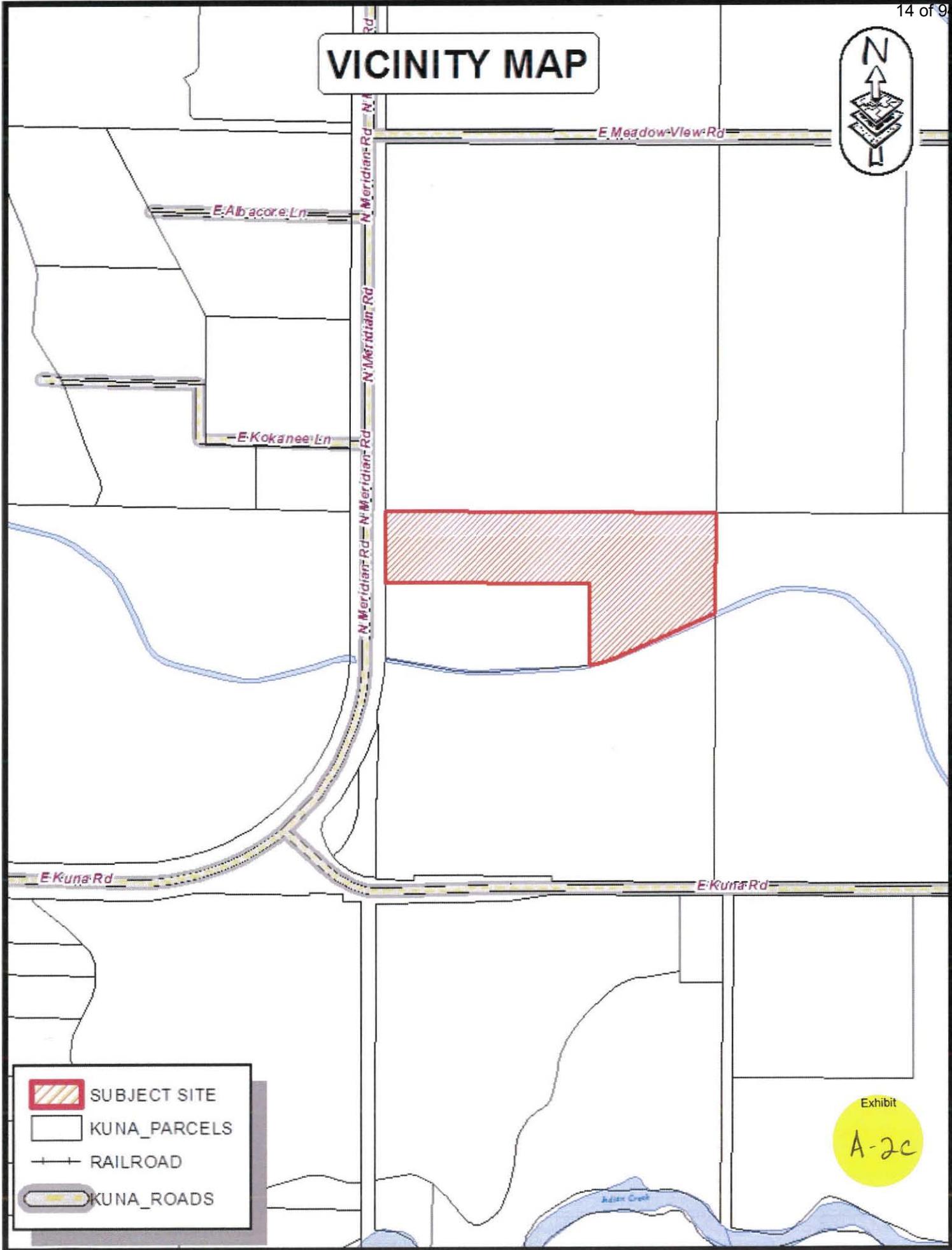


Exhibit
A-2c

SCALE: APPROX 1" = 1200'

VICINITY MAP



	SUBJECT SITE
	KUNA_PARCELS
	RAILROAD
	KUNA_ROADS

Exhibit
A-2c

EXHIBIT A

A parcel of land located in Government Lot 4 in Section 19, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, lying North of the Teed Lateral, more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 4, the South sixteenth corner, common to Section 19, Township 2 North, Range 1 East, Boise Meridian and Section 24, Township 2 North, Range 1 West, Boise Meridian, marked with a 5/8 inch pin with plastic cap;

Thence North 89°49'04" East, a distance of 60.00 feet to a 5/8 inch diameter by 30 inch long rebar with plastic cap on the Easterly side of State Highway 69, the Real Point of Beginning;

Thence South 00°30'25" East, a distance of 250.08 feet to a 1/2 inch diameter by 24 inch long rebar with plastic cap;

Thence North 89°49'04" East, a distance of 721.70 feet to a 1/2 inch diameter by 24 inch long rebar with plastic cap;

Thence South 00°30'25" East, a distance of 290.02 feet to a point at the centerline of the Teed Lateral, said point bearing South 00°30'25" East, a distance of 30.52 feet from a 1/2 inch diameter by 24 inch long rebar with plastic cap Witness Corner on the Northerly 30.00 feet Easement Line for the Teed Lateral;

Thence along the centerline of the Teed Lateral 135.06 feet along a curve to the left, said curve having a radius of 549.84 feet, an interior angle of 14°04'25" and a long chord of 134.72 feet with a chord bearing of North 72°08'14" East to a point;

Thence along the centerline of the Teed Lateral North 65°06'02" East, a distance of 344.65 feet to a point, said point bearing South 00°09'22" East, a distance of 33.03 feet from a 5/8 inch diameter by 30 inch long rebar with plastic cap Witness Corner on the Northerly 30.00 feet Easement Line for the Teed Lateral;

Thence along the Easterly line of said Government Lot 4, North 00°09'22" West, a distance of 355.23 feet to a 5/8 inch diameter by 30 inch long rebar with plastic cap, the Southwest Sixteenth Corner of said Section 19, Township 2 North, Range 1 East, Boise Meridian;

Thence along the Northerly line of said Government Lot 4, South 89°48'36" West, a distance of 1,166.35 feet to a 5/8 inch diameter by 30 inch long rebar with plastic cap at the Easterly side of State Highway 69, the Real Point of Beginning.

Exhibit

A-2d

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5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 LISA BATT
PIONEER TITLE COMPANY OF ADA COUNTY
2016-063264
07/15/2016 11:31 AM
\$13.00

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

File No. 587622 CH/SK

WARRANTY DEED

For Value Received Stephen J. Guinn, an unmarried person hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

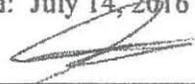
Keith Clow, a married man as his sole and separate property hereinafter referred to as Grantee, whose current address is 1085 Glenway Ave Fruitland, ID 83619

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

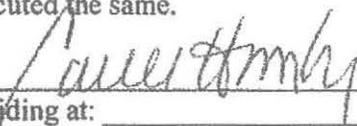
Dated: July 14, 2016

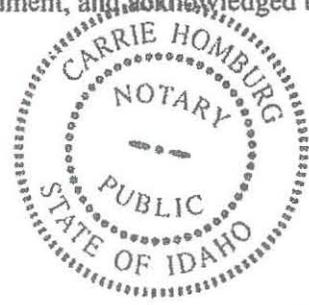


Stephen J Guinn

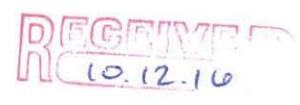
State of IDAHO, County of CANYON

On this 15 day of July in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen J Guinn known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.


Residing at: _____
Commission Expires: _____



Residing at: Melba, ID
Commission Expires: 3/10/2021





City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
) ss.
County of Ada)

I, KEITH CLOW , 1085 GLENWAY AVE
Name Address
FRUITLAND , ID 83619
City State Zip Code

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Keith Clow 1085 Glenway Ave Fruitland ID 83619
Name Address

to submit the accompanying application pertaining to that property.

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

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s),

Dated this 12th day of October, 2016

Keith Clow
Signature

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

Notary Public for Idaho

Residing at: _____

My commission expires: _____

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10-12-16

Exhibit
A-2g



Neighborhood Meeting Certification

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

GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: Mini Storage Facility/office Building

Date and time of neighborhood meeting: Sept. 8, 2016 at 6:00 pm

Location of neighborhood meeting: Parcel #S1419333400 N Meridian Road

SITE INFORMATION:

Location: Quarter: _____ Section: 19 2N1E Township: 2N Range: 1E Total Acres: 8.74

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: N Meridian Road Tax Parcel Number(s): 2 R/S 6495

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

CURRENT PROPERTY OWNER:

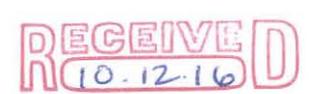
Name: Keith Clow

Address: 1085 Glenway Ave City: Fruitland State: 10 Zip: 83619

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

Name: Keith Clow Business (if applicable): _____

Address: 1085 Glenway Ave City: Fruitland State: 10 Zip: 83619



PROPOSED USE:

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

commercial C2

APPLICANT:

Name: Keith Clow

Address: 1085 Glenway Ave

City: Fruitland

State: ID

Zip: 83619

Telephone: 208-407-7218

Fax: _____

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

Keith Clow

Signature: (Applicant)

Date 9-9-16

SIGN IN SHEET

PROJECT NAME: KEITH CLOW

Date: 9-8-16

Everybody was positive on offices/retail/StorageS

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Sergey Stadnitsky</u>	<u>205 De Anza Blvd. #38 San Mateo, CA 94402</u>	<u></u>	<u>-850.868.3591</u>
2	<u>Dylan Davis</u>	<u>252 N MERIDIAN</u>	<u>KUNAT</u>	<u>208.629.9687</u>
3	<u>John O'Brer</u>	<u>1420 KOKA-EE</u>	<u>Kenat</u>	<u>208.956.9896</u>
4	<u>Bob Green</u>	<u>951 W Avalon</u>	<u>"</u>	<u>989-6455</u>
5	<u>Garnet Green</u>	<u>"</u>	<u>"</u>	<u>"</u>
6	<u>John Beeson</u>	<u>14836 Pistol Crk</u>	<u>83607</u>	<u>208-895-8502</u>
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City of Kuna COMMITMENT TO PROPERTY POSTING

P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website:
www.cityofkuna.com

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

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

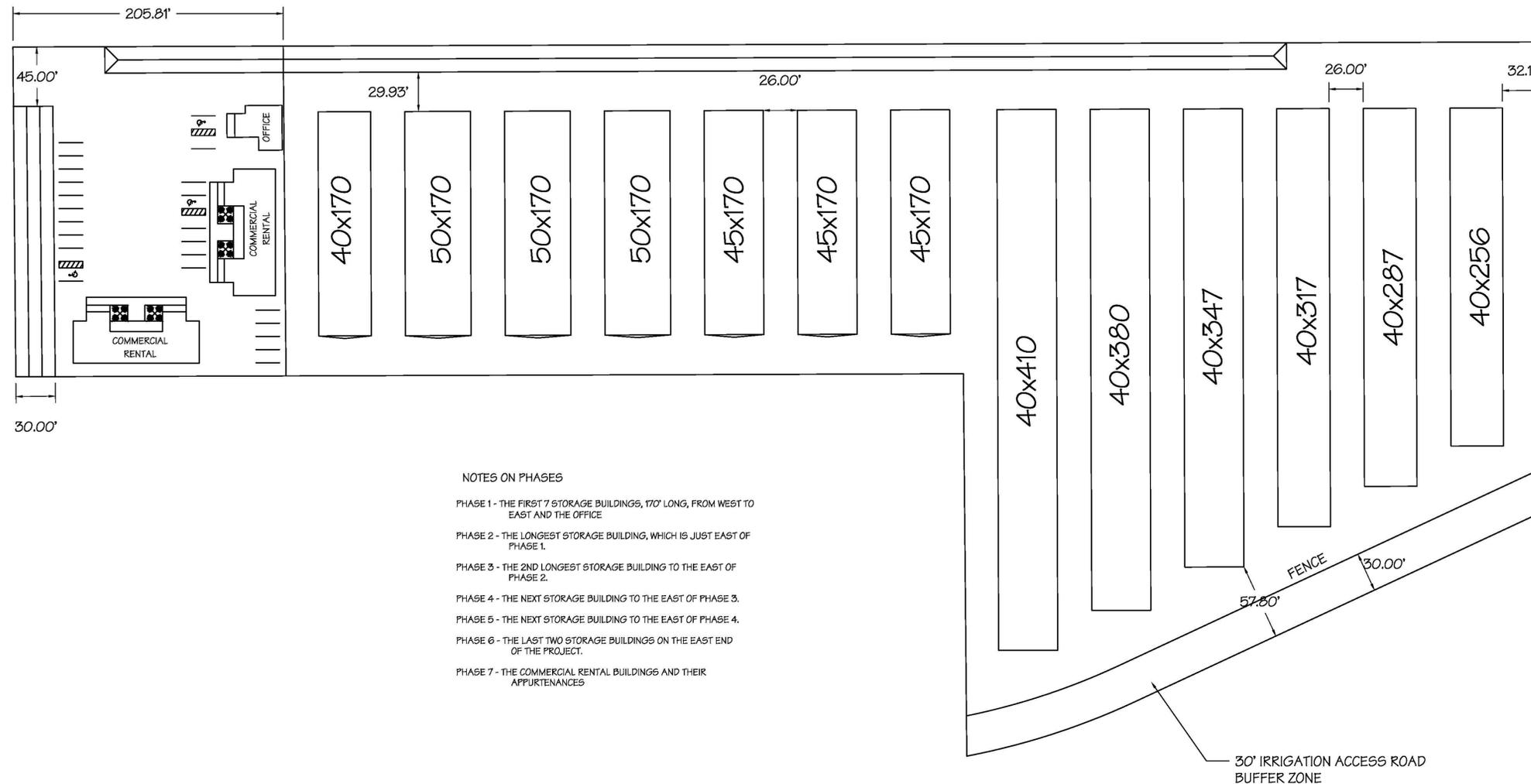
The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

Keith Claw
Applicant/agent signature

10-12-16
Date





- NOTES ON PHASES**
- PHASE 1 - THE FIRST 7 STORAGE BUILDINGS, 170' LONG, FROM WEST TO EAST AND THE OFFICE
 - PHASE 2 - THE LONGEST STORAGE BUILDING, WHICH IS JUST EAST OF PHASE 1.
 - PHASE 3 - THE 2ND LONGEST STORAGE BUILDING TO THE EAST OF PHASE 2.
 - PHASE 4 - THE NEXT STORAGE BUILDING TO THE EAST OF PHASE 3.
 - PHASE 5 - THE NEXT STORAGE BUILDING TO THE EAST OF PHASE 4.
 - PHASE 6 - THE LAST TWO STORAGE BUILDINGS ON THE EAST END OF THE PROJECT.
 - PHASE 7 - THE COMMERCIAL RENTAL BUILDINGS AND THEIR APPURTENANCES

- NOTES**
1. ENTIRE SITE IS SLOPED DOWN TO THE NORTH AT 1%.
 2. CROSS SLOPES FROM BUILDINGS TO BOTTOM OF SWALE IN THE AISLES IS AT 2%.
 3. BUILDING PADS ARE SLOPED AT 1% DOWN TO THE NORTH JUST LIKE THE REST OF THE SITE.
 4. AISLES WILL BE PAVED WITH ASPHALT.
 5. CONSTRUCTION WILL BE PHASED AS FUNDING ALLOWS.
 6. STORAGE UNIT BUILDINGS WILL BE FRAMES WITH METAL ROOFS AND SIDES
 7. LIGHTING WILL BE LED LIGHTS ALONG THE SIDES OF THE STORAGE UNIT BUILDINGS, APPROX 4 PER SIDE ON THE 170' BLDGS., AND ONE ON EACH END. THERE WILL ALSO BE GOFFIT LIGHTS AROUND THE OFFICE BUILDING AND A LIGHT FOR THE ACCESS KEYPAD.
 8. THERE IS A 30' LANDSCAPE BUFFER BETWEEN THE FUTURE PARKING LOT AND HWY 69. IT INCLUDES A 10' SIDEWALK, 10 TREES, AND 25 SHRUBS, WITH 60% OF THE TREES BEING EVERGREEN.
 9. THE OFFICE BUILDING WILL BE SINGLE-STORY WITH 10' WALLS AND AN 8:12 PITCH ROOF. THE ROOF WILL HAVE COMPOSITION ARCHITECTURAL SHINGLES.
 10. THE COMMERCIAL RENTAL BUILDINGS WILL BE BUILT WITH THE SAME STYLING AS THE OFFICE BUILDING.
 11. THERE WILL BE NO FENCING ALONG THE FRONT/WEST PROPERTY LINE. THE FIRST FENCE ENCOUNTERED AS YOU MOVE EAST WILL BE SET BACK FROM THE WEST LINE 205' AND WILL BE MIXED, CHAIN LINK WITH A WROUGHT IRON STYLE SECURITY ACCESS GATE. FROM WHERE THAT FENCE MEETS THE NORTH AND SOUTH PROPERTY LINES THE REST OF THE PERIMETER FENCING IS PROPOSED TO BE CHAIN LINK FOR SECURITY.

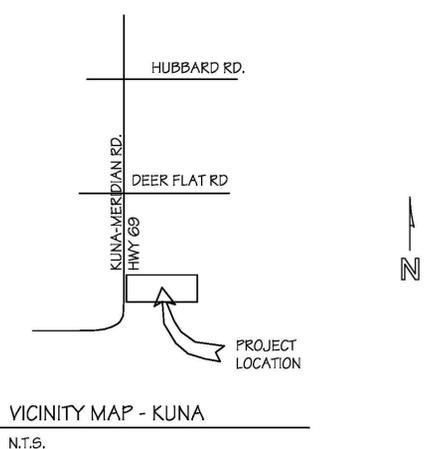
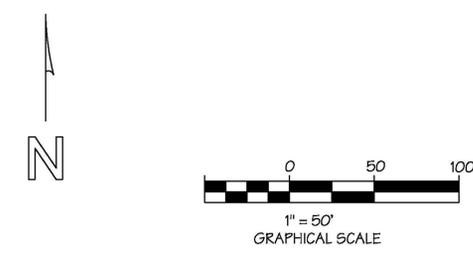


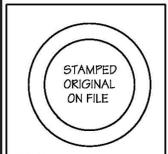
EXHIBIT A-4 (entered into record 11/22/2016)



STRUCTURAL • GEOTECHNICAL • CIVIL
 P.O. Box 1381
 CALDWELL, ID 83606
 PHONE: 208-453-9356

ADVANTAGE
 CONSULTING
 ENGINEERS

KEITH CLOW
STORAGE & COMMERCIAL
SITE CONCEPTUAL PLAN



10-11-16

REVISIONS	REMARKS
No.	

SITE PLAN

DATE	10-11-16
JOB No.	16-111
DRAWN BY	LCP
SCALE	1"=50'
DRAW NUMBER	C1.0



181 East 50th St. Garden City, ID 83714
(208)484-4410
thompsonengineers@cablone.net

LETTER OF TRANSMITTAL

October 12, 2016

TO: Shona Tonkin
ITD District 3
8150 Chinden Blvd.
Boise, ID

RE: Meridian Road Self Storage
Kuna, Idaho

VIA: Hand Delivery

Transmitted herewith, please find enclosed:

**1 Copies of the Traffic Study
Review Comment Sheet.**

The enclosed report is for your review and comment.

A handwritten signature in blue ink, appearing to read "DT", is located above the name of the sender.

Daniel A. Thompson, P.E.

Cc

RECEIVED
OCT 12 2016
DIST. NO. 3
DIVISION OF HIGHWAYS

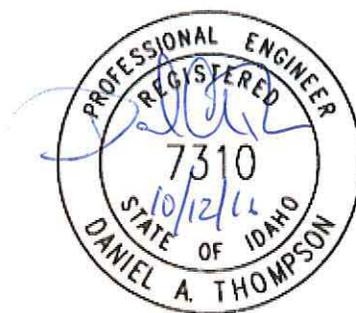
PROJECT REVIEW COMMENT SHEET

TYPE OF REVIEW (Check one):				<input type="checkbox"/> Preliminary	<input type="checkbox"/> Intermediate	<input type="checkbox"/> Final	<input type="checkbox"/> PS&E	<input checked="" type="checkbox"/> Other TIS
KEY NO:		PROJECT:	Meridian Road Self Storage	LOCATION:	SH 69			
REVIEWER:	Traffic	SECTION:		DATE OF REVIEW:	9/14/2016			
COMMENT NUMBER	COMMENT LOCATION	COMMENT	ACTION					
1	Page 8-Table 1	The Average Rate for a Mini Warehouse is 0.02 for the AM & PM Peak of the adjacent road, not 0.01 which is shown in Table 1.	Table 1 shows .01 entering and .01 exiting, which equals .02					
2	Page 8-Table 1	The ITE Land Use Code for General Office Building is 710 and not 715 (Single Tenant Office Bldg)	Changed to Single Tenant office, which has higher trip generation.					
3	Page 8-Table 1	The Trip Generation – Table 1 needs to be updated to reflect the comments for #1 & #2	Done					
4	Pages 11 & 12	Figures 8, 9, 10, 11, and Table 2 need to be updated due to the errors in the Trip Generation Table on page 8.	No error					
5	Page 12	Table 3 needs to be updated due to the errors in the Trip Generation Table and to use ITD Right Turn Warrant Standard.	The ITD Traffic Manual is currently being updated to use the right turn lane I used. Please verify with Ryan Lancaster. The ITD warrant was originally indicated for Rural applications. The submitted warrant is for urban, which applies in this case. Please accept the submitted warrant analysis.					
6	General	The approach to the South was not addressed in TIS.						

Traffic Impact Study

Meridian Road Self Storage

Kuna, Idaho



Prepared For:

Keith Clow
1085 Glenway Ave
Fruitland, ID 83619

August 22, 2016

Updated October 12, 2016

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

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EXECUTIVE SUMMARY

Introduction

Thompson Engineers has been retained to prepare a traffic study for a proposed mini storage and office facility located in Kuna, Idaho. The project is located on Meridian Road (SH69), south of Meadow View Lane. The primary purpose of this report is to review the conformance of the proposed access to ITD Policy.

Project Development

The proposed development is a 750 unit mini storage facility and approximately 7500 SF of office development. The site is currently unoccupied.

Proposal

The owner has an existing paved approach to the site. The land use would change from agricultural to commercial. The owner is not proposing to change the location of the approach.

ITD Policy

IDAPA 39.03.42 recommends driveways be separated from public roads by a minimum of 600 feet. The existing approach meets current policy.

IDAPA 39.03.42 recommends that driveways be separated from non public roads by 360 feet. There is an existing agricultural approach located approximately 312 feet upstream from the proposed approach. An exception to the policy is permitted if a traffic study determines that auxiliary lanes are not required. Based on the analysis in this report, auxiliary lanes are not required and therefore the exception to the policy is permissible.

Recommendations

The proposed approach is an existing approach that is in compliance with ITD access policy. The request will not add a new approach.

Anticipated volumes at the existing upstream agricultural approach and the proposed approach are both expected to be very low. There will not be conflict between the approaches.

The impact to the highway can be mitigated with the construction of a tapered approach to allow vehicles to exist the highway smoothly.

The proposed commercial approach should be approved. It should be constructed in accordance with ITD design standards.

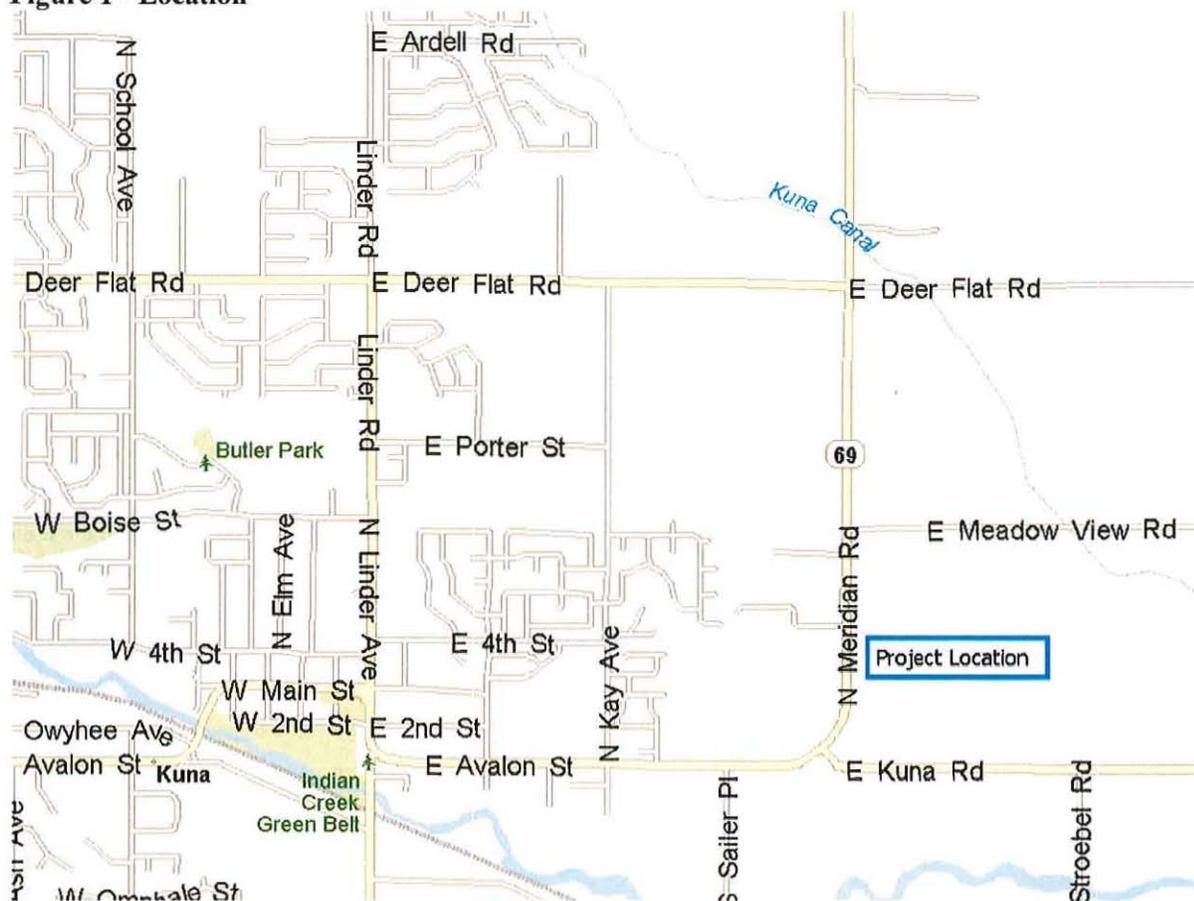
INTRODUCTION

Thompson Engineers has been retained to prepare a traffic study for a proposed Meridian Road Storage in Kuna, Idaho. The project is located on Meridian Road, south of Meadow View Road, approximately as shown in Figure 1.

This study will do 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.
- Review Conformance of the proposed access to ITD Policy

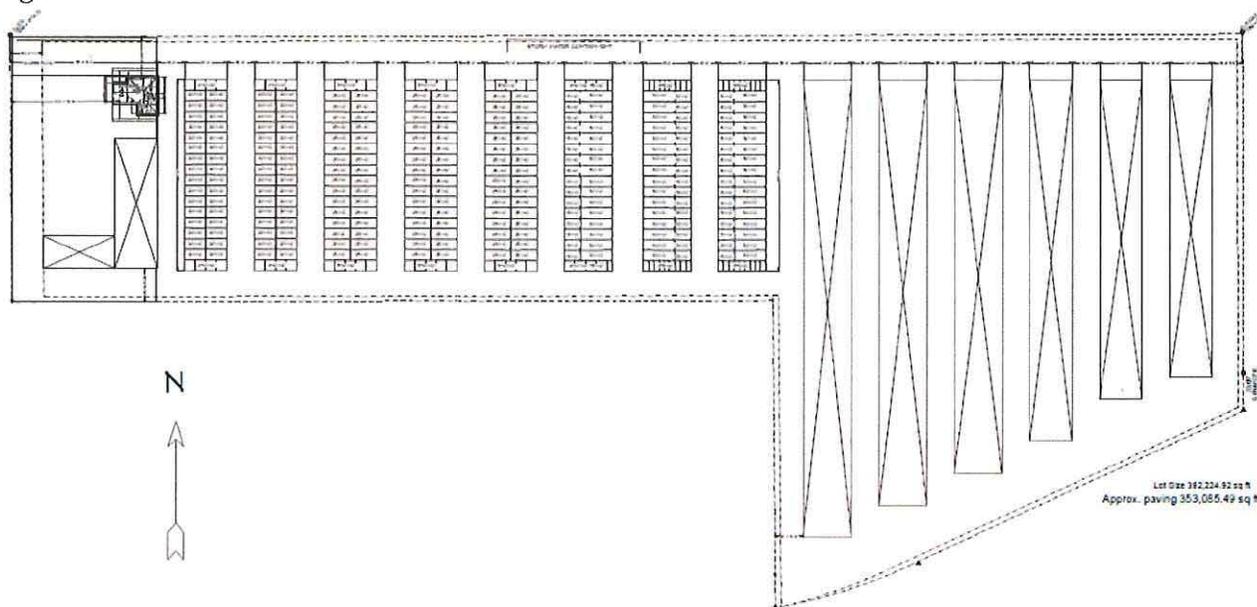
Figure 1 - Location



DEVELOPMENT

The proposed development is a 750 unit self storage facility and a 7500 SF general office development. The site is currently unoccupied. The proposed site plan is shown in Figure 2.

Figure 2 - Site Plan



Site plan

STUDY AREA CONDITIONS

Study Area

The area of study will be Kuna, Idaho, and will include the segment of Meridian Road that fronts the project. The intersection of Meridian Road and Meadow View Road will be included in the study

Study Period

The study period will be the AM and PM peak hours of operation of the transportation system. The project will be studied for the build out year, which is assumed to be 2018, which will allow time for occupancy of the storage units.

EXISTING CONDITIONS

Road System

Meridian Road is a five lane roadway with no curb gutter or sidewalk. It is designated as State Highway 69 and is under the jurisdiction of the Idaho

Transportation Department. It has a posted speed limit of 55 MPH in front of the project but reduces to 45 MPH just south of the project.

Meadow View Road is a local road. It has about 20 feet of pavement and no curb gutter or sidewalk. It is stop controlled at Meridian Road

System Improvements

At this time, there are no improvements planned to the transportation system in the vicinity of this project that would provide capacity improvements or alter traffic patterns.

Existing Traffic Volumes

AM and PM peak hour traffic counts were obtained by L2 Data Collection the week of August 15, 2016. Copies of the traffic count data are included in the appendix of this report. Existing AM traffic counts are shown in **Figure 3**. Existing PM traffic counts are shown in **Figure 4**.

Figure 3 - Existing AM Peak Hour Traffic

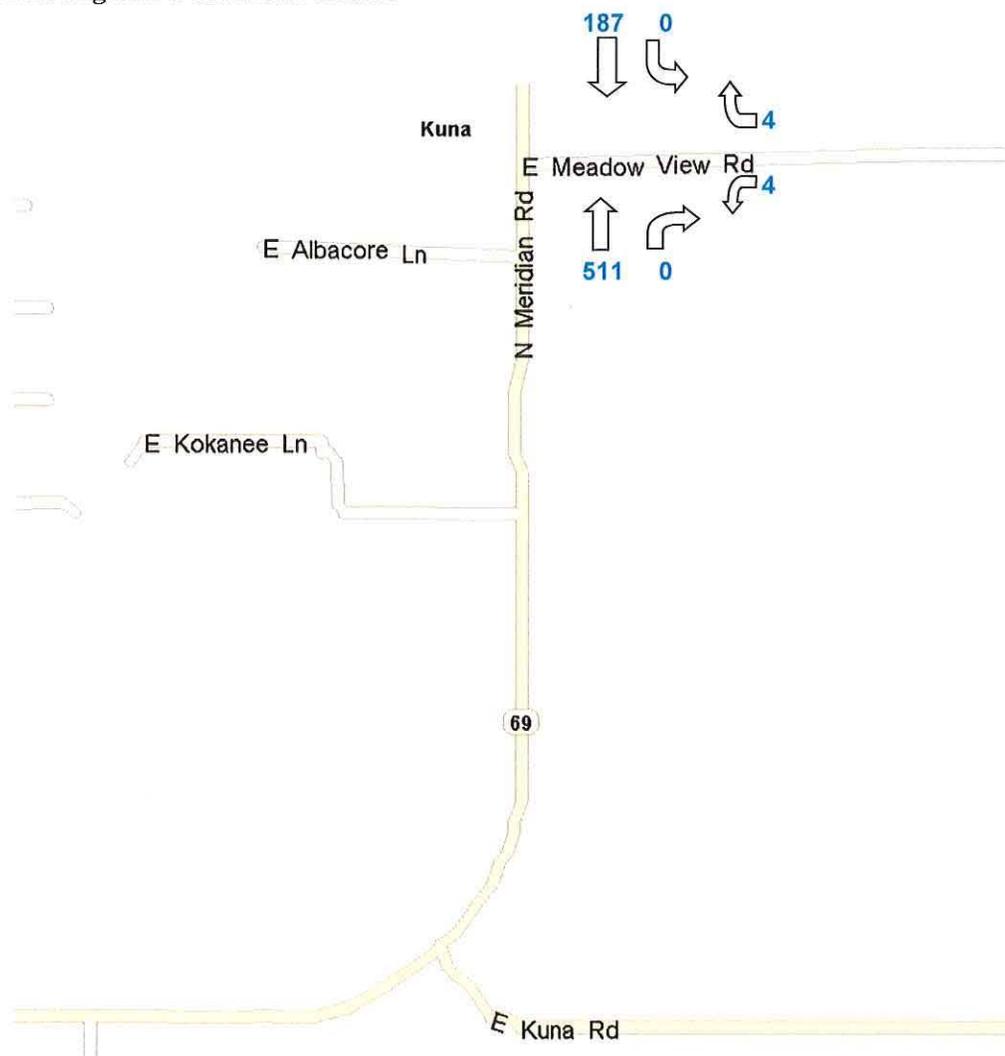
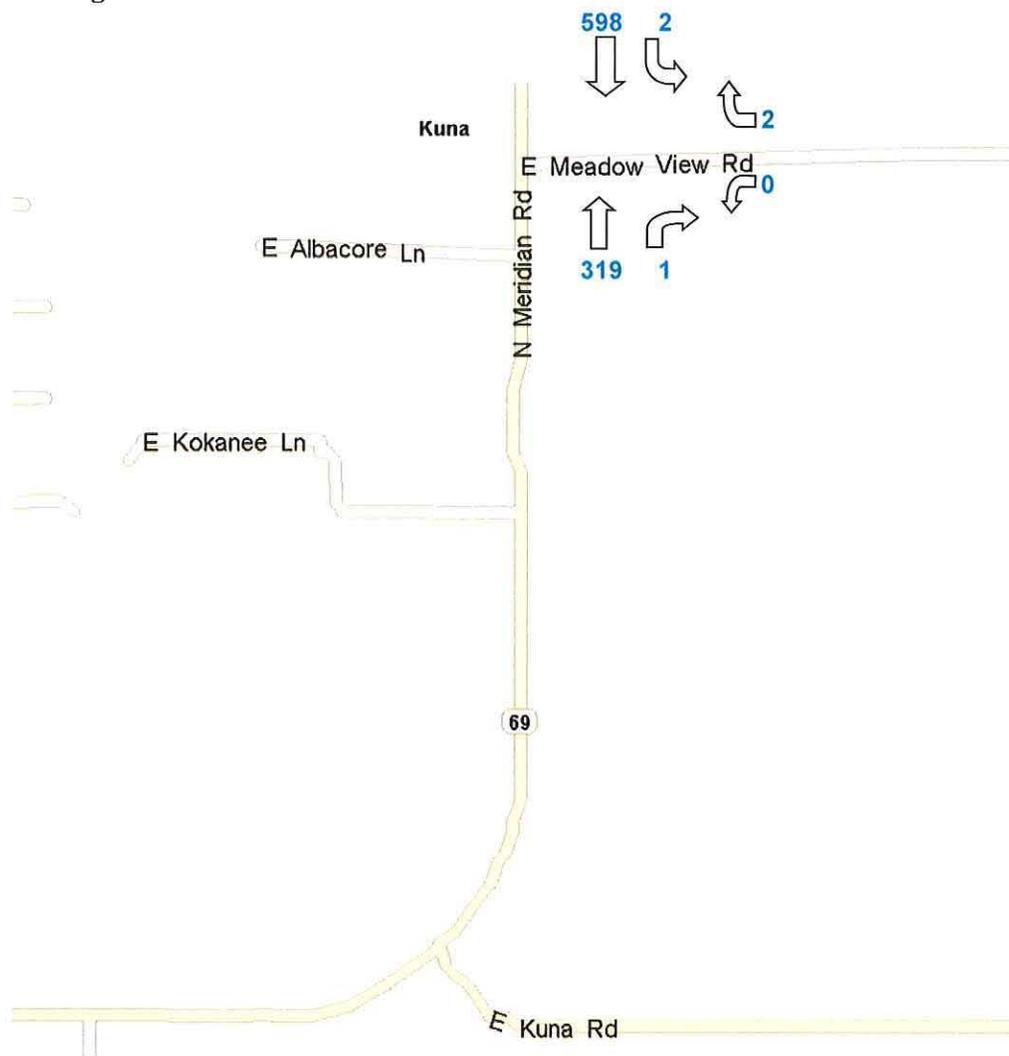


Figure 4 - Existing PM Peak Hour Traffic



Off Site Development Traffic

The Merlin Subdivision is a major development currently in the approval process that is located south of this project that will add traffic to the system or alter traffic patterns. Anticipated traffic from this development is obtained from the traffic impact study for the development, and is shown in the appendix of this report. This traffic is added to the background traffic. Traffic from other developments in the area is included in the growth factor for the background traffic.

PROJECTED TRAFFIC

Background Traffic

Existing traffic is expanded by a growth factor to estimate background traffic in the build out year of 2018. Existing ITD counters in SH69 can be used to determine recent growth patterns. Copies of the counter data are included in the appendix.

Based on data from 2011 to 2015, a growth factor of 3% is used to estimate the background traffic. Traffic from the Merlin subdivision is added to the expanded traffic. Background turning movement traffic for the AM and PM peak hours is shown in **Figures 5 and 6**.

Figure 5 - AM Peak Hour Background Traffic

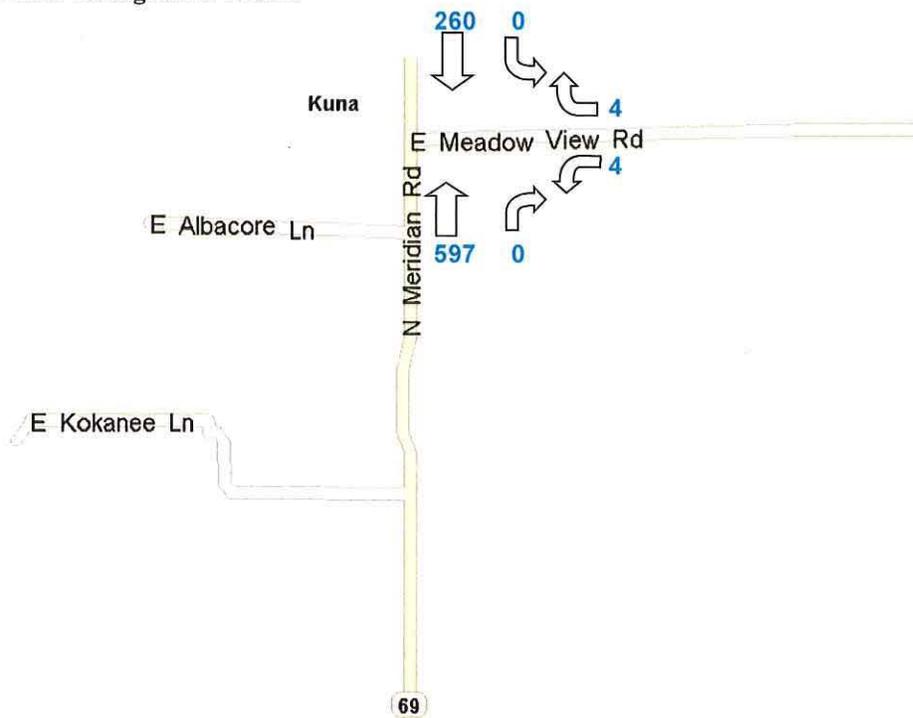
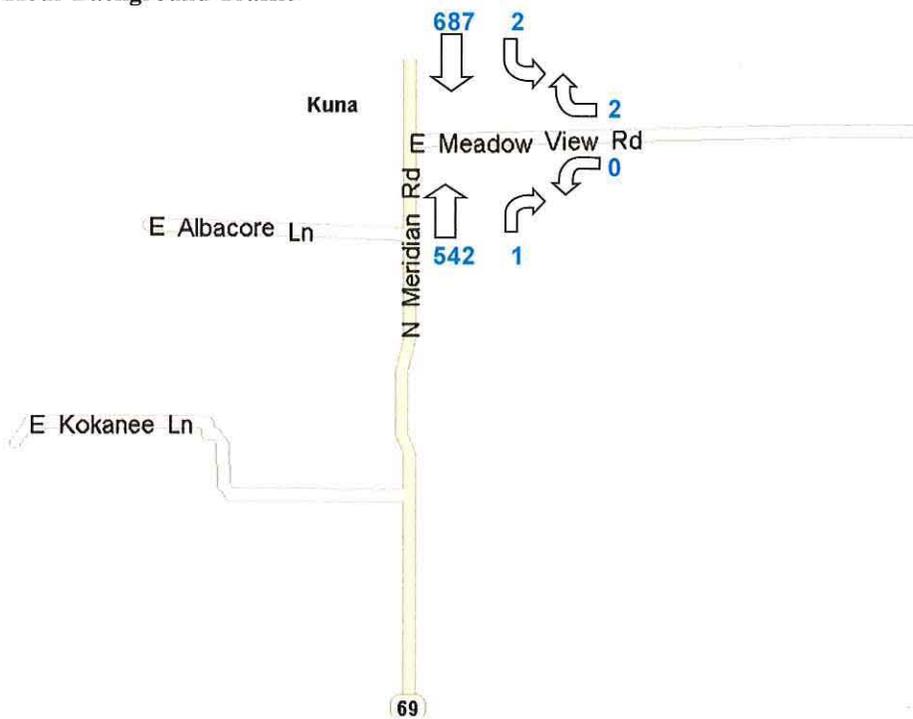


Figure 6 - PM Peak Hour Background Traffic



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. A summary of the trip generation is shown in **Table 1**.

Table 1 - Trip Generation

Summary of Trip Generation

Average Weekday Driveway Volumes

ITE Code	Land Use	No.	Units	24 hr 2-Way		Total
				Rate	Total	
151	Mini Warehouse	750	Units	0.25	188	188
715	General Office	7.5	TSF	11.65	87	87
Total					275	275

Average Weekday AM Peak Hour Driveway Volumes

ITE Code	Land Use	No.	Units	Enter		Exit		Total
				Rate	Total	Rate	Total	
151	Mini Warehouse	750	Units	0.01	8	0.01	8	16
715	General Office	7.5	TSF	1.60	12	0.20	1	13
Total					20		9	29

Average Weekday PM Peak Hour Driveway Volumes

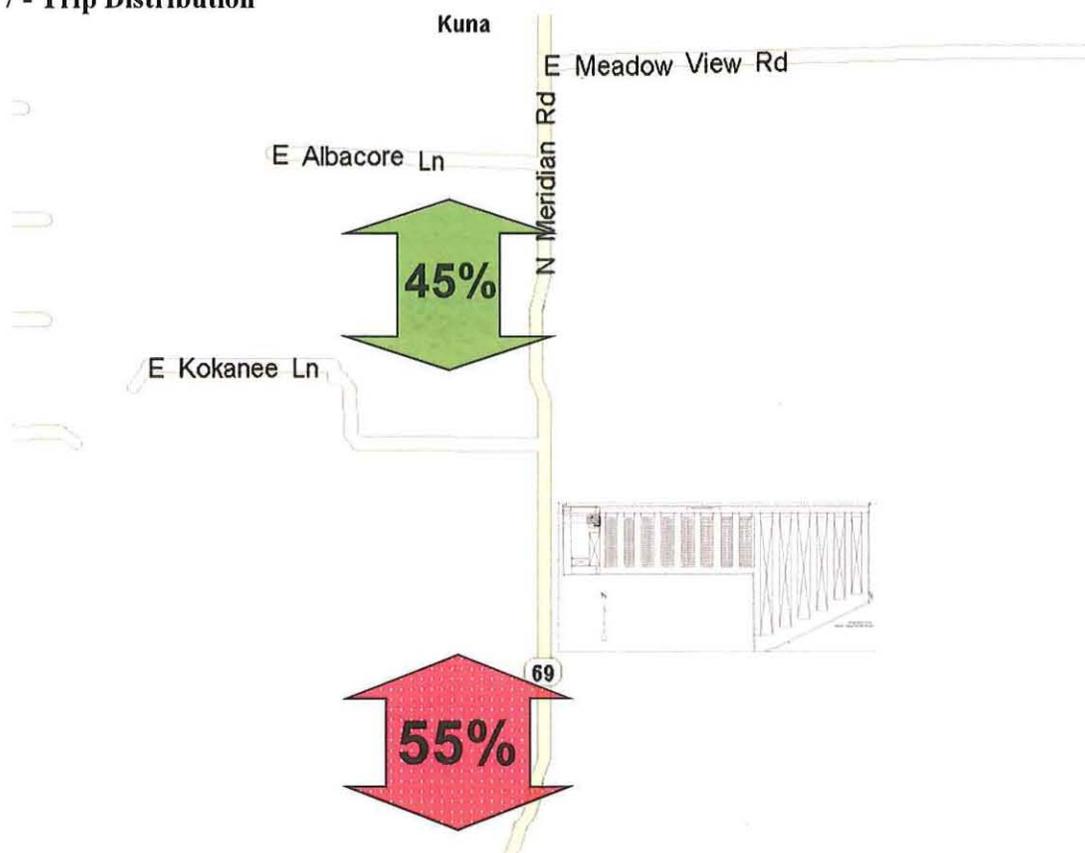
ITE Code	Land Use	No.	Units	Enter		Exit		Total
				Rate	Total	Rate	Total	
151	Mini Warehouse	750	Units	0.01	8	0.01	8	16
715	General Office	7.5	TSF	0.26	2	1.48	11	13
Total					10		19	29



Trip Distribution

In order to determine impacts, the trips generated by the site must be distributed to destinations throughout Nampa 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 existing travel patterns established in the traffic counts.

Figure 7 - Trip Distribution



Site Traffic

Site traffic is distributed at each intersection in accordance with this distribution and assignment. **Figures 8 and 9** show the distribution of site generated traffic for AM and PM peak hour conditions.

Total Traffic

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

Figure 8 - AM Peak Hour Site Traffic

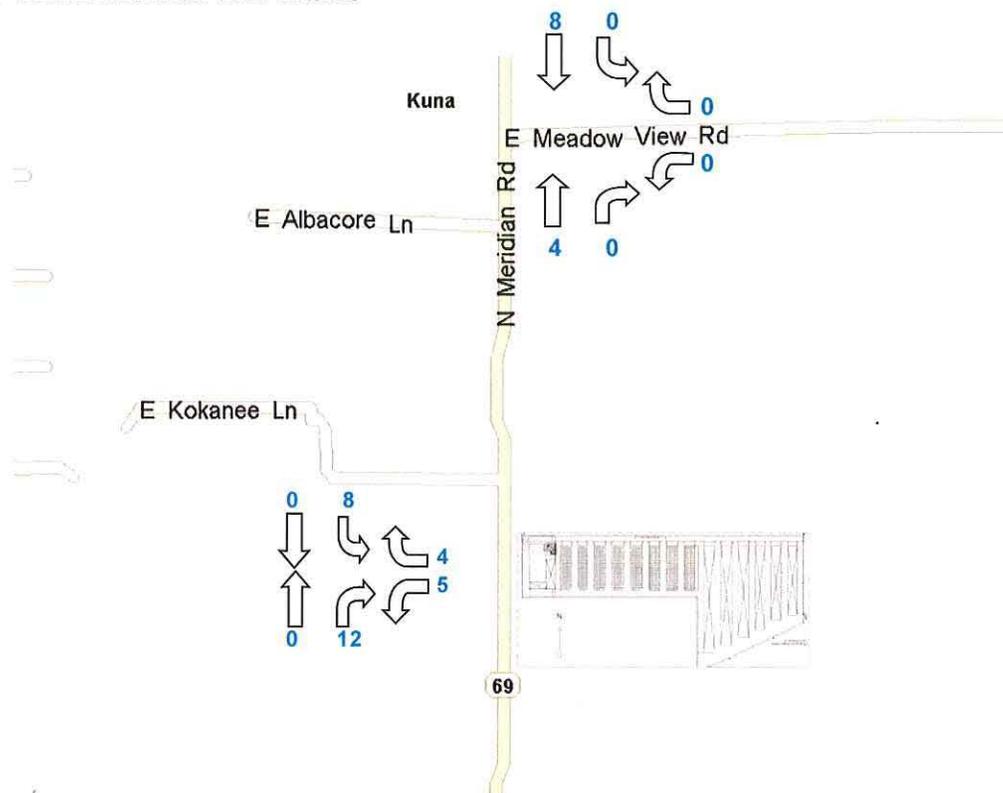


Figure 9 - PM Peak Hour Site Traffic

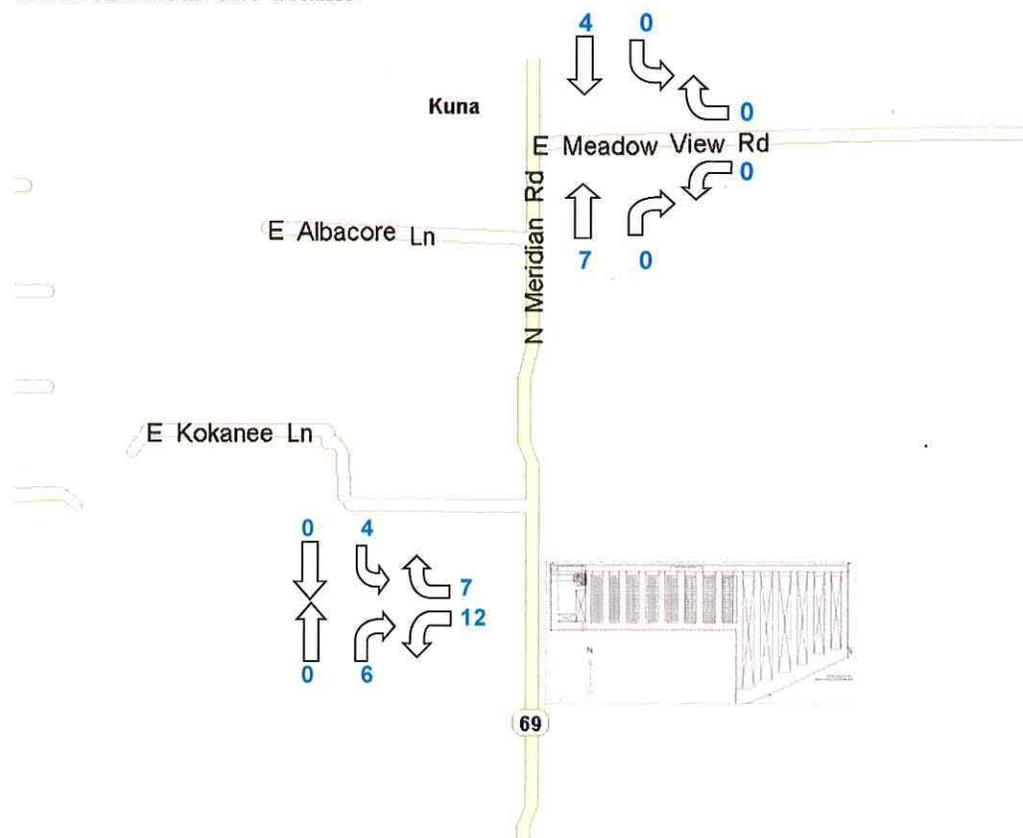


Figure 10 - AM Peak Hour Total Traffic

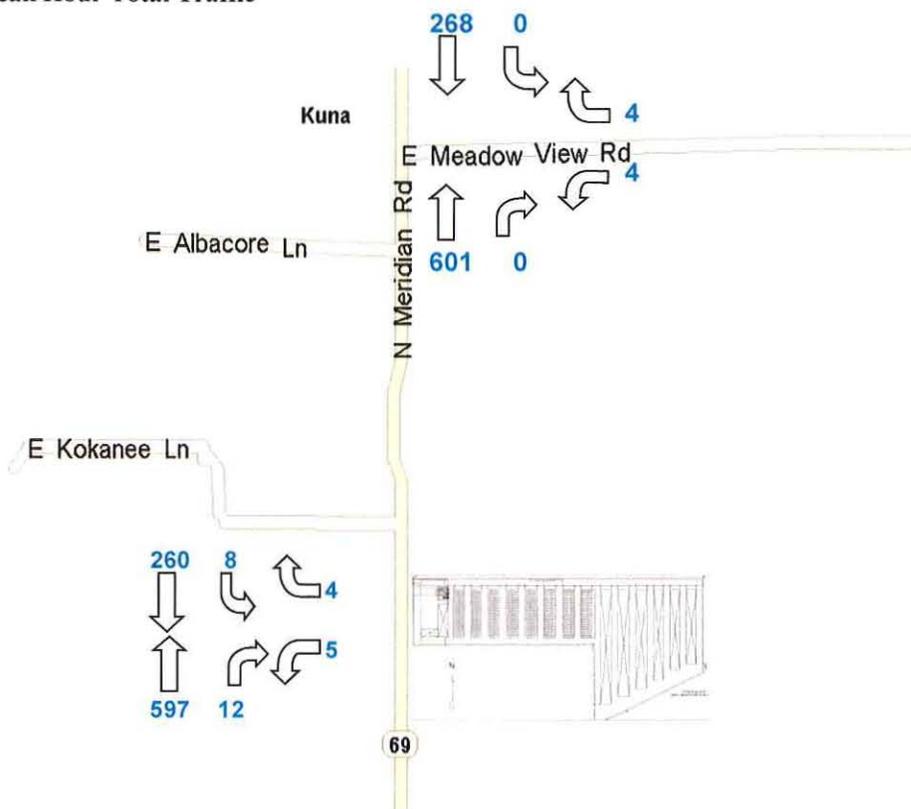
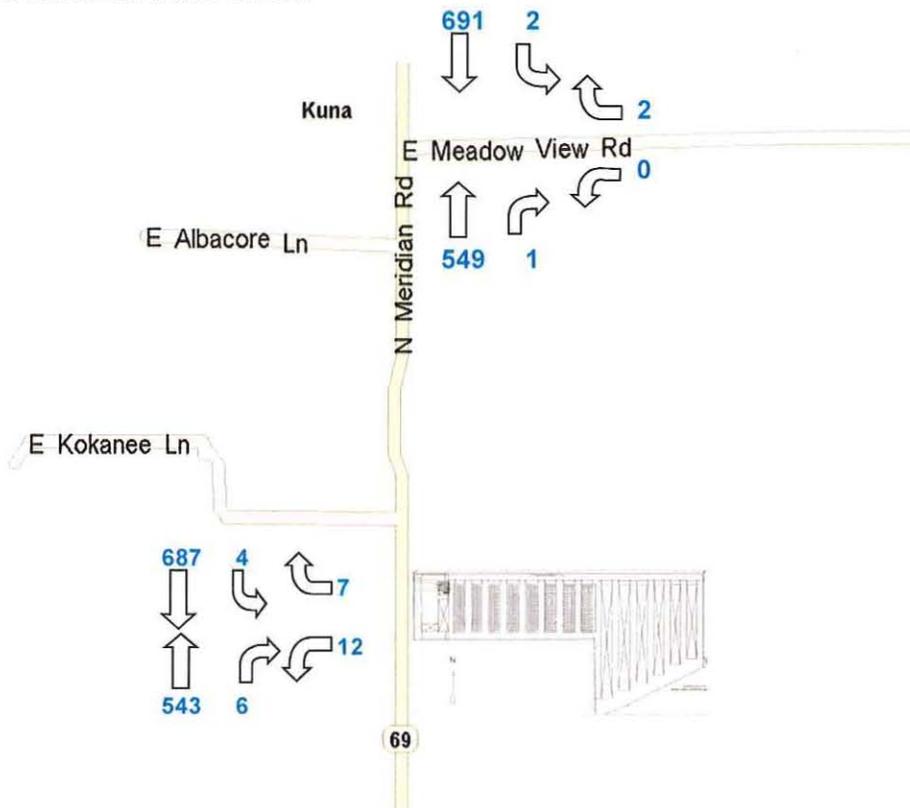


Figure 11 - PM Peak Hour Total Traffic



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 signalized intersection 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 2 shows the PM peak intersection analysis. The results are summarized as follows:

Table 2- PM Peak Hour Traffic Analysis Summary

LOS Summary AM Peak Hour Conditions	2016			Build Out					
	Existing			Background			Total		
	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS
SH69 and Meadow View	12.0		B	12.9		B	12.9		B
SB Approach	8.8	0.00	A	9.1	0.00	A	9.1	0.00	A
WB Approach	12.0	0.03	B	12.9	0.03	B	12.9	0.03	B
Site Entrance							13.0	0.04	B

LOS Summary PM Peak Hour Conditions	2016			Build Out					
	Existing			Background			Total		
	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS	Delay s/v	v/c	LOS
SH69 and Meadow View	10.8		B	15.2		C	15.3		C
SB Approach	8.2	0.00	A	8.8	0.00	A	8.8	0.00	A
WB Approach	10.4	0.02	B	15.2	0.03	C	15.3	0.01	C
Site Entrance							14.2	0.08	B

Intersection Analysis

Based on the analysis above, both the intersection of Meridian Road and Meadow View, and the entrance to site will operate at an acceptable level of service.

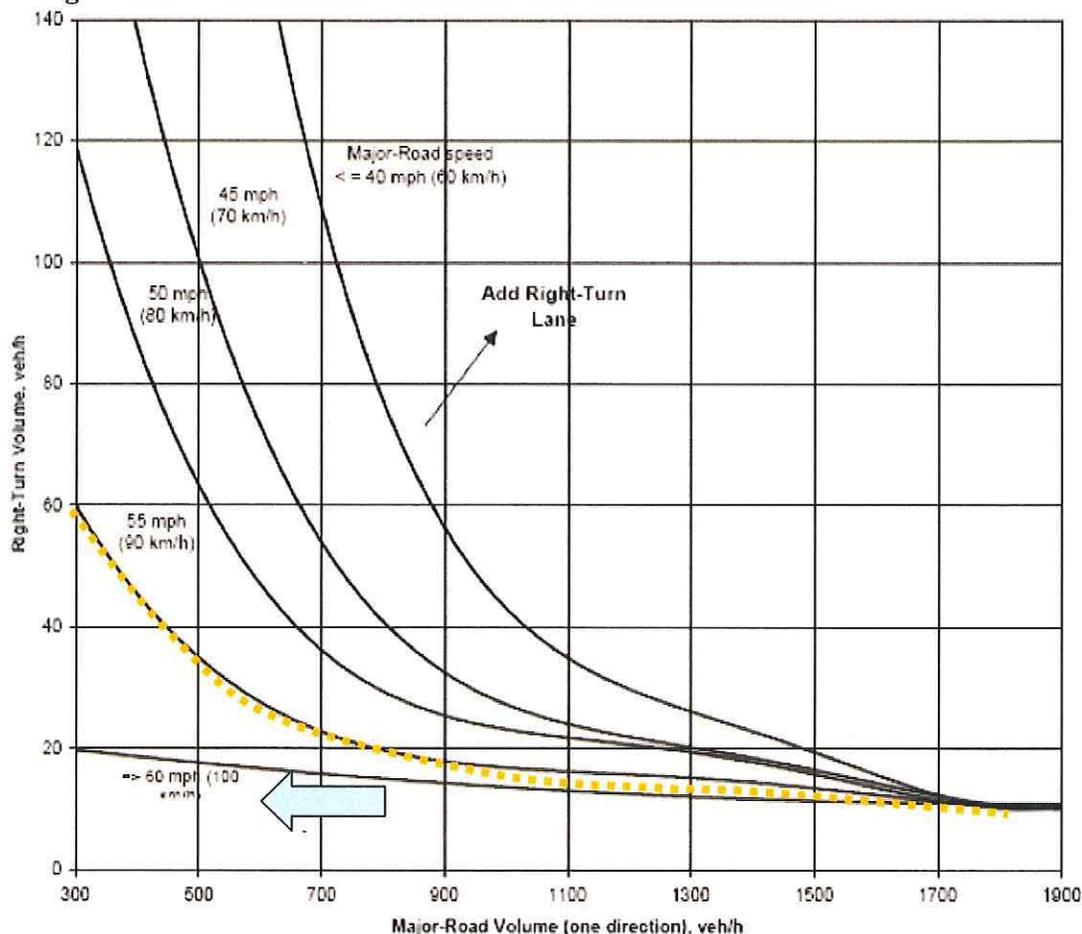
Turn Lane Analysis

Meridian Road currently has a center left turn lane, so a left turn lane analysis is not required. A right turn lane can be reviewed using the guidelines in NCHRP Report 279 for a four lane, 55 MPH roadway. The right turn data is shown in **Table 3**.

Table 3 - Right turn volume data

Roadway			Through Traffic	Right Turns	Critical Movement
Meridian Road	Entrance	AM Peak	597	12	X
		PM Peak	543	6	

Figure 12- Right Turn Guideline for Four Lane Road



Based on the above analysis for the data provided, a right turn lane is not warranted at the entrance to the site.

Compliance with ITD Policy

SH69 is classified as a Regional Route under IDAPA 39.03.03.42. Access is requested at an existing approach. The existing approach is located approximately 1320 feet upstream from the intersection with Meadow View. IDAPA requires a minimum separation of 660 feet, so the existing approach meets the IDAPA requirement.

IDAPA 39.03.42 recommends driveways be separated from other non public approaches by a minimum of 360 feet. IDAPA allows a reduction if a traffic study is submitted to determine if auxiliary lanes are required. The existing approach is separated from the existing agricultural approach by approximately 312 feet.

Based on the above analysis, right turn lanes are not warranted. A left turn lane is provided in the existing two way left turn lane. On average, the agricultural approach will only generate 1 trip during the PM peak hour, which should not conflict with the volume anticipated entering or existing this project. Under IDAPA rules, an exception to the policy is permissible.

Adjacent Approaches

The approach immediately to the south of this property serves a single family dwelling. This approach will have less than one trip exiting the site during the PM peak hour, and it is likely that that trip will head south towards Kuna. The operation of this approach will not impact the proposed approach.

The approach to the north of this site is an agricultural approach and will normally have no traffic. When the parcel to the north develops, they will need to locate their approach away from this approach. This parcel will also have access to Meadow View Road.

Safety Improvements

In order to maintain the safety of the highway system, the exit from the site should be stop controlled at SH69.

In order to maintain the safety of the highway system, the entrance should be constructed with a tapered entrance. This will allow vehicles to exit the highway slightly earlier and reduce conflicts.

RECOMMENDATION

The proposed approach is an existing approach that is in compliance with ITD access policy. The request will not add a new approach.

The impact to the highway can be mitigated with the construction of a tapered approach to allow vehicles to exist the highway smoothly.

The proposed commercial approach should be approved. It should be constructed in accordance with ITD design standards.

APPENDIX

L2 Data Collection

L2DataCollection.com

Idaho (208) 860-7554 Utah (801) 413-2993

Project: THOM0073
 Intersection: SH-69 / Meadow View Road
 City, State: Kuna, Idaho
 Control: Stop Sign

File Name : SH-69 & Meadow View
 Site Code : 00000000
 Start Date : 8/10/2016
 Page No : 1

Groups Printed- General Traffic

Start Time	SH-69 (Meridian Rd) From North				Meadow View Road From East				SH-69 (Meridian Rd) From South				Int. Total
	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
07:00 AM	31	0	0	31	3	0	0	3	0	128	0	128	162
07:15 AM	57	0	0	57	0	0	0	0	0	141	0	141	198
07:30 AM	30	0	0	30	0	0	0	0	0	125	0	125	155
07:45 AM	69	0	0	69	1	4	0	5	0	117	0	117	191
Total	187	0	0	187	4	4	0	8	0	511	0	511	706
08:00 AM	52	2	0	54	0	1	0	1	1	86	0	87	142
08:15 AM	44	0	0	44	0	0	0	0	0	96	0	96	140
08:30 AM	34	0	0	34	0	1	0	1	0	84	0	84	119
08:45 AM	55	1	0	56	1	1	0	2	1	58	0	59	117
Total	185	3	0	188	1	3	0	4	2	324	0	326	518

04:00 PM	105	1	0	106	0	0	0	0	0	62	0	62	168
04:15 PM	107	0	0	107	0	1	0	1	0	71	0	71	179
04:30 PM	154	0	0	154	1	1	2	4	0	68	0	68	226
04:45 PM	129	4	0	133	0	0	0	0	1	71	0	72	205
Total	495	5	0	500	1	2	2	5	1	272	0	273	778
05:00 PM	134	1	0	135	1	0	0	1	1	78	0	79	215
05:15 PM	164	1	0	165	0	0	0	0	0	82	0	82	247
05:30 PM	161	0	0	161	0	0	0	0	0	85	0	85	246
05:45 PM	139	0	0	139	1	0	0	1	0	74	0	74	214
Total	598	2	0	600	2	0	0	2	1	319	0	320	922
Grand Total	1465	10	0	1475	8	9	2	19	4	1426	0	1430	2924
Apprch %	99.3	0.7	0		42.1	47.4	10.5		0.3	99.7	0		
Total %	50.1	0.3	0	50.4	0.3	0.3	0.1	0.6	0.1	48.8	0	48.9	

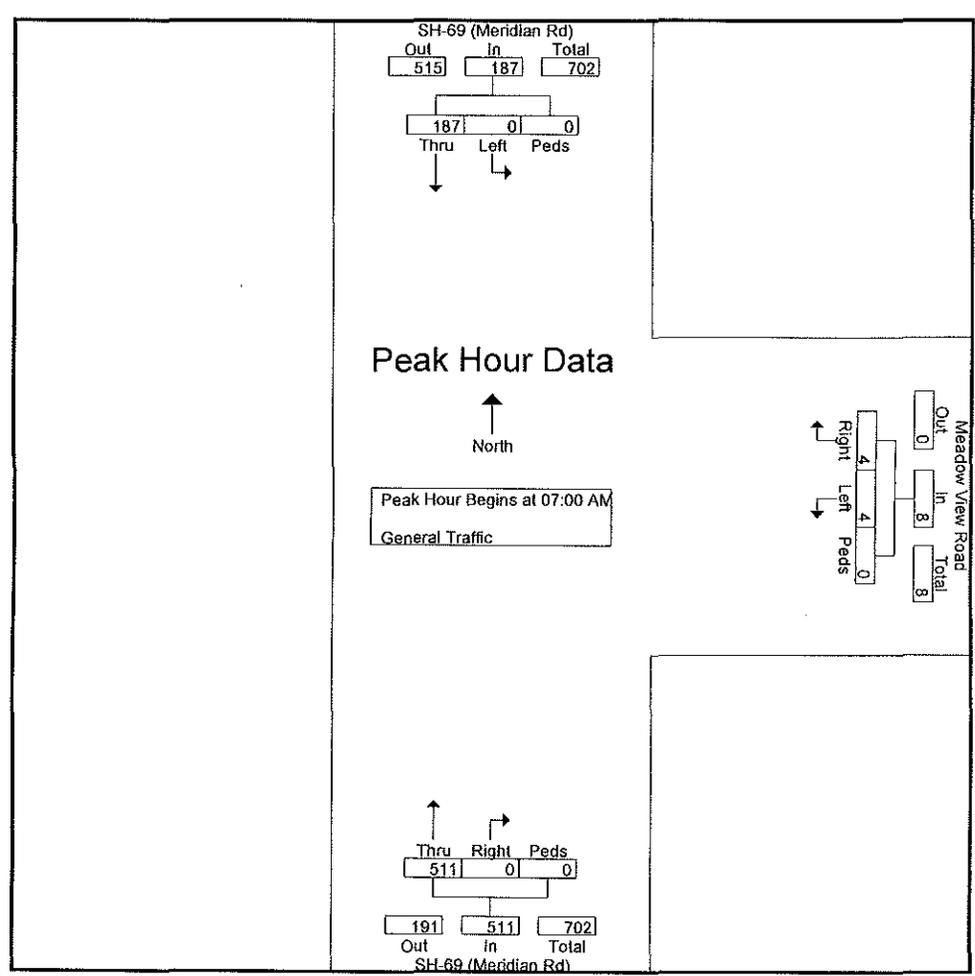
L2 Data Collection

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Project: THOM0073
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 Page No : 3

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	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
Peak Hour Analysis From 07:00 AM to 11:45 AM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 07:00 AM													
07:00 AM	31	0	0	31	3	0	0	3	0	128	0	128	162
07:15 AM	57	0	0	57	0	0	0	0	0	141	0	141	198
07:30 AM	30	0	0	30	0	0	0	0	0	125	0	125	155
07:45 AM	69	0	0	69	1	4	0	5	0	117	0	117	191
Total Volume	187	0	0	187	4	4	0	8	0	511	0	511	706
% App. Total	100	0	0		50	50	0		0	100	0		
PHF	.678	.000	.000	.678	.333	.250	.000	.400	.000	.906	.000	.906	.891



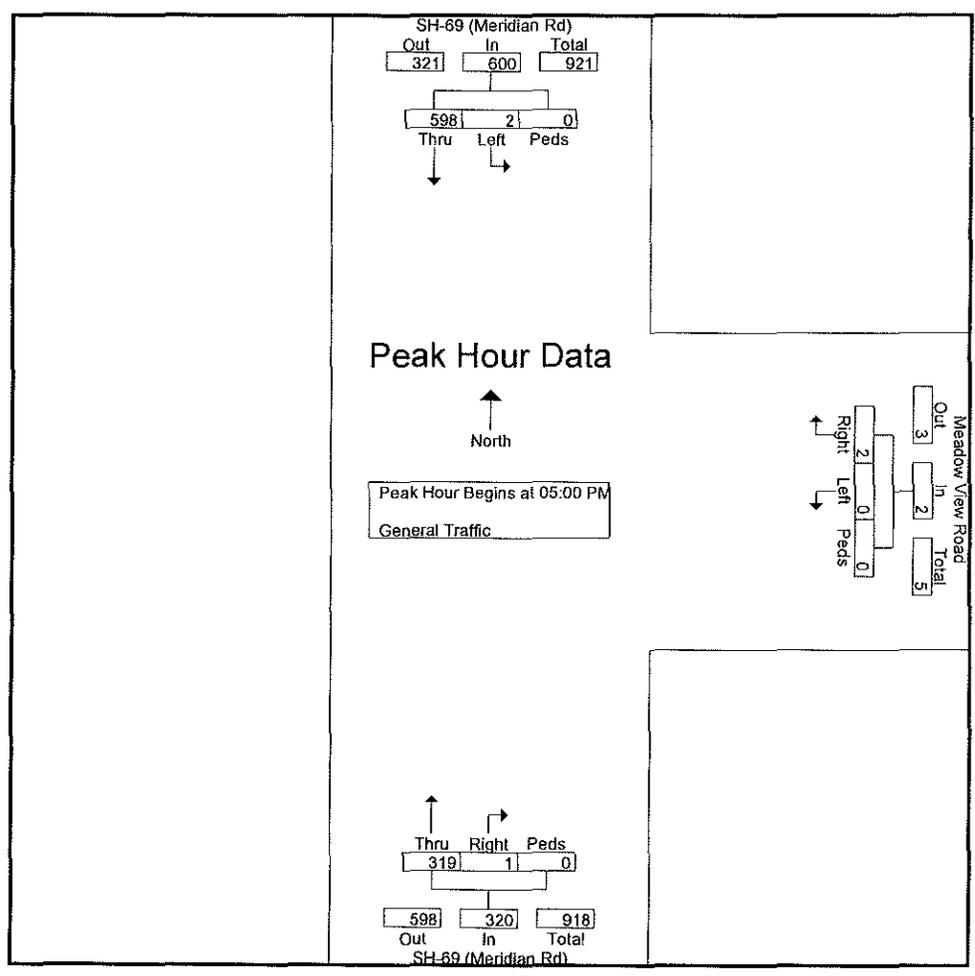
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	Thru	Left	Peds	App. Total	Right	Left	Peds	App. Total	Right	Thru	Peds	App. Total	
Peak Hour Analysis From 12:00 PM to 05:45 PM - Peak 1 of 1													
Peak Hour for Entire Intersection Begins at 05:00 PM													
05:00 PM	134	1	0	135	1	0	0	1	1	78	0	79	215
05:15 PM	164	1	0	165	0	0	0	0	0	82	0	82	247
05:30 PM	161	0	0	161	0	0	0	0	0	85	0	85	246
05:45 PM	139	0	0	139	1	0	0	1	0	74	0	74	214
Total Volume	598	2	0	600	2	0	0	2	1	319	0	320	922
% App. Total	99.7	0.3	0		100	0	0		0.3	99.7	0		
PHF	.912	.500	.000	.909	.500	.000	.000	.500	.250	.938	.000	.941	.933



**Counter #170 - East Kuna
Automatic traffic recorder**

- [Average Daily Traffic](#)
- [Published reports](#)
- [Combine Sites](#)
- [Your Cart](#)

YEAR	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	24-hr Avg.
2009								8390	8338	8235	7906	7492		
2010	7499	8025	8528	10540	9345	9038	8542	10756	8630	8648	7924	7945		8785
2011	7748	8052	8273	8096	7750	8527	8059	7849	7945	8203	7670	7793		8011
2012	7475	7919	8161	8552	8533	8645	8502	7866	8206	8166	7845	7716		8132
2013	6959	7739	8307	8474	8734	8733	8494	8438	8272	8387	8186	8044		8231
2014	7734	8200	8770	8958	9138	8985	9135	9101	8775	8668	8234	8681		8698
2015	8357	9000	9308	9506	9767	9579	9409	9421	9240	9301	8939	9170		9250
2016	8701	9186	9329	10019	9940	10059								

This Data is also available in the following forms: [Comma Delimited](#) , [Tab Delimited](#) and [Space Delimited](#).
 Right-Click and 'Save Target As' to download a copy.
 For a graph of June average daily traffic from year to year -- [click here](#).

Counter #110 - Kuna
 Automatic traffic recorder

- Average Daily Traffic
- [Published reports](#)
- [Combine Sites](#)
- [Your Cart](#)

YEAR	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual 24-hr Avg.
1994			4129	4116		4444	4202	4413	4310	1184	3217	4107	
1995	4349	4528	4637	4835	4720	4893	4744	4868	4812	4859	4703	4416	4697
1996	4451	4714	4991	5216	5249	5395	5103	5321	5201	5092	5113	4733	5048
1997	4718	5128	5475	5584	5701	5871	5729	6021	6051	6110	5962	5932	5690
1998	5631	6117	6437	6764	6623	6798	6720	7018	6910	7084	6532	6856	6624
1999	6886	7249	7445	7278	7216	7946	7813	7585	7859	7888	7601	7638	7534
2000	7264	7746	7977	8286	8443	8632	8354	8659	8514	8640	7242	4625	7865
2001	4343								8430	8934	7792	8662	
2002	8582	9163	9444	10244	9031	9436	8703	9725	10020	10353	10053	9973	9561
2003	9890	10380	10373	10925	11191	11411	10873	11070	11236	11253	10683	10917	10850
2004	10450	11603	12400	12293	11680	11669	11591	11752	11869	11452	11169	11860	11649
2005	11317	12190	12287	12609	12692	11998	11963	12978	12995	13001	12779	12740	12462
2006	12562	13552	13878	14245	14455	10794	10561	13954	13920	14313	13576	13781	13299
2007	13152	13900	14191	14163	13682	13377	13206	14740	14020	14516	13733	13328	13834
2008	12323	13329	13558	14038	14170	13290	12882	13224	13047	13364	12788	12865	13240
2009	12569	13235	13102	13842	13685	12596	13322	12960	13318	13560	12973	12996	13180
2010	12676	13535	13489		12157	13032	13809			12997	12959	13169	
2011	12759	13168	12339	12525	11253	11836	11959	12603	12674	12847	12219	12396	12382
2012	11966	12664	12798	13301	13395	13134	12720	11170	12614	12635	12349	12222	12581
2013	11362	12360	12746	13065	13281	13138	12564	12613	12774	13204	13026	12896	12752
2014	12586	13360	13887	14270	14388	14191	14115	13906	13488	13326	12884	13435	13653
2015	13139	13700	14393	15196	15111	14960	14082	14352	14108	14492	13880	14109	14293
2016	13880	14996	15255	16097	16142	15881							

This Data is also available in the following forms: [Comma Delimited](#) , [Tab Delimited](#) and [Space Delimited](#).
 Right-Click and 'Save Target As' to download a copy.
 For a graph of June average daily traffic from year to year -- [click here](#).

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	D. Thompson			Intersection	Meridian Road and Meadow			
Agency/Co.	Thompson Engineers, Inc			Jurisdiction	ITD			
Date Performed	8/17/2016			Analysis Year	2016 Existing			
Analysis Time Period	AM Peak Hour							
Project Description <i>Meridian Road Storage</i>								
East/West Street: <i>Meadow View</i>				North/South Street: <i>Meridian Road</i>				
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street		Northbound			Southbound			
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		511	0	0	187			
Peak-Hour Factor, PHF	1.00	0.80	1.00	1.00	0.70	1.00		
Hourly Flow Rate, HFR (veh/h)	0	638	0	0	267	0		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Two Way Left Turn Lane							
RT Channelized			0					0
Lanes	0	2	0	1	2	0		
Configuration		T	TR	L	T			
Upstream Signal		0			0			
Minor Street		Eastbound			Westbound			
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)				4		4		
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.50	1.00	0.50		
Hourly Flow Rate, HFR (veh/h)	0	0	0	8	0	8		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)		0			0			
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	0		
Configuration					LR			
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L		LR				
v (veh/h)		0		16				
C (m) (veh/h)		956		532				
v/c		0.00		0.03				
95% queue length		0.00		0.09				
Control Delay (s/veh)		8.8		12.0				
LOS		A		B				
Approach Delay (s/veh)	--	--		12.0				
Approach LOS	--	--		B				

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	D. Thompson			Intersection	Meridian Road and Meadow			
Agency/Co.	Thompson Engineers, Inc			Jurisdiction	ITD			
Date Performed	8/17/2016			Analysis Year	2018 Background			
Analysis Time Period	AM Peak Hour							
Project Description <i>Meridian Road Storage</i>								
East/West Street: <i>Meadow View</i>				North/South Street: <i>Meridian Road</i>				
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Northbound			Southbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		597	0	0	260			
Peak-Hour Factor, PHF	1.00	0.80	1.00	1.00	0.70	1.00		
Hourly Flow Rate, HFR (veh/h)	0	746	0	0	371	0		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Two Way Left Turn Lane							
RT Channelized			0				0	
Lanes	0	2	0	1	2	0		
Configuration		T	TR	L	T			
Upstream Signal		0			0			
Minor Street	Eastbound			Westbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)				4		4		
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.50	1.00	0.50		
Hourly Flow Rate, HFR (veh/h)	0	0	0	8	0	8		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	0		
Configuration					LR			
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L		LR				
v (veh/h)		0		16				
C (m) (veh/h)		871		473				
v/c		0.00		0.03				
95% queue length		0.00		0.10				
Control Delay (s/veh)		9.1		12.9				
LOS		A		B				
Approach Delay (s/veh)	--	--	12.9					
Approach LOS	--	--	B					

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	D. Thompson			Intersection	Meridian Road and Meadow			
Agency/Co.	Thompson Engineers, Inc			Jurisdiction	ITD			
Date Performed	8/17/2016			Analysis Year	2018 Total			
Analysis Time Period	AM Peak Hour							
Project Description <i>Meridian Road Storage</i>								
East/West Street: <i>Meadow View</i>				North/South Street: <i>Meridian Road</i>				
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street		Northbound			Southbound			
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		601	0	0	268			
Peak-Hour Factor, PHF	1.00	0.80	1.00	1.00	0.70	1.00		
Hourly Flow Rate, HFR (veh/h)	0	751	0	0	382	0		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Two Way Left Turn Lane							
RT Channelized			0					0
Lanes	0	2	0	1	2	0		
Configuration		T	TR	L	T			
Upstream Signal		0			0			
Minor Street		Eastbound			Westbound			
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)				4		4		
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.50	1.00	0.50		
Hourly Flow Rate, HFR (veh/h)	0	0	0	8	0	8		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)		0			0			
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	0		
Configuration					LR			
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L		LR				
v (veh/h)		0		16				
C (m) (veh/h)		868		469				
v/c		0.00		0.03				
95% queue length		0.00		0.11				
Control Delay (s/veh)		9.1		12.9				
LOS		A		B				
Approach Delay (s/veh)	--	--		12.9				
Approach LOS	--	--		B				

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	D. Thompson			Intersection	Meridian Road and Entrance			
Agency/Co.	Thompson Engineers, Inc			Jurisdiction	ITD			
Date Performed	8/17/2016			Analysis Year	2018 Total			
Analysis Time Period	AM Peak Hour							
Project Description Meridian Road Storage								
East/West Street: Site Entrance				North/South Street: Meridian Road				
Intersection Orientation: North-South				Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments								
Major Street		Northbound			Southbound			
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		597	12	8	260			
Peak-Hour Factor, PHF	1.00	0.85	0.50	0.50	0.85			
Hourly Flow Rate, HFR (veh/h)	0	702	24	16	305			
Percent Heavy Vehicles	0	--	--	0	--			
Median Type	Two Way Left Turn Lane							
RT Channelized			0				0	
Lanes	0	2	0	1	2			
Configuration		T	TR	L	T			
Upstream Signal		0			0			
Minor Street		Eastbound			Westbound			
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)				5	4			
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.50	1.00			
Hourly Flow Rate, HFR (veh/h)	0	0	0	10	0			
Percent Heavy Vehicles	0	0	0	0	0			
Percent Grade (%)		0			0			
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0			
Configuration					LR			
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L		LR				
v (veh/h)		16		18				
C (m) (veh/h)		886		469				
v/c		0.02		0.04				
95% queue length		0.06		0.12				
Control Delay (s/veh)		9.1		13.0				
LOS		A		B				
Approach Delay (s/veh)	--	--	13.0					
Approach LOS	--	--	B					

TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	D. Thompson			Intersection	Meridian Road and Meadow		
Agency/Co.	Thompson Engineers, Inc			Jurisdiction	ITD		
Date Performed	8/17/2016			Analysis Year	2016 Existing		
Analysis Time Period	PM Peak Hour						
Project Description <i>Meridian Road Storage</i>							
East/West Street: <i>Meadow View</i>				North/South Street: <i>Meridian Road</i>			
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>			
Vehicle Volumes and Adjustments							
Major Street	Northbound			Southbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)		319	1	2	598		
Peak-Hour Factor, PHF	1.00	0.70	1.00	1.00	0.80	1.00	
Hourly Flow Rate, HFR (veh/h)	0	455	1	2	747	0	
Percent Heavy Vehicles	0	--	--	0	--	--	
Median Type	Two Way Left Turn Lane						
RT Channelized			0				0
Lanes	0	2	0	1	2	0	
Configuration		T	TR	L	T		
Upstream Signal		0			0		
Minor Street	Eastbound			Westbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)				2		4	
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.50	1.00	0.50	
Hourly Flow Rate, HFR (veh/h)	0	0	0	4	0	8	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)		0			0		
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	0	0	0	0	0	
Configuration					LR		
Delay, Queue Length, and Level of Service							
Approach	Northbound	Southbound	Westbound			Eastbound	
Movement	1	4	7	8	9	10	11
Lane Configuration		L		LR			
v (veh/h)		2		12			
C (m) (veh/h)		1115		629			
v/c		0.00		0.02			
95% queue length		0.01		0.06			
Control Delay (s/veh)		8.2		10.8			
LOS		A		B			
Approach Delay (s/veh)	--	--	10.8				
Approach LOS	--	--	B				

TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	D. Thompson			Intersection	Meridian Road and Meadow		
Agency/Co.	Thompson Engineers, Inc			Jurisdiction	ITD		
Date Performed	8/17/2016			Analysis Year	2018 Background		
Analysis Time Period	PM Peak Hour						
Project Description: Meridian Road Storage							
East/West Street: Meadow View				North/South Street: Meridian Road			
Intersection Orientation: North-South				Study Period (hrs): 0.25			
Vehicle Volumes and Adjustments							
Major Street	Northbound			Southbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)		542	1	2	687		
Peak-Hour Factor, PHF	1.00	0.85	1.00	1.00	0.85	1.00	
Hourly Flow Rate, HFR (veh/h)	0	637	1	2	808	0	
Percent Heavy Vehicles	0	--	--	0	--	--	
Median Type	Two Way Left Turn Lane						
RT Channelized			0				0
Lanes	0	2	0	1	2	0	
Configuration		T	TR	L	T		
Upstream Signal		0			0		
Minor Street	Eastbound			Westbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)				2		0	
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.50	1.00	0.50	
Hourly Flow Rate, HFR (veh/h)	0	0	0	4	0	0	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)	0			0			
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	0	0	0	0	0	
Configuration					LR		
Delay, Queue Length, and Level of Service							
Approach	Northbound	Southbound	Westbound			Eastbound	
Movement	1	4	7	8	9	10	11
Lane Configuration		L		LR			
v (veh/h)		2		4			
C (m) (veh/h)		956		356			
v/c		0.00		0.01			
95% queue length		0.01		0.03			
Control Delay (s/veh)		8.8		15.2			
LOS		A		C			
Approach Delay (s/veh)	--	--		15.2			
Approach LOS	--	--		C			

TWO-WAY STOP CONTROL SUMMARY							
General Information				Site Information			
Analyst	D. Thompson			Intersection	Meridian Road and Meadow		
Agency/Co.	Thompson Engineers, Inc			Jurisdiction	ITD		
Date Performed	8/17/2016			Analysis Year	2018 Total		
Analysis Time Period	PM Peak Hour						
Project Description <i>Meridian Road Storage</i>							
East/West Street: <i>Meadow View</i>				North/South Street: <i>Meridian Road</i>			
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>			
Vehicle Volumes and Adjustments							
Major Street	Northbound			Southbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)		549	1	2	691		
Peak-Hour Factor, PHF	1.00	0.85	1.00	1.00	0.85	1.00	
Hourly Flow Rate, HFR (veh/h)	0	645	1	2	812	0	
Percent Heavy Vehicles	0	--	--	0	--	--	
Median Type	<i>Two Way Left Turn Lane</i>						
RT Channelized			0				0
Lanes	0	2	0	1	2		0
Configuration		T	TR	L	T		
Upstream Signal		0			0		
Minor Street	Eastbound			Westbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)				2		0	
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.50	1.00	0.50	
Hourly Flow Rate, HFR (veh/h)	0	0	0	4	0	0	
Percent Heavy Vehicles	0	0	0	0	0	0	
Percent Grade (%)		0			0		
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0				0
Lanes	0	0	0	0	0	0	
Configuration					LR		
Delay, Queue Length, and Level of Service							
Approach	Northbound	Southbound	Westbound			Eastbound	
Movement	1	4	7	8	9	10	11
Lane Configuration		L		LR			
v (veh/h)		2		4			
C (m) (veh/h)		949		353			
v/c		0.00		0.01			
95% queue length		0.01		0.03			
Control Delay (s/veh)		8.8		15.3			
LOS		A		C			
Approach Delay (s/veh)	--	--		15.3			
Approach LOS	--	--		C			

TWO-WAY STOP CONTROL SUMMARY								
General Information				Site Information				
Analyst	D. Thompson			Intersection	Meridian Road and Entrance			
Agency/Co.	Thompson Engineers, Inc			Jurisdiction	ITD			
Date Performed	8/17/2016			Analysis Year	2018 Total			
Analysis Time Period	AM Peak Hour							
Project Description <i>Meridian Road Storage</i>								
East/West Street: <i>Site Entrance</i>				North/South Street: <i>Meridian Road</i>				
Intersection Orientation: <i>North-South</i>				Study Period (hrs): <i>0.25</i>				
Vehicle Volumes and Adjustments								
Major Street	Northbound			Southbound				
Movement	1	2	3	4	5	6		
	L	T	R	L	T	R		
Volume (veh/h)		597	12	8	260			
Peak-Hour Factor, PHF	1.00	0.85	0.50	0.50	0.85	1.00		
Hourly Flow Rate, HFR (veh/h)	0	702	24	16	305	0		
Percent Heavy Vehicles	0	--	--	0	--	--		
Median Type	Two Way Left Turn Lane							
RT Channelized			0				0	
Lanes	0	2	0	1	2	0		
Configuration		T	TR	L	T			
Upstream Signal		0			0			
Minor Street	Eastbound			Westbound				
Movement	7	8	9	10	11	12		
	L	T	R	L	T	R		
Volume (veh/h)				12		4		
Peak-Hour Factor, PHF	1.00	1.00	1.00	0.50	1.00	0.50		
Hourly Flow Rate, HFR (veh/h)	0	0	0	24	0	8		
Percent Heavy Vehicles	0	0	0	0	0	0		
Percent Grade (%)	0			0				
Flared Approach		N			N			
Storage		0			0			
RT Channelized			0			0		
Lanes	0	0	0	0	0	0		
Configuration					LR			
Delay, Queue Length, and Level of Service								
Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L		LR				
v (veh/h)		16		32				
C (m) (veh/h)		886		422				
v/c		0.02		0.08				
95% queue length		0.06		0.24				
Control Delay (s/veh)		9.1		14.2				
LOS		A		B				
Approach Delay (s/veh)	--	--		14.2				
Approach LOS	--	--		B				

Select a District and Jurisdiction

District 3
 Ada County HD

Crash Filters

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Crash Statistics - click to download

Local + State Crashes : 28274

Local : 20732

Shown on Map : 20732

Selected: 0

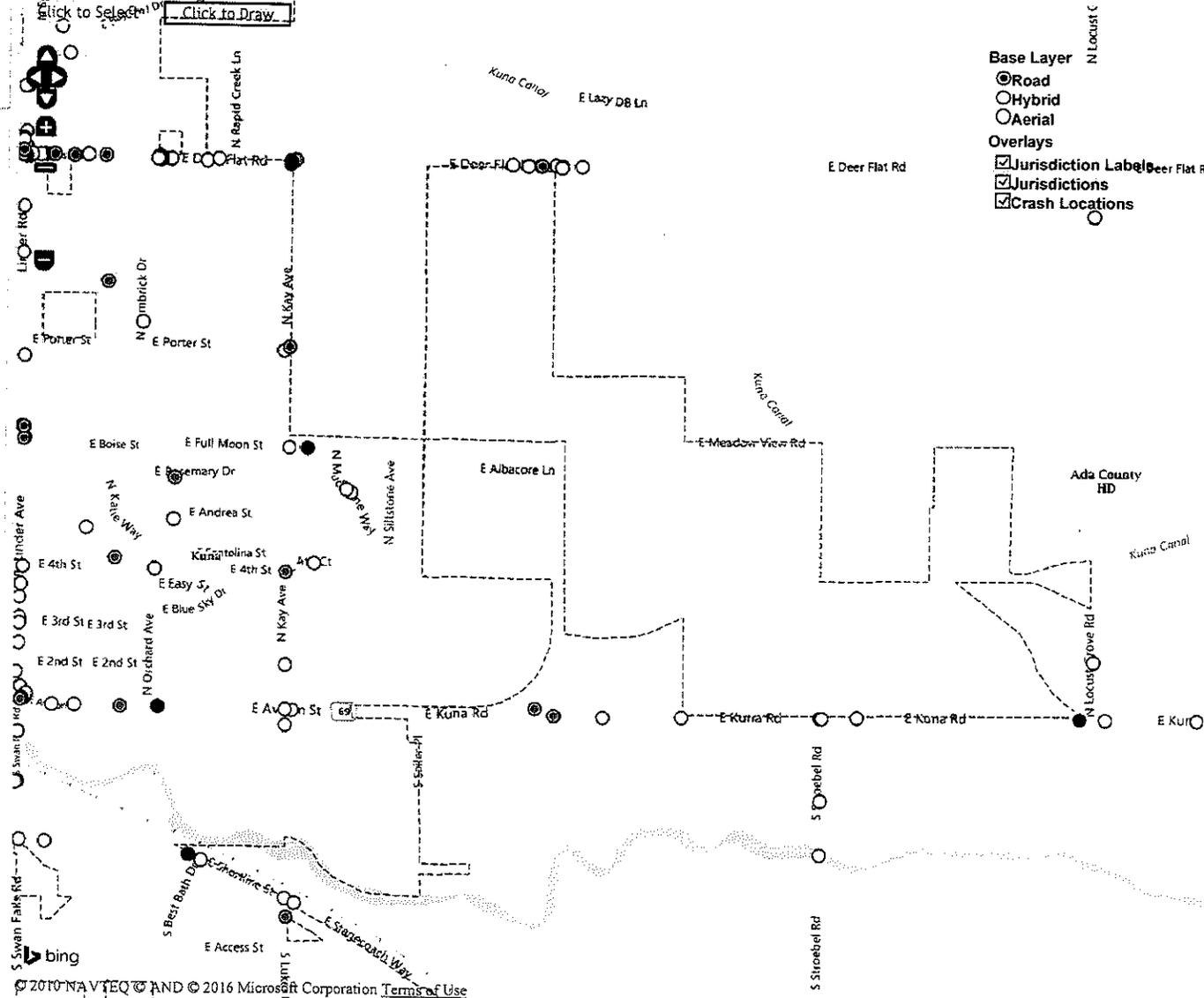
Highlighted 0

Jurisdictions

Crash Locations

- Property Damage (local)
- C Injury (local)
- B Injury (local)
- A Injury (local)
- Fatality (local)
- Property Damage (state)
- C Injury (state)
- B Injury (state)
- A Injury (state)
- Fatality (state)

Idaho Local Road Crash Data 2010-2014 for Ada County HD



Base Layer

- Road
- Hybrid
- Aerial

Overlays

- Jurisdiction Labels
- Jurisdictions
- Crash Locations

Crash Data - click to highlight in map

Serial Number	Highway System	Severity	Accident Year	Accident Date	Accident Time	Day of Week	Intersect Related	Street 1	Street 2	Reference Street	Dist from Intersect	Road Type	Dir of Travel	Driver Action	Vision Obstruction	Impi
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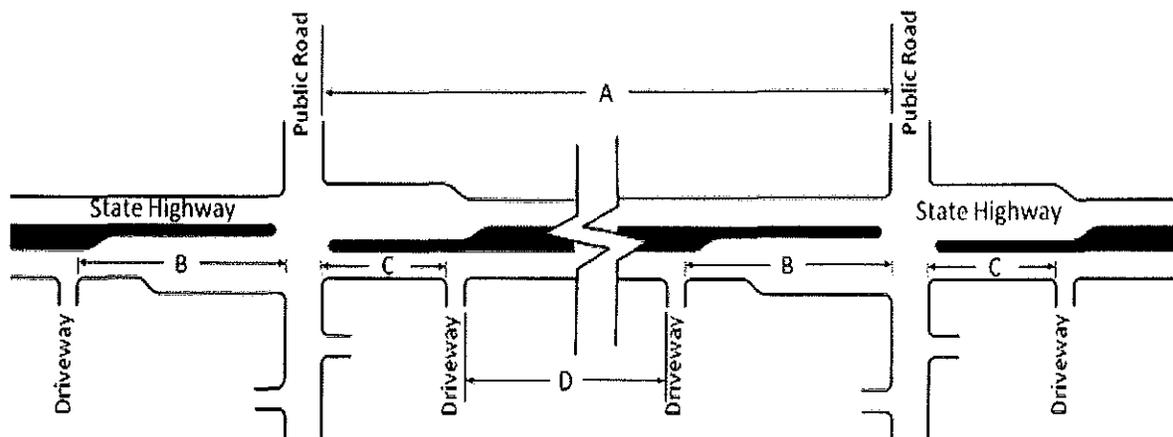
TABLE 1 – ACCESS SPACING*						
HIGHWAY TYPE	AREA TYPE	Signalized Road Spacing	Public Road Spacing (A)	Driveway Distance Upstream From Public Road Intersection (B)	Driveway Distance Downstream From Unsignalized Public Road Intersection (C)	Distance Between Unsignalized Accesses Other Than Public Roads (D)
Statewide Route	Rural	5,280 ft	5,280 ft	1,000 ft	650 ft	650 ft
	Transitional	5,280 ft	2,640 ft	760 ft	500 ft	500 ft
	Urban >35 mph	2,640 ft	1,320 ft	790 ft	500 ft	500 ft
	Urban ≤35 mph	2,640 ft	1,320 ft	790 ft	250 ft**	250 ft**
Regional Route	Rural	5,280 ft	2,640 ft	1,000 ft	650 ft	650 ft
	Transitional	2,640 ft	1,320 ft	690 ft	360 ft**	360 ft**
	Urban >35 mph	2,640 ft	660 ft	660 ft	360 ft**	360 ft**
	Urban ≤35 mph	2,640 ft	660 ft	660 ft	250 ft**	250 ft**
District Route	Rural	2,640 ft	1,320 ft	760 ft	500 ft	500 ft
	Transitional	2,640 ft	660 ft	660 ft	360 ft**	360 ft**
	Urban >35 mph	1,320 ft	660 ft	660 ft	360 ft**	360 ft**
	Urban ≤35 mph	1,320 ft	660 ft	660 ft	250 ft**	250 ft**

*Distances in table are minimums based on optimal operational and safety conditions such as adequate sight distance and level grade. Definitions of spacing designated by (A), (B), (C), and (D) are represented on Figure 1.

** Where the public road intersection or private access intersection is signalized, the distances in the table are for driveways restricted to right-in/right-out movements only. For unrestricted driveways the minimum distance shall be 500 feet from a signalized intersection.

(10-1-12)T

Figure 1:



(10-1-12)T

d. The District Engineer shall have the authority to deny an encroachment permit or require the applicant to provide a Traffic Impact Study when an on-site review indicates that the optimal conditions (such as sight distance and queue length) assumed in Table 1 do not exist, and that operational or safety problems may result from the encroachment spacing. (10-1-12)T

e. The District Engineer shall have the authority to approve a decrease in the minimum access spacing distances set forth in Table 1, provided that the basis for any exception is justified and documented. The basis for the exception may include overriding economic opportunity considerations. For any exception that would result in a decrease in access spacing of more than ten percent (10%) of the distances set forth in Table 1, a Traffic Impact Study will be required in order to determine whether auxiliary lanes or other appropriate mitigation must be included in the permit's conditions. (10-1-12)T

f. Unless the requirement is waived by the District Engineer, a Traffic Impact Study shall also be required when a new or expanded development seeks direct access to a state highway, and at full build out will generate one hundred (100) or more new trips during the peak hour, the new volume of trips will equal or exceed one thousand (1000) vehicles per day, or the new vehicle volume will result from development that equals or exceeds the threshold values in Table 2. If the District Engineer waives the requirement for a Traffic Impact Study, the basis for such waiver shall be justified and documented. (10-1-12)T

g. When required, the Traffic Impact Study shall document access needs and impacts and whether any highway modifications are necessary to accommodate the new traffic volumes generated by the development. Such modifications could include, for example, turn lanes, additional through lanes, acceleration or deceleration lanes, medians, traffic signals, removal and/or consolidation of existing approaches, approaches limited to right-in/right-out access only, etc. (10-1-12)T

h. If a District Engineer denies an encroachment permit application and the denial is appealed to the board, the board or its delegate shall have the authority to approve exceptions to the access and signal spacing distances in Table 1 if, in the judgment of the board, overriding economic considerations cause the exceptions to be in the best interests of the public. (10-1-12)T



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

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

RECEIVED
12-5-16

Rezone # 16-04-ZC

Conditional Use # 16-06-SUP

Preliminary / Final / Short Plat CLOW

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

14. _____ Reviewed By: [Signature]
 _____ Date: 11/29/16

B8

Trevor Kesner

From: Troy Behunin
Sent: Friday, November 04, 2016 1:54 PM
To: Trevor Kesner
Subject: 16-04-ZC / KUNA16-0018 ACHD Response

TK,
I am sure this was supposed to go to you, but "TR..." on the keyboard and a quick click of a button, it gets sent to me, not you.

From: Austin Miller [<mailto:Amiller@achdidaho.org>]
Sent: Friday, November 04, 2016 1:46 PM
To: 'keithclow6@gmail.com' <keithclow6@gmail.com>
Cc: 'lloyd@advantage-engineers.com' <lloyd@advantage-engineers.com>; Troy Behunin <tbehunin@kunaid.gov>
Subject: 16-04-ZC / KUNA16-0018 ACHD Response

Hi Keith,

In response to your zoning change application through the City of Kuna, ACHD does not have any site specific conditions of approval as this portion of Meridian Road is a State Highway and controlled by ITD. The applicant indicates a design review application will be required at a later date for a potential mini-storage facility. If this is the case ACHD impact fees will be assessed with the design review application. Our standard rate for Self Storage is \$755 per 1,000 square feet. This will include the small office building in conjunction with the storage facility.

Thank you,

Austin Miller
Ada County Highway District
Planner I, Development Services
3775 Adams Street, Garden City, ID 83714
Phone: (208) 387-6335
E-mail: Amiller@achdidaho.org





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

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: glaw@kunaid.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Keith Clow Rezone
16-04-ZC; 16-06-SUP

DATE: November 8, 2016

The City Engineer has reviewed the Rezone and SUP request of the above applicant dated October 25, 2016. It is noted that the request presumes construction of a leased professional or retail facility near Highway 69 and a storage unit facility behind. The accompanying comments address issues related to infrastructure.

1. Sanitary Sewer System

- a) The property is not connected to the City sewer system. **Any new structure is subject to connection fees for its connected load.**
- b) The property lies within the Danskin Lift Station sewer shed but is at least 2,960 feet and across Highway 69 from the nearest sewer facilities in the assigned sewer shed. The rough cost for sewer extension just to reach the closest point of the project, is approximately \$42,000 per acre. Specific recommendations of note are as follows:
 - 1) It is recommended this application be conditioned to require connection to the City sewer system for all sanitary sewer needs when services are available within 300 feet of the property or when the sewer demand of the site exceeds 2 EDUs.
 - 2) It is also recommended that sewer connection fees are pre-paid and that sewer plumbing is configured to facilitate convenient connection when connection is required.
 - 3) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan.
- c) For assistance in locating existing facilities and understanding issues associated with the Master Plan and connection, please contact the City Engineer at the Kuna North Treatment Plant.

2. Potable Water System

- a) The property is not connected to the City water system. **Any new structure is subject to connection fees for its connected load.**



- b) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
- 1) It is recommended this application be conditioned to require connection to the City water system for all potable water and fire suppression needs.
 - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan. This condition would require installation of a 12-inch water trunk line for the portion of the property fronting Highway 69 and for any extensions occupying master plan routes.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at city hall.
- e) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

3. Pressure Irrigation

- a) The property is not connected to the City pressure irrigation system. **Any new structure is subject to connection fees for its connected load.**
- b) It is recommended this application be conditioned to require connection to the City pressure irrigation system for all landscape irrigation needs when services are available within 300 feet of the property.
- c) It is also recommended that pressure irrigation connection fees are pre-paid and that sprinkler piping is configured to facilitate convenient connection when connection is required.
- d) It is recommended the applicant is required to not use City potable water for landscape irrigation purposes.
- e) For any connected load, it is recommended this application be conditioned to conform to the pressure irrigation master plan. This condition would require installation of a 12-inch pressure irrigation trunk line for the portion of the property fronting Highway 69 and for any extensions occupying master plan routes.

4. Grading, Gravity Irrigation, Storm Drainage

- a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to ACHD standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions or disposal at locations different than provided historically, approval of the operating entity is required.
- c) Design of on-site storm drainage disposal is to rely on criteria outlined in the ACHD Storm Drainage Policy Manual using a 100-year return frequency and up to 24-hour duration storm.
- d) 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, or 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.

- e) Upstream drainage rights and downstream irrigation delivery rights established through and/or across this property must be preserved and maintained during and after development.

5. General

At the time of, or prior to redevelopment:

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

6. Inspection Fees

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

7. Right-of-Way

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City ITD and ACHD standards. In this instance, the site does front on Highway 69, a classified street. The providing of deeded right-of-way to the extent of the frontage on those streets is recommended as a requirement.

- a) It is recommended approaches onto local, section line and quarter line streets comply with ACHD and ITD approach policies and generally are as far as practical from intersections.
- b) It is recommended needed asphalt widening, concrete sidewalk and curb and gutter be provided at the time of 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 is granted.

9. Property Description

- a) A metes and bounds description prepared by a licensed surveyor has already been provided by the applicant.

Communities in Motion 2040 Development Checklist

Transportation

- Attached N/A An Area of Influence Travel Demand Model Run is attached.
- Yes No N/A There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.
- Comments:** In FY2021 ITD plans to resurface the pavement on SH-69 from the City of Kuna to City of Meridian.
- Yes No N/A The proposal uses appropriate **access management** techniques as described in the [COMPASS Access Management Toolkit](#).
- Comments:** No site plan provided.
- Yes No N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.
- Comments:** Future Employer Express Service is planned along Highway 69. Work with VRT on transit amenities.

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet (**Goals 1.1, 1.2, 1.3, 1.4, 2.4**):

- Attached N/A Complete Streets LOS scorecard is attached.
- Yes No N/A The proposal maintains or improves current automobile LOS.
- Yes No N/A The proposal maintains or improves current bicycle LOS.
- Yes No N/A The proposal maintains or improves current pedestrian LOS.
- Yes No N/A The proposal maintains or improves current transit LOS.
- Yes No N/A The proposal is in an area with a [Walkscore](#) over 50.

Housing

- Yes No N/A The proposal adds [compact housing](#) over seven residential units per acre. (**Goal 2.3**)
- Yes No N/A The proposal is a mixed-use development or in a mixed-use area. (**Goal 3.1**)
- Yes No N/A The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (**Goal 3.1**)
- Yes No N/A The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (**Goal 3.1**)

Community Infrastructure

- Yes No N/A The proposal is infill development. (**Goals 4.1, 4.2**)
- Yes No N/A The proposal is within or adjacent to city limits. (**Goals 4.1, 4.2**)
- Yes No N/A The proposal is within a city area of impact. (**Goals 4.1, 4.2**)

Health

- Yes No N/A The proposal is within 1/4 mile of a transit stop. (**Goal 5.1**)
- Yes No N/A The proposal is within 1/4 mile of a public school. (**Goal 5.1**)
- Yes No N/A The proposal is within 1/4 mile of a grocery store. (**Goal 5.1**)
- Yes No N/A The proposal is within 1 mile of a park and ride location. (**Goal 5.1**)

Economic Development

- Yes No N/A The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (**Goal 3.1**)
- Yes No N/A The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (**Goal 6.1**)

Open Space

- Yes No N/A The proposal is within a 1/4 mile of a **public park**. (**Goal 7.1**)
- Yes No N/A The proposal provides at least 1 acre of parks for every 35 housing units. (**Goal 7.1**)

Farmland

- Yes No N/A The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (**Goals 4.1, 8.2**)
- Yes No N/A The proposal is outside prime farmland. (**Goal 8.2**)

Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.



[Click for detailed map.](#)

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).

Name of Development: Clow Rezone

Summary: Clow rezone for office and mini-storage is located northeast of Highway 69 and Kuna Road. The proposal meets 7 CIM 2040 checklist items and does not meet 11 items. Consider adding a pathway, or providing an easement along the Teed Lateral per the 2013 Kuna Master Plan for future bicycle and pedestrian connectivity.

Land Use

In which of the [CIM 2040 Vision Areas](#) is the proposed development? (**Goal 2.1**)?

- Downtown
- Future Neighborhood
- Small Town
- Employment Center
- Mixed Use
- Transit Oriented Development
- Existing Neighborhood
- Prime Farmland
- Foothills
- Rural

Yes No N/A The proposal is within a CIM 2040 Major Activity Center. (**Goal 2.3**)

Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
4	0	4	65	4	0

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. (**Goal 2.1**)

Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
308	137	390	407	1,649	1,213

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. (**Goal 2.1**)



More information on COMPASS and *Communities in Motion 2040* can be found at:

www.compassidaho.org

Email: info@compassidaho.org

Telephone: (208) 475-2239



COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Kuna Rural Fire District



From the Desk of
Jon Tillman
Fire Chief

Ph. 922-1144
Fax 922-1135
P.O. Box 607
Kuna, ID. 83634

TO: Troy Behunin

DATE: November 9, 2014

RE: Keith Clow storage units

The Kuna Rural Fire District has the following comments on the proposed project.

- Plans to be submitted to the Fire District for approval.
- Fire hydrants and extinguishers to be installed with final placement to be approved by the Fire Chief or his designee.
- Fire walls to be installed as required.
- Two access roads will be required with access codes to gates or equivalent to be provided to the District.

Please feel free to contact me at the District office should you have any questions or concerns.

Sincerely,

Jon Tillman
Fire Chief

B-5





PERMIT COVER / FINAL INSPECTION FORM

PERMITTEE:

KEITH CLOW
1085 GLENWAY AVE.
FRUITLAND, ID 83619

PERMIT # 3-17-149

ROUTE SH 69

MILE POINTS 2.362 RT

EXPIRATION 11/15/17

MAINTENANCE FOREMAN CONTACT:

Travis Dodd mobile:208-830-3607 / office:208-332-7162 travis.dodd@itd.idaho.gov

Before you start:

- 1. Accept all terms and conditions of this permit including provisions and attachments
2. Receive authorization to start. Email start date request (minimum 5 business days prior) and receive authorization from the ITD maintenance Foreman. If needed, request to meet on-site to review the project and permit requirements. No work shall begin without prior authorization and an approved Traffic Control Plan
3. Notify 511 Traveler Information- required even if there is no impact to traffic. See provision for details.
ITDD3-511ReportNotification@itd.idaho.gov (cc) the Forman and Permit Coordinator
itdd3permits@itd.idaho.gov

Prior to completion: No work in ITD ROW, Existing access built by ITD

- 1. Send an email to the maintenance Foreman advising work has been completed. Schedule to meet on-site for final inspection.
2. Prepare and submit as-built drawings (or statement of no changes made from engineered plans submitted). See provision for details.

Final Inspection Checklist

Did the Permittee: (ITD use only)

- Receive authorization to begin work
Submit mix designs for asphalt and concrete as per permit and ITD requirements
Submit all required material testing results as per permit and ITD requirements
Contact Forman for final inspection
Did the Forman meet the permittee on site for final inspection
Provide as-built drawings at final inspection or within 30 days of completion

Table with 2 columns: Idaho Transportation Department Authorized Representatives' Signature, Date. Contains an 'X' in the signature column.

I certify that work was completed as per ITD permit and will satisfy the as-built requirements within 30 days (if not included during inspection).

Table with 2 columns: Permittee Authorized Representatives' Signature, Date. Contains an 'X' in the signature column.

When all Documentation has been submitted reviewed and approved, please sign and return to the Traffic Dept.





Right-Of-Way Encroachment Application and Permit Approaches or Public Streets

ITD Permit Application Number 3-17-149

For ITD Use

Project Number From ITD Highway Plan STP-3782(101)		Date Application Received		Date Application Determined Complete		In City Limits <i>Yes</i>	
Route SH 69	Segment 002150	C/L Milepost 2.362	<input checked="" type="checkbox"/> Right <input type="checkbox"/> Left	C/L Station 75+83	<input checked="" type="checkbox"/> Right <input type="checkbox"/> Left	Pop. 5000 or Greater <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Traffic Impact Study Required <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Appraisal Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Median Type (Raised, Painted, etc.) Painted		Number of Lanes 5	
Distance From Nearest Approach (Both sides, both directions of roadway) 311' S. and 1312; N. 247' N across				Approach Volume (From TIS or ITE Trip Generation Handbook) Vehicle Trips per Day 25			
Site Distance Right 800+ Left 800+		Reason if Restricted to Right Or Left Safety		Culvert Needed <input type="checkbox"/> Yes <input type="checkbox"/> No		If Yes, Enter Size Dia. Length	

Applicant Information (Please Print or Type)

Applicant(s) Name (Printed) Keith Clow		Mailing Address or P.O. Box 1085 Glenway Ave.		City Fruitland		State ID	Zip Code 83619
E-Mail Address (If available) keithclow6@gmail.com			Daytime Phone Number 208-407-7218		Alternate Phone Number		
Property Owner's Name (Printed) Keith Clow		Property Address and TAX ID Number Lot 4 Sec.19 TWN 02N,01E		City (If in city limits) Kuna		County Ada	
Nearest Public Street/Road Kuna Rd	Current Property Use AG	Current Zoning Ag		Proposed Property Use C2		Proposed Zoning C2	
How is Access Currently Gained? Paved access from SH 69		Property Owner Owns Adjacent Properties <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, Describe					

Request Details

Is this a new approach? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is this a temporary approach? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If this is a proposed modification to an existing approach, check all that apply <input type="checkbox"/> Location <input type="checkbox"/> Width <input checked="" type="checkbox"/> Use <input type="checkbox"/> Remove <input type="checkbox"/> Consolidate Multiple					
Desired Approach Width (Without flares at property line) 40'		Type of Approach Requested <input type="checkbox"/> Agricultural <input type="checkbox"/> SF Residential <input type="checkbox"/> Joint Use <input type="checkbox"/> MF Residential <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Public Street					
Additional information you would like ITD to be aware of - Attach additional sheets if necessary. This will be a 750 Unit Mini Storage Facility, with approximately 7500 SF of Commercial Office Development. There is an existing paved approach that we would like to use that was installed by ITD during a project.							

ITD District Review

Section	Reviewer	Date	Recommendation		Section	Reviewer	Date	Recommendation	
			Approve	Deny				Approve	Deny
Design			<input type="checkbox"/>	<input type="checkbox"/>	Property Mgmt			<input type="checkbox"/>	<input type="checkbox"/>
Maintenance			<input type="checkbox"/>	<input type="checkbox"/>	Traffic			<input type="checkbox"/>	<input type="checkbox"/>
Planner			<input type="checkbox"/>	<input type="checkbox"/>	Dist. Engineer			<input type="checkbox"/>	<input type="checkbox"/>
List any conditions of approval ITD will monitor the access site for crashes and may require additional mitigation if safety becomes a concern.									
List reason(s) for denial recommendation									

General Requirements

ITD Permit Application Number _____

1. The original permit or a copy must be kept on the job site whenever work is taking place.
2. No work shall commence until the permittee is given notice to proceed by an authorized representative of ITD. The permittee shall notify ITD five (5) working days prior to commencing the permitted work if work does not commence immediately upon notice by ITD.
3. During the progress of all work, traffic control devices shall be erected and maintained as necessary or as directed. All traffic control devices shall conform to the most current edition of the *Manual on Uniform Traffic Control Devices for Streets and Highways*, as adopted by the State. Equipment or materials left within the highway right-of-way when work is not taking place shall be delineated and protected with appropriate approved traffic control devices.
4. All work within the State Highway Right of Way shall comply with the requirements of the ITD Workzone Safety and Mobility Policy. Copies available from ITD upon request.
5. All work herein permitted shall conform to current government and industry standards, including Americans with Disabilities Act, and shall be performed and completed to the satisfaction of ITD. The expense of any required supervision of work performed under this permit shall be borne by the permittee.
6. Work done under this permit shall be constructed in a manner that shall not cause water to flow onto the roadway or shoulder, and shall not interfere with the existing drainage on the State Highway System or any adjacent drainage system.
7. All utilities shall be installed under culverts.
8. The permittee shall furnish all material, labor, and equipment involved in the construction of the approach and its appurtenances. This shall include furnishing drainage pipe, curb, gutter, concrete sidewalk, etc., where required.
9. ITD may inspect the materials and workmanship during construction and upon completion to determine that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, and/or that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.
10. ITD shall be reimbursed by the permittee for any additional inspection required to insure compliance with the conditions of this permit. Inspection fees will be based upon inspection time including travel from the ITD facility and charged at rates commensurate with industry standards.
11. Upon completion of the permitted work, any disturbance of the highway, right of way, and/or traffic control devices shall be restored to the satisfaction of ITD including the removal of all rubbish and debris and may include seeding, planting and grading.
12. Any encroachment that is found to be in non-compliance with the terms of the approved permit may be required to be modified, relocated, or removed at the sole expense of the permittee upon written notification by the District Engineer or his authorized representative.
13. The permittee shall maintain at its sole expense the encroachment for which this permit is granted.
14. Changes in the use as defined in I.D.A.P.A. 39.03.42, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit. Any modification, relocation, or removal of an encroachment or subject granted by this permit shall require a new permit prior to commencement of such work.
15. ITD may revoke, amend, amplify, or terminate this permit or any of the conditions herein enumerated if the permittee fails to comply with any or all of its provisions, requirements, or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given, or if the approach, structure, or subject herein granted is not installed or operated and maintained in conformity herewith.

Acceptance and Approval to Work

ITD Permit Application Number 3-17-149

By signing this permit, the permittee or his authorized representative certify that they have been made aware of and agree with all requirements of the permit, including any and all restrictions and further agree to indemnify, save harmless, and defend regardless of outcome ITD from the expenses of and against all suits or claims, including costs, expenses, and attorney fees that may be incurred by reason of any act or omission, neglect, or misconduct of the permittee or its contractor in the design, construction, and maintenance of the work, which is the subject of this permit.

Property Owner/Authorized Representative's Signature X	Company Name (If applicable) Keith Clow	Phone Number 208-407-7218	Date
---	--	------------------------------	------

Subject to all terms, conditions, and provisions of this permit or attachments, permission is hereby granted to begin work within the State Highway Right of Way.

Idaho Transportation Department Authorized Representative's Signature X <i>Ken Lovell</i>	Title TIP	Date 11/15/16
--	--------------	------------------

Attachments:

<input type="checkbox"/> Special Provisions/Conditions of Approval	<input type="checkbox"/> Legal Description/Deed
<input type="checkbox"/> Traffic Control Plan	<input type="checkbox"/> Power of Attorney for Authorized Representative
<input type="checkbox"/> Standard Drawings	<input type="checkbox"/> Site Plans
<input type="checkbox"/> Construction Drawings	<input type="checkbox"/> TIS _____
<input type="checkbox"/> P&Z Approvals _____	<input type="checkbox"/> Copy of Letter of Incorporation _____
<input type="checkbox"/> Dept. Roadway Plansheets _____	<input type="checkbox"/> Letters of Recommendation/Denial _____
<input type="checkbox"/> Easements/Agreements _____	<input type="checkbox"/> Joint Access Agreements _____
<input type="checkbox"/> Property Appraisal _____	<input type="checkbox"/> Other _____

Final Approval

Subject to all terms, conditions, and provisions of this permit or attachments, **Final Inspection** has been completed and the permitted work within the State Highway Right of Way is hereby given final approval.

District Engineer or Assigns Signature X	Date
---	------

Subject to all terms, conditions, and provisions of this permit or attachments, changes in access on the State Highway System have been completed and have been given final approval to be recorded against the property as described in the legal description shown in Attachment A.

District Engineer or Assigns Signature X	Date
---	------

Subscribed and sworn before me this _____ day of _____, year _____ in the County of _____, State of _____

personally appeared before me _____, to me known to be the person(s) described in and who executed the within and forgoing instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed

Notary Public's Signature _____ **SEAL**

My Commission Expires _____



Instructions For Completing ITD 2109, Right-Of-Way Encroachment Application And Permit - Approaches or Public Streets

Idaho Transportation Department

Note: An incomplete application will delay processing

You may be able to expedite the application process and reduce site designing and engineering costs by requesting a pre-application conference with the Idaho Transportation Department (ITD). Contact your local ITD District Office and ask to speak with the Permits Coordinator to schedule a meeting.

<u>District 1</u>	<u>District 2</u>	<u>District 3</u>	<u>District 4</u>	<u>District 5</u>	<u>District 6</u>
600 W. Prairie Ave. Coeur d'Alene, Idaho 83815-8764 (208) 772-1200	P.O. Box 837 Lewiston, Idaho 83501-0837 208) 799-4300	8150 Chinden Blvd. Boise, Idaho 83714-8028 (208) 334-8300	216 S. Date St. Shoshone, Idaho 83352-0820 (208) 886-7800	5151 S. 5th Ave. Pocatello, Idaho 83205-4700 (208) 239-3300	206 N. Yellowstone Ave. Rigby, Idaho 83442-0097 (208) 745-7781
Counties served: Benewah, Bonner, Boundary, Kootenai, Shoshone	Counties served: Clearwater, Idaho, Latah, Lewis, Nez Perce	Counties served: Ada, Adams, Boise, Canyon, Elmore, Gem, Owyhee, Payette, Valley, Washington	Counties served: Blaine, Camas, Cassia, Custer, Gooding, Jerome, Lincoln, Minidoka, Twin Falls	Counties served: Bannock, Bear Lake, Bingham, Caribou, Franklin, Oneida, Power	Counties served: Bonneville, Butte, Clark, Custer, Fremont, Jefferson, Lemhi, Madison, Teton

1. Use one form for each requested approach. The form initially serves as an **application** for a connection between an adjacent property and a state highway. If approved, the completed form becomes a **permit** for the state highway connection.
2. Please print (in ink), type, or complete the application in Microsoft Word and print the form.
3. Read and understand these instructions and all of the General Requirements on the form. These requirements apply to all approach permits and if you are granted a permit; you must adhere to each of them. Additional permit-specific provisions may be a part of any approved permit, and you will be given the opportunity to review them prior to accepting your permit.
4. Complete each item in the shaded area under "Applicant Information" and "Request Details".
5. Include the following with your application:
 - a. Non-refundable application fee (ranges from \$50-\$100- please confirm the applicable amount with ITD).
 - b. A copy of the latest deed of record which identifies the property owner and provides the legal description of the property abutting the State Highway Right of Way where the proposed access is being requested. If ownership of the property changes during the permit process, a new form must be submitted with the new ownership documentation.
 - c. Photographs of the proposed driveway location, including one looking each direction along the highway from the proposed location. Digital photographs are acceptable.
 - d. Plans or drawings as follows:
 - i. For agricultural, single-family or joint-use approaches, include an 8 ½" x 11" or 11" x17" drawing showing the location of the proposed access on your property which is shown in relation to property lines, highway, existing and proposed buildings. A second drawing or map should be included that shows the location of your property in relation to other roads and landmarks. Show all dimensions, mark which direction is north and if possible, draw to scale. Include copies of any easements or agreements with adjacent property owners.
 - ii. For commercial, multi-family, subdivision, or public street approaches, include a site/plot plan, grading and drainage plans. Show the parcel layout, proposed lots, dimensions, north arrow, building locations and sizes, parking, internal drive aisles, street layouts, etc. A second drawing or map should be included that shows the location of your property in relation to other roads and landmarks. Show all dimensions, drawn to scale. Include copies of any easements or agreements with adjacent property owners.
 - e. If the development will generate more than 25 trips during the peak hour or more than 250 trips per day, include a Transportation Impact Study (TIS). Details regarding the required contents of a TIS are available from the District Permits Coordinator or District Traffic Engineer.
6. After your application is received:
 - a. ITD will review the application, all access options, local conditions, and local government plans. The application will then be discussed internally with staff. Your request may be approved, approved with conditions, or denied.
 - b. If your application is approved or approved with conditions, you will receive a letter from ITD indicating your permit has been accepted for approval accompanied by the application form and any additional special provisions that must be adhered to. Prior to starting any work in ITD right of way, you must review the conditions, and return the application with

required as a condition of a permit, are not an integral part of the approach authorized by the permit and as such shall become property of the State upon final inspection and approval by ITD. ITD reserves the right to change these features and devices in the future in order to promote safety and/or mobility within the State Highway right of way. Expenditure of monies for purchase or installation of said features or devices shall not create an ownership interest in the features or devices.

8.

Right-Of-Way Encroachment Application and Permit

ITD 2109 (Rev. 11-13)

Approaches or Public Streets

itd.idaho.gov

ITD Permit Application Number For ITD Use

Project Number From ITD Highway Plan	Date Application Received	Date Application Determined Complete	In City Limits	
Route	Segment	C/L Milepost	C/L Station	Pop. 5000 or Greater
	Left	Right	Left	Right
Traffic Impact Study Required	Appraisal Required	Median Type (Raised, Painted, etc.)	Number of Lanes	Access Purchased
Yes	No	Yes No		Yes No
Distance From Nearest Approach (Both sides, both directions of roadway)		Approach Volume (From TIS or ITE Trip Generation Handbook)		
Vehicle Trips per Day				
Site Distance	Reason if Restricted to Right Or Left		Culvert Needed	If Yes, Enter Size
Right	Left		Yes	No
				Dia. Length

Applicant Information (Please Print or Type)

Applicant(s) Name (Printed)	Mailing Address or P.O. Box	City	State	Zip Code
KEITH CLOW	1085 GLENWAY AVE	FRUITLAND	ID	83619
E-Mail Address (If available)	Daytime Phone Number	Alternate Phone Number		
KEITH CLOW @ GMAIL .COM	208-407-7218			
Property Owner's Name (Printed)	Property Address and TAX ID Number	City (If in city limits)	County	
KEITH CLOW	2074 SECTION 19 TOWNSHIP 2 NORTH, RANGE 1 EAST BOISE			
Nearest Public Street/Road	Current Property Use	Current Zoning	Proposed Property Use	Proposed Zoning
KUNYA Road	ZONED AG	AG	OFFICE / BENT STORAGES	C2
How is Access Currently Gained?	Property Owner Owns Adjacent Properties			
Yes	No	If Yes, Describe		

- 9. ITD may inspect the materials and workmanship during construction and upon completion to determine that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, and/or that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.
- 10. ITD shall be reimbursed by the permittee for any additional inspection required to insure compliance with the conditions of this permit. Inspection fees will be based upon inspection time including travel from the ITD facility and charged at rates commensurate with industry standards.
- 11. Upon completion of the permitted work, any disturbance of the highway, right of way, and/or traffic control devices shall be restored to the satisfaction of ITD including the removal of all rubbish and debris and may include seeding, planting and grading.
- 12. Any encroachment that is found to be in non-compliance with the terms of the approved permit may be required to be modified, relocated, or removed at the sole expense of the permittee upon written notification by the District Engineer or his authorized representative.
- 13. The permittee shall maintain at its sole expense the encroachment for which this permit is granted.
- 14. Changes in the use as defined in I.D.A.P.A. 39.03.42, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit. Any modification, relocation, or removal of an encroachment or subject granted by this permit shall require a new permit prior to commencement of such work.
- 15. ITD may revoke, amend, amplify, or terminate this permit or any of the conditions herein enumerated if the permittee fails to comply with any or all of its provisions, requirements, or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given, or if the approach, structure, or subject herein granted is not installed or operated and maintained in conformity herewith.

Acceptance and Approval to Work ITD Permit Application Number

By signing this permit, the permittee or his authorized representative certify that they have been made aware of and agree with all requirements of the permit, including any and all restrictions and further agree to indemnify, save harmless, and defend regardless of outcome ITD from the expenses of and against all suits or claims, including costs, expenses, and attorney fees that may be incurred by reason of any act or omission, neglect, or misconduct of the permittee or its contractor in the design, construction, and maintenance of the work, which is the subject of this permit.

Property Owner/Authorized Representative's Signature Company Name (If applicable) Phone Number Date
X Keith Claus 8/19/16

Subject to all terms, conditions, and provisions of this permit or attachments, permission is hereby granted to begin work within the State Highway Right of Way.

Idaho Transportation Department Authorized Representative's Signature Title Date
X _____

Attachments:

- | | |
|---|---|
| Special Provisions/Conditions of Approval | Legal Description/Deed |
| Traffic Control Plan | Power of Attorney for Authorized Representative |
| Standard Drawings | Site Plans |
| Construction Drawings | TIS _____ |
| &Z Approvals _____ | Copy of Letter of Incorporation _____ |
| Dept. Roadway Plansheets _____ | Letters of Recommendation/Denial _____ |
| Easements/Agreements _____ | Joint Access Agreements _____ |
| Property Appraisal _____ | Other _____ |

Request Details

Is this a new approach?	Is this a temporary approach	If this is a proposed modification to an existing approach, check all that apply					
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Location	Width	Use	Remove
				Consolidate	Multiple		
Desired Approach Width		Type of Approach Requested					
(Without flares at property line)		Agricultural	SF Residential	Joint Use	MF Residential		
		Subdivision	Commercial	Public Street			
Additional information you would like ITD to be aware of - Attach additional sheets if necessary.							



District Review

Section	Reviewer	Date	Recommendation		Section	Reviewer	Date	Recommendation	
			Approve	Deny				Approve	Deny
Design					Property Mgmt				
Maintenance					Traffic				
Planner					Dist. Engineer				

List any conditions of approval

List reason(s) for denial recommendation

General Requirements ITD Permit Application Number

1. The original permit or a copy must be kept on the job site whenever work is taking place.
2. No work shall commence until the permittee is given notice to proceed by an authorized representative of ITD. The permittee shall notify ITD five (5) working days prior to commencing the permitted work if work does not commence immediately upon notice by ITD.
3. During the progress of all work, traffic control devices shall be erected and maintained as necessary or as directed. All traffic control devices shall conform to the most current edition of the *Manual on Uniform Traffic Control Devices for Streets and Highways*, as adopted by the State. Equipment or materials left within the highway right-of-way when work is not taking place shall be delineated and protected with appropriate approved traffic control devices.
4. All work within the State Highway Right of Way shall comply with the requirements of the ITD Workzone Safety and Mobility Policy. Copies available from ITD upon request.
5. All work herein permitted shall conform to current government and industry standards, including Americans with Disabilities Act, and shall be performed and completed to the satisfaction of ITD. The expense of any required supervision of work performed under this permit shall be borne by the permittee.
6. Work done under this permit shall be constructed in a manner that shall not cause water to flow onto the roadway or shoulder, and shall not interfere with the existing drainage on the State Highway System or any adjacent drainage system.
7. All utilities shall be installed under culverts.
8. The permittee shall furnish all material, labor, and equipment involved in the construction of the approach and its appurtenances. This shall include furnishing drainage pipe, curb, gutter, concrete sidewalk, etc., where required.



ITD District 3 Provisions

Your Foreman Contact for this permit

Permit # **3-17-149**

Travis Dodd mobile:208-830-3607 / office:208-332-7162 travis.dodd@itd.idaho.gov

Travel Way Time Restrictions

NO Daytime Travel Way Restrictions Allowed. Lane closures or restrictions will be done as Night Work between the hours of 10PM and 5AM

Hours may be modified by area Foreman, ITD contract, or authorized representative. HOLIDAY'S: No work shall occur during Holidays. Holidays are defined per subsection 101.04 – The following routes shall include, with this restriction, the preceding Friday of a three-day holiday weekend and per subsection 108.05 No work shall occur during July 3rd 4th and 5th, **SH 55 - I-84** in Meridian extending north through McCall, **SH 21 - I-84** to mile post 105.5, **US 20 - I-84** to mile post 124.634

Underground Facilities

Dig Line will not locate! ITD is not a member of Dig Line. There may be ITD owned underground facilities present within the permit work area. For information on ITD underground power and facilities contact **Kevin Daughdrill** at **(208) 334-8378** or email kevin.daughdrill@itd.idaho.gov (5 business days prior to commencing work). For all other ITD facilities contact the area Foreman

511 Traveler Information

Call 5-1-1 or 1-888-432-7623 or you may email ITDD3-511ReportNotification@itd.idaho.gov , (cc) the Foreman and itdd3permits@itd.idaho.gov Include in subject line ITD permit #. Inform of: Dates of work, Start time, End time, Route affected, Mile points, Direction of travel for lane closure, Type of traffic control, additional comments.

Traffic Control

Traffic Control must be erected and maintained to meet M.U.T.C.D and Work Zone Safety and Mobility program as adopted by the State of Idaho. No work within the State Right of Way shall commence until a Temporary Traffic Control Plan has been submitted to Idaho Transportation Department (ITD) and approved by ITD.

Safety Apparel

ITD Policy (per 23 CFR § 634 – Worker Visibility) requires that all workers within the highway right-of-way who may be exposed either to traffic (vehicles using the highway for purposes of travel) or to construction equipment within the work area shall wear high-visibility reflectorized safety apparel that is intended to provide conspicuity during both daytime and nighttime usage, and meets the Performance Class 2 or 3 requirements of the ANSI/ISEA 107–2004 publication.

As-Built drawings

All new installations whether in part or in full of any ITD permit shall submit as-built drawings. Utilities shall be drawn on the same sheet as plan and profile format, exceptions will be allowed for bore logs or engineered drawings. Drawings are to include dimensions from the center line or the edge of right-of-way showing new construction and newly placed utility, show any other utility encountered within 24" including the depth and diameter of each.

Materials

Proposed mix designs for asphalt and concrete shall be submitted for approval 14 business days prior to planned placement. Submit ITD forms 862. All materials incorporated shall be from an ITD approved supplier. Contact **Kelly Byrne @ 334-7178** or email kelly.byrne@itd.idaho.gov for a list of qualified suppliers. No materials shall be allowed to be stockpiled within ITD right of way.

Utility Placement

Utilities shall be installed meeting the Guide for Utility Management as adopted by ITD.

Minimum depth of cover below the roadway surface and within roadway prism shall be at least 4 feet except for Interstate highways the minimum depth shall be 5 feet. Everywhere else depth of cover shall be at least 3 feet, except for pipe siphons that shall be installed in accordance with ITD Standards. ITD may approve location for underground facilities with less than minimum depth of cover provided the top of the facility does not project above the highway subgrade. Underground utilities shall be installed to preclude any necessity for disturbing the highway to perform maintenance or expansion operations. All Utilities shall bundle with other Utilities whenever possible.

Splice Pits

Excavations shall not be left open for more than three days. Excavations shall not be left open over a weekend.



ITD District 3 Provisions

Traffic control, in accordance to the MUTCD, shall be used to protect the motoring public from the splice pit or as directed by an ITD representative.

Filter Fabric

If geotextile (filter fabric) is encountered while excavating, work shall cease, ITD area maintenance Foreman or the ITD Maintenance Engineer shall be notified. The geotextile (filter fabric) shall be required to be repaired. The repair shall consist of cutting out and replacing all the damaged material. The new geotextile (filter fabric) material shall overlap the existing material a minimum of two (2) feet and be properly attached to the existing material.

Base & Paving

All pavement patching shall meet the following requirements:

Prior to the placement of Hot Mix Asphalt, any temporary base or plant mix shall be removed, replaced with new material, and compacted to achieve the specified depths. Existing plant mix shall be saw-cut to neat lines prior to placing Hot Mix Asphalt. Treat the joint between the existing plant mix and Hot Mix Asphalt with a tack coat of CSS-1 diluted emulsified asphalt. Superpave Hot Mix Asphalt Class-3 with ½ -inch aggregate, using PG 64-28 Binder or better, including ½ percent anti-strip additive. Alternatively an approved ITD mix design may be used. All Base material shall be compacted to meet the requirements for Class "A" compaction and reported on the current form ITD-0850, Nuclear Density and Compaction Report for Soil and Aggregate and should accompany the ITD form #851 Material Certification. These forms are to be submitted to the ITD for review.

Monuments

Idaho Statute 54-1234. PROFESSIONS, VOCATIONS, AND BUSINESSES, CHAPTER 12 ENGINEERS AND SURVEYORS
MONUMENTATION - PENALTY AND LIABILITY FOR DEFACING. If any person shall willfully deface, injure or remove any signal, monument, building or other object set as a permanent boundary survey marker by a registered, professional land surveyor, he shall forfeit a sum not exceeding five hundred dollars (\$500) for each offense, and shall be liable for damages sustained by the affected parties in consequence of such defacing, injury or removal, to be recovered in a civil action in any court of competent jurisdiction.
TITLE 18 CRIMES AND PUNISHMENTS, CHAPTER 70, TRESPASS AND MALICIOUS INJURIES TO PROPERTY
18-7021. INJURING MONUMENTS, ORNAMENTS, AND PUBLIC IMPROVEMENTS. Every person, not the owner thereof, who willfully mars, disfigures, breaks or otherwise injures, or molests, removes or destroys, any work of art, monument, landmark, historic structure, shade tree, shrub, ornamental plant, or useful or ornamental improvement, is guilty of a misdemeanor.

Landscaping

The permit holder shall return to original condition and re-seed all areas disturbed. Repair of landscaping shall be the responsibility of the permittee. The State will not be responsible for or participate in any repair or maintenance costs. Berms and/or fences will not be permitted. Only flowers, grasses and shrubs with a mature height not to exceed three (3) feet or trimmed with no sight obstructions between three (3) feet to five (5) feet in areas with a posted speed limit of 35 M.P.H or less, and three (3) feet to seven (7) feet in areas with a posted speed limit above 35 M.P.H. will be allowed within the sight triangle at corners and the safety clear zone of the State Highway. Landscaping shall be short enough or trimmed so it doesn't interfere with State Highway signs. No rocks over four (4) inches maximum size will be allowed within the State Highway right of way. Sprinkler heads shall be no closer than five (5) feet from the pavement edge and shall be adjusted so as not to cause water to cover any part of the highway surface. Landscaping shall be placed so as not to disturb the normal drainage patterns within the State Highway Right of Way. IDAPA Rule 39.03.42 , # 13. Drainage, B. Landscaping irrigation systems shall not disturb, obstruct, or add to the normal drainage patterns of the State highway right-of-way. No new ditches shall be constructed without prior approval. Landscaping, farming, and irrigation systems shall not interfere with utility installations, removals, or operations.

Addendums

Any change order, alteration or modification to this permit or any of its terms or conditions, by request of ITD or Permittee must be signed by an authorized ITD representative and will be filed on record along with permit at ITD District 3 Traffic Department. A copy of any addendum is to be kept on-site with original permit at all times while work is being done.

PERMIT SUMMARY SHEET FOR: 3-17-149

General Information

Permit ID:	<u>3-17-149</u>	Fee:	<u>50</u>						
Permit Type:	<u>A</u> Approach	Account No.:	<u>Paid</u>						
Route:	<u>SH-69</u>	Access Control:	<u>Regional</u>						
Beg MP:	<u>2.362</u> Beg Sta	Forman:	<u>310 Garden City</u> <u>Travis Dodd</u>						
End MP:	<u>0</u> End Sta	Permittee:	<u>Keith Clow</u>						
Side Of Road:	<u>Rt</u>	<table border="1"> <tr> <td>Project No.:</td> <td><u>STP-3782(101)</u></td> </tr> <tr> <td>Loc:</td> <td></td> </tr> <tr> <td>Key No:</td> <td>Route: <u> </u> MP: <u> </u> To: <u> </u></td> </tr> </table>		Project No.:	<u>STP-3782(101)</u>	Loc:		Key No:	Route: <u> </u> MP: <u> </u> To: <u> </u>
Project No.:	<u>STP-3782(101)</u>								
Loc:									
Key No:	Route: <u> </u> MP: <u> </u> To: <u> </u>								
Location:	<div style="border: 1px solid black; width: 200px; height: 40px;"></div>								

Events

Initials	Event/Milestone	Expire	Date	Remark
MS	Received Date	<input checked="" type="checkbox"/>	10/19/2016	
MS	Logged in Date	<input checked="" type="checkbox"/>	11/14/2016	Waiting for TIS revisions
MS	Signed Date	<input type="checkbox"/>		
MS	Mailed Date	<input type="checkbox"/>		
MS	Expiration Date	<input type="checkbox"/>		
MS	Completion Date	<input type="checkbox"/>		

Image Files

Remarks

Existing access installed by ITD project. Permittee does not intend to modify it.



City of Kuna

Findings of Fact and Conclusions of Law

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

To: P & Z Commission

File Numbers: 16-04-ZC (Rezone) and 16-06-SUP (Special Use Permit)

Location: N. Meridian Road, South of E. Meadowview Road, north of E. Kuna Road, Kuna, Idaho (Parcel # S1419333400)

Planner: Trevor Kesner, Planner II

Hearing date: November 22, 2016
Findings: December 13, 2016

Applicant/Owner: Keith Clow
1085 Glenway Ave.
Fruitland, ID 83619
208.407-7218
keithclow6@gmail.com

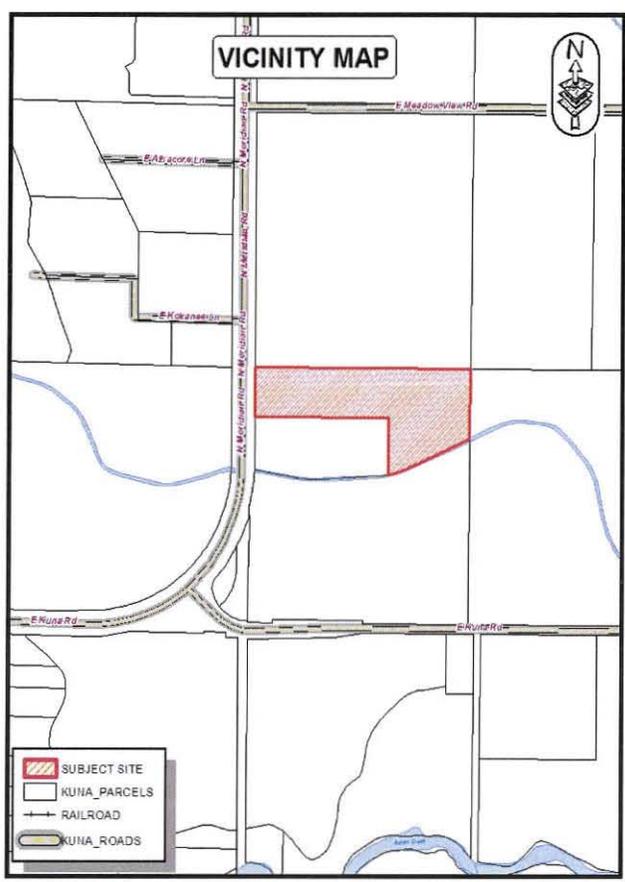


Table of Contents:

- A. Process and Noticing
- B. Applicant Request
- C. Aerial map
- D. Site History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Procedural Background
- I. Findings of Fact
- J. Factual Summary
- K. Comprehensive Plan Analysis
- L. Kuna City Code Analysis
- M. Conclusions of Law
- N. Recommendation to the Council.

A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), states that Rezones, and Special Use Permits are designated as a public hearing, with the Commission as the decision-making body for Special Use Permits; and the recommending body for Rezones to 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 September 8, 2016 (six persons attended)
- ii. Agency Comment Request October 25, 2016
- iii. 300' Property Owners Notice November 1, 2016
- iv. Kuna, Melba Newspaper November 2, 2016
- v. Site Posted November 11, 2016

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

A rezone and special use permit request from Keith Clow to rezone approximately 8.74 acres in City limits from the current (A) agriculture zone to a C-2 (Area Business District) commercial zoning designation, to construct a future storage facility. The site has no assigned address and is located on the east side of N. Meridian Road, south of E. Meadowview Road and north of E. Kuna Road, Kuna, Idaho.

C. Aerial Map:

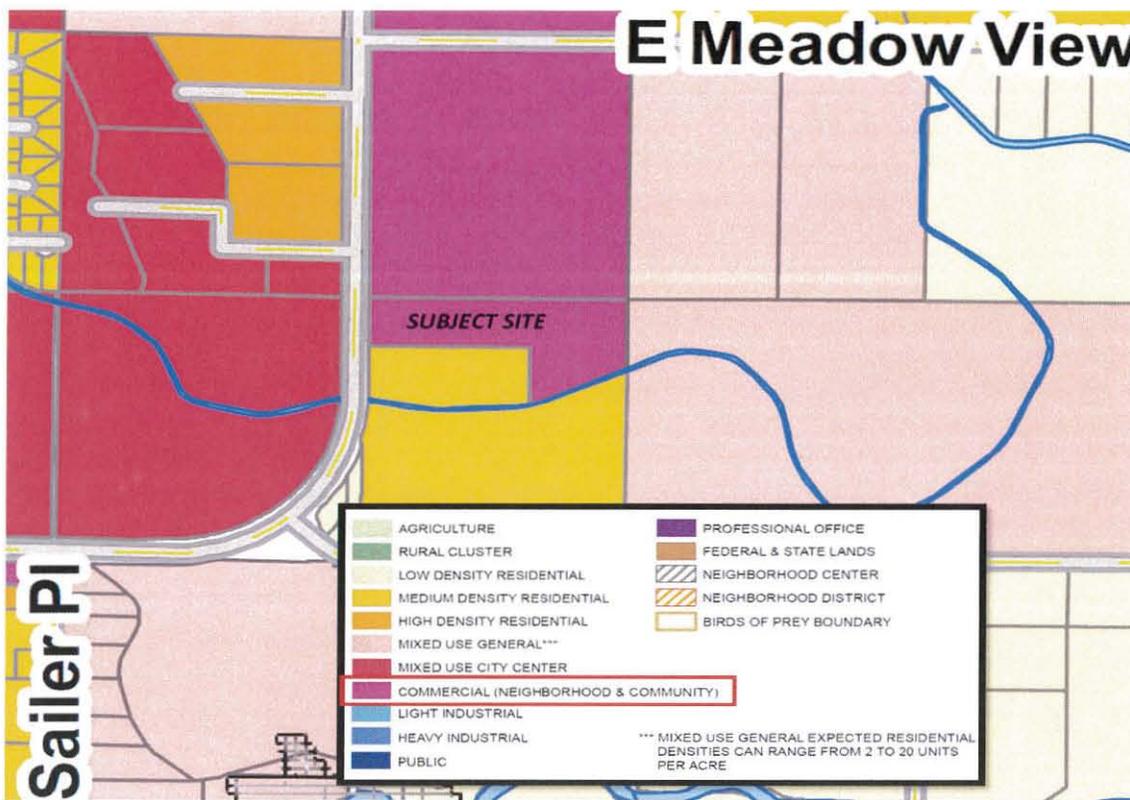
©Copyrighted

D. Site History:

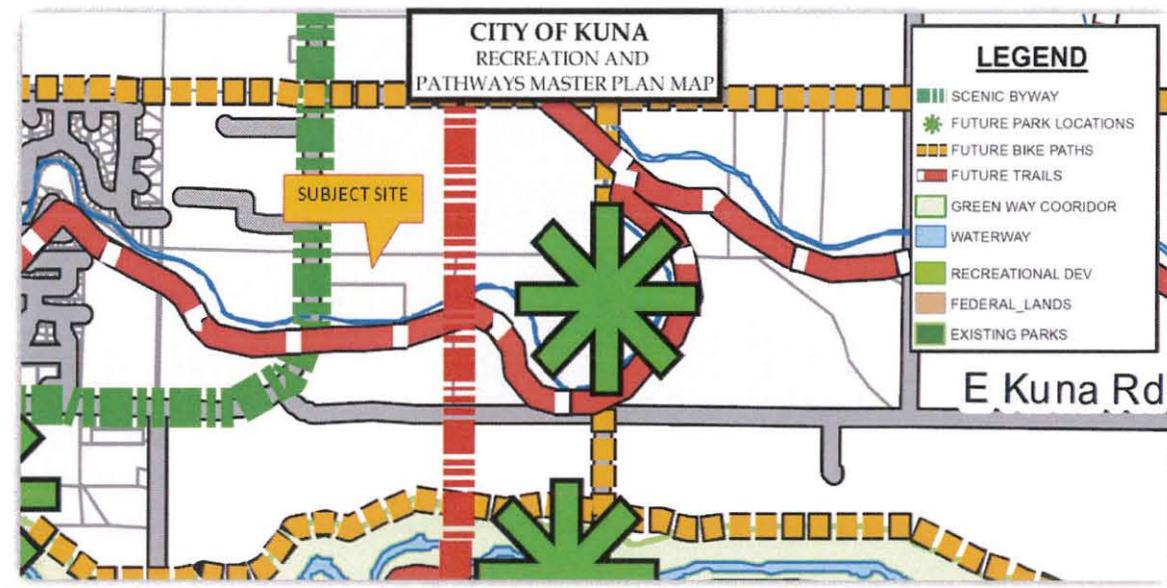
This site is in the City, and has been farmed for many years. The site has no assigned address. The Ada County Assessor's Parcel number is 51419333400.

E. General Projects Facts:

- 1. Comprehensive Plan Map:** The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision-making bodies for the City. The Comprehensive Plan Future Land Use Map indicates a Commercial (Neighborhood & Community) land use designation for this parcel; it is not the current zone.



2. **Recreation and Pathways Master Plan Map:** The Recreation and Pathways Master Plan Map provides a comprehensive guide and supporting visual depiction for where pathways, trails and greenways should be planned for and constructed as development occurs. The subject parcel fronts a designated 'Scenic Byway' and is directly adjacent to City-owned lands which are planned as a future park site. The Recreation and Pathways Master Plan Map indicates a future trail along the southwest boundary of the site, situated along the Kuna Canal lateral.



3. **Surrounding Land Uses:**

North	A	Agriculture – Kuna City
South	A / RUT	Agriculture – Kuna City / Rural Urban Transition – Ada County
East	A	Agriculture – Kuna City (Kuna School District Property)
West	C-1	Neighborhood Business District (Commercial) – Kuna City

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Parcel Size: 8.77 acres (approximately)
- Zoning: A; Agriculture – Kuna City
- Parcel #: S1419333400

5. **Services:**

Sanitary Sewer– Future City of Kuna (connection required when services are within 300’ of property or when sewer demand exceeds two {2} Equivalent Dwelling Units)
 Potable Water – Future City of Kuna (connection is required)
 Irrigation District – Boise Kuna Irrigation District (BKID)
 Pressurized Irrigation – Future City of Kuna (connection required when services are within 300’ of property)
 Fire Protection – Kuna Rural Fire District
 Police Protection – Kuna Police (Ada County Sheriff’s office)
 Sanitation Services – Future J&M Sanitation

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

There are currently no structures situated on the subject site. The site’s vegetation has been cleared and earth work for future development is underway.

7. **Transportation / Connectivity:**

The site’s frontage is situated within the State Highway 69 overlay district. A 45-foot-wide future Ingress/Egress access point to the site is proposed on the northern portion of the site’s frontage. Idaho Transportation Department (ITD) has reviewed and accepted a Traffic Impact Study (TIS) from the applicant and has approved an approach permit for site access (see Exhibit B-6).

8. **Environmental Issues:**

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

9. **Agency Responses:**

The responding agency comments are included as exhibits with this report.
 Central District Health Department (CDHD) – Exhibit A
 Ada County Highway District (ACHD) – Exhibit B
 Idaho Transportation Department (ITD) – Exhibit C
 Kuna City Engineer (Gordon Law, P.E.) - Exhibit D
 Boise Project Board of Control – Exhibit E

F. **Staff Analysis:**

The rezone and special use permit applications involve a parcel that abuts Highway 69/Meridian Road corridor. No public utilities are currently near the subject site. These applications have been submitted to prepare the site for a future commercial storage facility development.

The applicant has submitted all the necessary documentation associated with these requests to the Planning and Zoning Department. Applicant intends to apply landscaping adjacent to Highway 69/Meridian Road as a screening buffer, following setbacks and other site design requirements for the Highway 69 overlay district. A Design Review application will be required for future buildings, site landscaping, parking, fencing and trash enclosures. An engineered site grading and drainage plan will be required.

Staff has determined this application complies with Title 5 of Kuna City Code; Idaho Statute § 67-6511; and Kuna's Comprehensive Plan; and forwards a recommendation of approval for Case No's 16-04-ZC and 16-06-SUP subject to the recommended conditions of approval listed in Section 'N' of this report.

G. Applicable Standards:

1. Kuna City Code, Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

The Commission held a Public Hearing on November 22, 2016, where it considered Case No.'s 16-04-ZC and 16-06-SUP, including the application, agency comments, staff's report, application exhibits and public testimony presented.

I. Commission Findings:

Based upon the record for 16-04-ZC and 16-06-SUP, including the exhibits, staff report and any testimony during the public hearing, the Planning and Zoning Commission hereby *approves* Case No. 16-06-SUP (Special Use Permit); and hereby recommends *approval* for Case No 16-04-ZC, to the City Council of Kuna.

J. Factual Summary:

This site is located along N. Meridian Road. Applicant proposes a rezone of the approximately 8.77-acre site from Agriculture (A) to a Commercial (C-2) zoning designation and a special use permit to develop the parcel into a future commercial storage facility and office/retail suites. The site will have one access point from Highway 69/N. Meridian Road in one location.

K. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below: The proposed zone change and special uses for the site appear to be generally consistent with the following Comprehensive Plan components:

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

1. The proposed rezone and special uses are generally consistent with the following Comprehensive Plan components:

GOALS AND POLICIES – *Property Rights*

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

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

GOALS AND POLICIES – *Economic Development*

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

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

GOALS AND POLICIES – Land Use

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

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

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

L. Idaho Code Analysis:

1. The Commission finds that the proposal is in compliance with the following Idaho State Code sections.
2. **IC §67-6511 (2) C** requires that the Commission analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction the governing board may require the request to be submitted to the planning board or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to the notice and hearing procedures provided in section 67-6509, Idaho Code.

M. Comprehensive Plan Analysis:

1. The site is physically suitable for a commercial storage facility use.

Comment: *The 8.77-acre (approximate) project appears to be suitable for a commercial storage facility and light office/retail uses.*

2. The rezone uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be rezoned is not used as wildlife habitat. The access, landscaping, parking, drive aisles and structures planned for construction will be installed according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

3. The rezone and special use applications are not likely to cause adverse public health problems.

Comment: *The rezone and Comprehensive Plan Map amendment for the property requires a zoning designation per Kuna Code 5-13-9. The project requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

4. 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 Commission considered the rezone, special uses and the location of the property with adjacent uses.*

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

Comment: *Correspondence from ITD, ACHD and Kuna Public Works confirms that the existing and proposed streets and available utility services are suitable and adequate for the commercial project.*

N. Conclusions of Law:

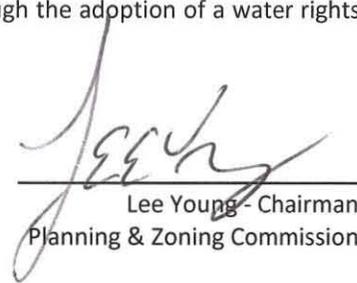
1. Based on the evidence contained in Case Nos. 16-04-ZC and 16-06-SUP, the Commission finds Case No's 16-04-ZC and 16-06-SUP generally comply with Kuna City Code.
2. Based on the evidence contained in Case Nos. 16-04-ZC and 16-06-SUP, the Commission finds Case No's 16-04-ZC and 16-06-SUP are generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

O. Decision by the Commission:

1. The applicant/owner or future assigns will be required to construct a 12-inch Pressurized Irrigation Trunk Line for the portion of the property fronting Highway 69, and for any extensions occupying facilities master plan routes when services are available within 300 feet of the property as set forth by the Kuna City Engineer. **Pressure Irrigation connection fees are to be pre-paid** and piping shall be configured to facilitate convenient connection when required. Any new structure is subject to connection fees for its connected load.
2. The applicant/owner or future assigns is required to connect to the City water system for all potable water and fire suppression needs. Installation of a 12-inch water trunk line for the portion of the property fronting Highway 69 and for any extensions occupying facilities master plan routes is required. **Potable water connection fees are to be pre-paid.** Any new structure is subject to connection fees for its connected load.
3. The applicant/owner or future assigns shall obtain written approval of the construction plans from the agencies noted below. The approvals may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies:
 - a) The City Engineer must approve the sewer hook-ups. Connection to the City sewer system for all sanitary sewer needs when services are available within 300 feet of the property in accordance with the sewer master plan. **Sewer connection fees are to be pre-paid.** Plumbing shall be configured to facilitate convenient connection, when required.
 - b) The Kuna Fire District must approve all fire flow requirements and/or building plans. Installation of fire protection facilities as specifically required by the Kuna Fire District, are required.
 - c) The Boise-Kuna Irrigation District must approve all proposed modifications to the existing irrigation system.
 - d) Approval from Ada County Highway District and Impact Fees, if any, shall be paid prior to building permit issuance.
 - e) The City Engineer must approve a surface drainage run-off plan. As recommended by Central District Health Department, the plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing, excavation of any kind shall be initiated until the applicant has received approval of a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading. Site grading must not create a slope burden on adjacent properties.

4. All public rights-of-way shall be dedicated and constructed to standards of the City, Idaho Transportation Department and Ada County Highway District. No public street construction may be commenced without the approval and permits are issued by the Idaho Transportation Department and Ada County Highway District. The applicant shall have approved permit(s) from the Idaho Transportation Department (ITD) for construction of any access to the State Highway 69 or construction done within the state highway right-of-way.
5. Installation of all service facilities shall comply with the requirements of the public utility and/or irrigation district providing the services. All utilities shall be installed underground.
6. Compliance with Idaho Code §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the specific requirements of the Boise Project Board of Control is required.
7. All required compliance letters and plans (lighting, landscaping, fencing, drainage, and site development) must be submitted to Planning and Zoning.
8. Lighting, parking, fencing, signage and building elevations within and on the site, shall comply with Kuna City Code (except as specifically approved otherwise through the Design Review process) and The applicant shall apply for the appropriate permits prior to commencing any construction.
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove, and replace any unhealthy or dead plant material immediately (within 3 days and weather permitting) 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 and/or private entities owning the property.
10. The applicant/owner or future assigns should consider adding a pathway, or providing an easement along the Teed Lateral per the 2013 Kuna Recreation and Pathways Master Plan Map for future bicycle and pedestrian connectivity.
11. Water rights are still currently owned by the property owner; prior to hooking into City Pressurized Irrigation services, all water rights must be transferred to Kuna City through the adoption of a water rights annexation ordinance.

Dated this 13th day of December, 2016



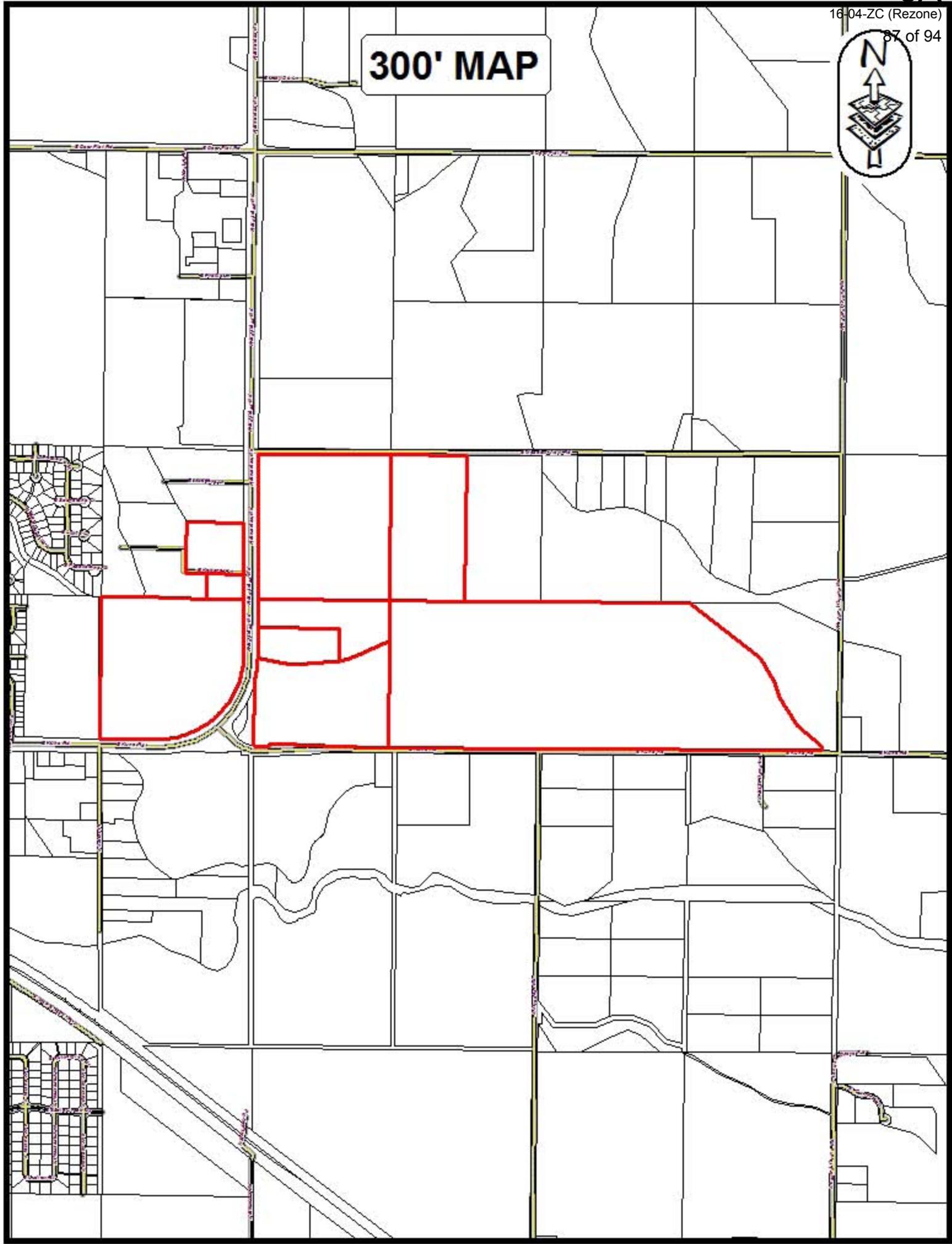
Lee Young - Chairman
Planning & Zoning Commission

ATTEST:



Trevor Kesner - Planner II
Kuna Planning and Zoning Dept.

300' MAP





CITY OF KUNA
PLANNING & ZONING DEPARTMENT
 PO Box 13 • 751 W. 4th Street • Kuna, Idaho • 83634
 Phone (208) 922-5274 • Fax: (208) 922-5989
 www.kunacity.id.gov

Dear Property Owner:

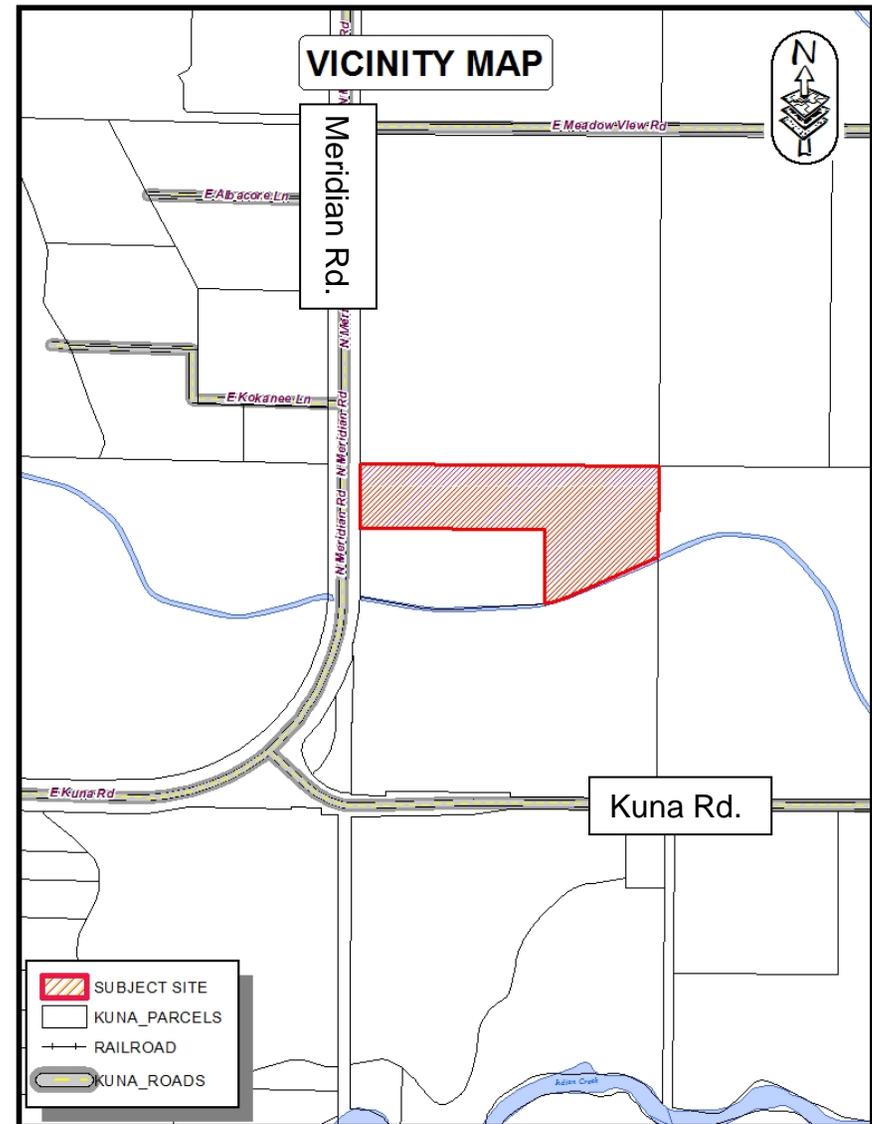
NOTICE IS HEREBY GIVEN: The City of Kuna **City Council** is scheduled to hold a public hearing on **January 3, 2017** beginning at 6:00 pm on the following case:

A request from Keith Clow to rezone approximately 8.74 acres in City limits from the current 'A' (agriculture) zone to a 'C-2' (Area Business District) commercial zoning designation; and a Special Use Permit request to construct a future self-storage facility. The site has no assigned address and is located on the east side of N. Meridian Road, south of E. Meadowview Road and north of E. Kuna Road, Kuna, Idaho 83634 (**Parcel # S1419333400**; refer to adjacent map).

The hearing will be held in Chambers at Kuna City Hall located at **751 W. 4th Street**, Kuna, Idaho.

All documents concerning the public hearing items may be reviewed at Kuna City Hall, 751 West 04th Street, Kuna, Idaho, 83634. Office hours are 8:00 am to 5:00 pm, Monday through Friday, except holidays. If you have questions or would like additional information, please contact the Planning and Zoning Department at (208) 922-5274.

You are invited to provide oral or written comments at the hearing. Please note that all comments made during the public hearing will be restricted to three (3) minutes per person. Prior to the hearing, written comments may be submitted to the appropriate governing body at least seven (7) days prior to the hearing. These comments will be forwarded to the Commission.



In all correspondence concerning this case, please refer to the case name: **16-04-ZC (Rezone)** and **16-06-SUP (Special Use Permit)**.

-Mailed/Postmarked December 15, 2016

Suggestions For Testifying at the Public Hearing:

Be informed . . .

Review the proposal, the staff report, applicable provisions of the ordinance and comprehensive plan.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .

The governing body appreciates pertinent, well organized, and concise comments. Redundant testimony is prohibited and **each individual is given three (3) minutes to comment.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group -- "opposition representative," like the applicant's representative, receives 10 minutes to make comments. Applicant has five (5) minutes to rebut or discuss issues raised by any opposition.

If you don't wish to speak, write . . .

At most hearings, previously submitted written testimony may be reviewed by the governing body before the meeting. It is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision. All documents or written comments should be submitted to the City of Kuna at least one (1) week **prior** to the hearing.

City of Kuna
Planning and Zoning
PO Box 13
Kuna, ID 83634

LEGAL NOTICE



City of Kuna PROOF OF PROPERTY POSTING

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

This notice shall confirm that the Public Hearing Notice for ~~XXXXXX~~ NO ADDRESS ON EAST side of main rd
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance
5-1-5B. Sign posted Dec 20th 2016 (DAY OF THE WEEK, MONTH,
DATE AND YEAR). This form is required to be returned three (3) calendar days
subsequent to posting and signs are to be removed from the site three (3) calendar
days after the hearing.

DATED this Dec day of 27th, 2016.

Signature.

Keith Clow
Owner/Developer

STATE OF IDAHO)
County of Payette) : ss

On this 27th day of Dec., 2016 before me the
undersigned, a Notary Public in and for said State, personally appeared before me
(Owner, Developer) Keith Clow

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

Kerry Frye
Notary Public
Residing at Fruitland ID
Commission Expires 05-20-27



CITY OF KUNA PUBLIC HEARING NOTICE

KUNA City Council ID ZONING COMMISSION

THE CITY OF KUNA will hold a public hearing on January 3, 2017
at the Kuna City Hall, at 6:00 pm.

PURPOSE: Applicant requests a Special Use Permit and seeks
approval to Rezone approx. 8.774 ac. parcel (parcel # 514103334001)
in order to change the existing zoning from R (Residential) to a
C-2 (Commercial) zone.

LOCATION: No address, on east side of N. Meridian Rd, Kuna, Idaho.
South of E. Meadowview Rd & North of E. Kuna Rd

APPLICANT: Keith Clow, 1085 Glenway Ave., Fruitland, ID, 83619

Contact Trevor Kesner, Planner II Kuna Planning & Zoning
tkesner@kunaid.gov, 208.922.5274 fax 208.922.5000

CITY OF KUNA
PUBLIC HEARING NOTICE
 KUNA City Council IN ZONING COMMISSION

THE CITY OF KUNA will have a public hearing on February 2, 2017
 at 7:00 AM in the KUNA City Council Room, 1000 W. Main St.

PURPOSE: Repeal Ordinance 16-04-ZC and Repeal the Public Hearing
 Ordinance 16-04-ZC and Repeal Ordinance 16-04-ZC and Repeal Ordinance 16-04-ZC
 in order to change the zoning code to C-2 (Commercial) zone.

LOCATION: An parcel on West Side of N. Woodlawn Rd. Kuna, Idaho
 South of E. Main Street Rd. & North of S. Main Rd.
 APPROXIMATE: 1000 W. Main St. & 1000 W. Main St. Kuna, ID 83643

Contact: Tracy Rasmussen, Planning & Zoning
 Manager/Phone: 208.372.5274 Fax: 208.372.5280

TRAINING
 — & —
BOARDING
 208-972-1562



CITY OF KUNA PUBLIC HEARING NOTICE

KUNA | City Council ID ZONING COMMISSION

THE CITY OF KUNA will hold a public hearing on January 3, 2017
at the Kuna City Hall, at 9:00 am.

PURPOSE: Applicant requests a Special Use Permit and seeks
approval to increase parcel 0.778 ac. parcel, parcel # 518103234000
in order to change the existing zoning from A (Agricultural) to a
C-2 (Commercial) zone.

LOCATION: No address, on east side of N. Merrillan Rd, Kuna, Idaho,
South of E. Woodlawn Rd & North of E. Kuna Rd.

APPLICANT: Keith Clark, 1085 Conway Ave., Trufford, ID, 83418

Contact Traci Kasper, Planner II Kuna Planning & Zoning
Services/Assess, pm, 708.822.5274 fax 708.822.5469



B
20



City of Kuna

Staff Memo

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

To: Kuna City Council

File Numbers: 16-01-TE, Merlin Pointe Subdivision No. 1 – Pre Plat

Site location: NWC of the Kuna Curve near Sailor Place and Kuna Road, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Meeting date: January 3, 2017

Applicants: **Black Creek LP**
Tom Nicholson
PO Box 690
Meridian, ID 83680
208.514.4909
Lbootstfi@gmail.com

Project Engineer: **A-Team Land Consultants**
Steve Arnold
1785 Whisper Cove Ave.
Boise, ID 83709
208.321.0525
Steve@ateamboise.com

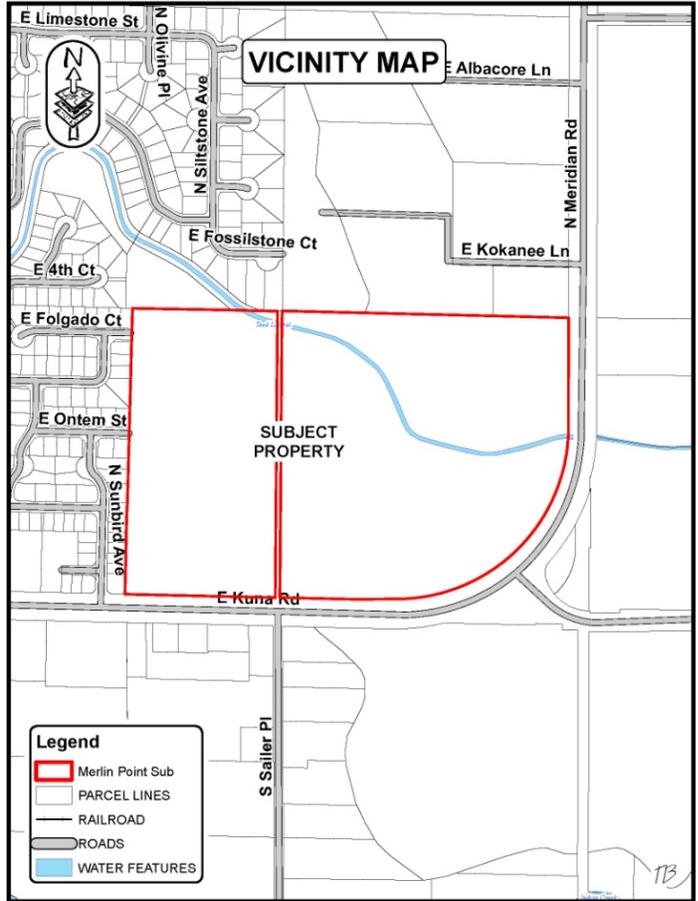


Table of Contents:

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

A. Course of Proceedings

1. Proposing a Time Extension is designated in Kuna City Code (KCC), 1-14-3 as a public meeting item, with the City Council as the decision making body. This land use request provided proper public notice and followed the requirements set forth in Idaho Code, Chapter 65-Local Planning Act.

The applicant is seeking this time extension to allow a large commercial user and the land owner to finalize preparations and agreements for construction responsibilities. The Council has the discretion to grant extensions as stated in **KCC 6-2-3-J (Ord. 2016-16)**.

Note:***Kuna City Code; Section 6-2-3-J states in part:***

- *Failure of the subdivider to obtain a final plat acceptance letter within two years after City Council action to approve the preliminary plat's findings of fact shall cause it to become null and void, unless a preliminary plat time extension has been filed with the planning department, along with the re-filing fees prior to the two year approval time period sunseting.*
- *A preliminary plat time extension (TE) is heard by the city council. The subdivider shall provide the City Council sufficient reason(s) for continuing the preliminary plat application as a basis for the granting of a time extension. The City Council reserves the right to add additional conditions of approval to the preliminary plat as part of a time extension.*
- *The City Council is under no obligation to grant a time extension. A preliminary plat time extension shall be good for one year from the time the City Council approves it based on the initial two year time period established at the signing of the findings of fact. The maximum number of time extensions that may be granted by the City Council is two.*

If this time extension is granted, it will become the **first** time extension to be granted by Council and would expire on *December 15, 2017*.

Staff Recommendation:

Based on a review of the file and the TE application, staff is recommending the following condition to be applied to the Controller and all current and future owners of the property:

- Staff recommends the controller be conditioned to keep the Planning Staff apprised all of ownership changes and points of contact for each party with legal interest in the real property. This may be accomplished through email or through a letter on company letterhead.

Based on Staff's review of the TE application, staff concludes this application does comply with Section **6-2-3 J** of the Kuna City Code and recommends **approval** to the Council subject to the conditions proposed by staff and any conditions Council may propose with the time extension, which will sunset, (expire) on December 15, 2017.

Vicinity Maps:



A. Procedural Items:

The applicant submitted their Time Extension application on December 5, 2016. Staff accepted the application on December 15, 2016. The applicant has submitted a written explanation with the application requesting this one year extension.

Staff Comment:

The applicant submitted the time extension request timely and according to City code filing requirements. Time extensions may only be granted by the Council in one year increments as stated in **KCC 6-2-3-J-1-A (Ord. 2009-06)**.

B. Staff Analysis:

1. Subdivision Approval Procedure (KCC 6-2-3-J)

J. Approval Period:

1. Failure to file and obtain the certification of acceptance of the final plat application by the director within one year after action by the Council for this application shall cause all approvals of said preliminary plat to be null and void.

Time Extension Exhibits:

Exhibit 1	Staff report dated December 21, 2016
Exhibit 2	Time Extension application dated December 5, 2016

FINDINGS OF FACT and CONCLUSIONS OF LAW

Findings of Fact:

A. As to the Kuna City Code, the City Council finds the following:

- *The City Council finds that the applicant meets the requirements of Kuna City Code Subdivision Approval Procedures as outlined in Section 6-2-3-J.*

Conclusions of Law:

If any of the following Conclusions of Law are determined to be Findings of Fact, they shall be included in that section.

1. Based on the evidence contained in File #16-01-TE, The Kuna City Council finds File #16-01-TE does comply with Section 6-2-3-J of the Kuna City Code. This **Time Extension will expire on December 15, 2017.**

C. Applicable Legal Standards

1. City of Kuna Subdivision Regulation Ordinance, Ord. 2016-16 as amended.
2. Idaho Code, Title 67, Chapter 65, Local Planning Act, as amended.

DATED: this ____ day of January, 2017.

Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk



December 7, 2016

Mr. Troy Behunin
Senior Planner
City of Kuna
751 W 4th Street
Kuna, Idaho 83634

Dear Troy:

Subject: Merlin Pointe Subdivision No. 1 Time Extension Application

On behalf of Black Creek LLP, A Team Land Consultants requests a one year time extension for the final plat for phase one of Merlin Pointe Subdivision. The final plat application and construction plans were approved on December 15, 2015. Since that time, we have been working with a very large commercial use preparing several site layouts and refining our purchase agreement as it relates to construction responsibilities. We have yet to finalize that agreement nor the final design. Due to those reasons, we have not moved forward on construction and recordation of this phase of the final plat, therefore we request a one year extension for the plat.

We hope to have the design and negotiations completed soon so that we can record and finalize the plat, but in the short term an extension on the final plat is required. Please notify us as early as possible if you should need additional information regarding this application.

Sincerely,
A Team Land Consultants

A handwritten signature in cursive script that reads 'Steve Arnold'.

Steve Arnold
Project & Real Estate Manager

Cc: Tom Nicholson
Scott Nicholson
Linda Boots

RECEIVED
12/5/16



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

**Time Extension Application
For Final Subdivision Plat**
Fee: \$300

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

Reason for request:

The owner is currently working with a proposed tenant and requires additional time to work on terms and construction.

Date of Time Extension:

12-2-17

Contact/Applicant Information

Owners of Record: <u>Black Creek LP</u>	Phone Number: <u>514-4909</u>
Address: <u>P.O Box 690</u>	E-Mail: <u>lbootstfi@gmail.com</u>
City, State, Zip: <u>Meridian ID 83680</u>	Fax #: <u>401-0977</u>
Applicant (Developer): <u>A Team Land Cons.</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 Whisper Cove Ave.</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise ID 83709</u>	Fax #: <u>401-0977</u>
Engineer/Representative: <u>A Team Land Cons.</u>	Phone Number: <u>321-0525</u>
Address: <u>1785 Whisper Cove Ave.</u>	E-Mail: <u>steve@ateamboise.com</u>
City, State, Zip: <u>Boise ID 83709</u>	Fax #: <u>401-0977</u>

Subject Property Information

Subdivision Name: <u>Merlin Subdivision</u>
Site Address: <u>1380 E. Kuna Road, Kuna ID 83634</u>
Site Location (Cross Streets): <u>SH 69 and Kuna Road</u>
Parcel Number (s): <u>R0615254601, S1324449005</u>
Section, Township, Range: <u>2N 1W SEC 24</u>

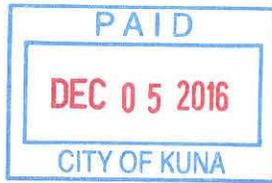
Signature: Steve Arnold Date: 12-2-16

City of Kuna
763 W. Avalon
(208) 922-5546
Name: Leanna Arnold

Card: XXXXXXXXXXXX7425

Date: 12/05/2016 13:48

Acct: 506 300.00
Name: Admin Fees
Trans Id: 20281975008
Svc: Admin Fees
Trans Id: 20281975008



Total Pd: 300.00

A handwritten signature in blue ink, appearing to read "Leanna Arnold", written over a horizontal line.

(Signature)

I understand that all sales are final and non-refundable. I agree to pay this charge according to my cardholder agreement.

- *
- *
- *
- *
- *
- *



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634

BOBBY WITHROW
PARKS DIRECTOR
Telephone (208) 573-7668
Email: bwithrow@kunaid.gov

MEMORANDUM

To: Mayor and City Council

From: Bobby Withrow

Subject: ID BADGES

ID Cards

The Printer is a Badgy 200 color ID card printer. It prints on a single sided, over laminated card that comes in color or black and white. It comes with easy to use software and we can customize our cards. Included in the price the printer, 100 PVC cards and color ribbon with the Smart design software.



Price of Printer \$920.00

In addition to the printer we will also need to purchase a camera, lanyards and a card slot punch so we can attach the lanyards to the cards.



Price on Lanyards (100) \$60.00

ID card slot



punch \$82.00

Camera \$400.00



Total Amount: \$1,462.00

We did not budget for this item in the budgeting process so the funds will need to come out of contingency.

Bobby Withrow

**RESOLUTION NO. R02-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE FINANCIAL GUARANTEE RELATING TO COMPLETION OF SUBDIVISION IMPROVEMENT ENTITLED CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND) FOR P&F DEVELOPMENT RELATED TO THE INSTALLATION OF ONE STREET LIGHT IN THE AMOUNT OF \$4,944.00, AS PROVIDED FOR IN KUNA CITY CODE 6-4-3.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that installation of the street light for Mineral Springs #3 is the remaining subdivision improvement that is not completed, and the sum of \$4,944.00 represents the cost to complete (\$4,120.00) together with additional sums (\$824.00) as determined by the city engineer.

BE IT FURTHER RESOLVED the Mayor is authorized to sign the following agreement, as attached hereto as **EXHIBIT A**, and entitled:

1. CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND).

PASSED BY THE COUNCIL of Kuna, Idaho this 3rd day of January, 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 3rd day of January, 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between Paul Beckman, Manager, P&F Development, LLC and/or its successor in interest, (hereinafter "Developer"); whose address is 3585 W. State Street Eagle, Idaho 83616, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for phase No.3 of the development known as Mineral Springs Subdivision, ("Development") located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the approved Construction Plans for Mineral Springs Subdivision (the "Improvements"), and attached hereto as **Exhibit A**, precisely as shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, to the reasonable satisfaction of City and in accordance with the standards and specifications established by the City and adopted by the City Council, on or before Jan. 3, 2017, subject to paragraph 5.
2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (city to provide financial institution information upon execution of agreement) to the city's trust account in the aggregate amount of \$4,944.00, for deposit with City in its accounts (the "Cash Deposit"), which includes:
 - a. The initial city engineer's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus ten (10) percent, for an amount of one hundred ten (110) percent;
 - b. To that total, the following additional sums may be added upon the following considerations:
 - i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the city's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the city engineer.
3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.
4. Progress Payments. Cash Deposit may be reduced upon the written request of Developer as improvements are completed. The amount of the reduction shall be determined by the

City. Reductions shall be made only as they apply to the completion, reasonably satisfactory to the City.

- c. Such written reduction requests may be made only once every thirty (30) days and no reduction shall be authorized until such time as the City has inspected Improvements and found them to be in compliance with City's standards and specifications. No Cash Deposit shall be reduced below ten percent (10%) of the City Engineer's estimated cost of the improvement to be installed until final acceptance by the City Engineer following a twelve (12) month improvement assurance warranty.
5. Duration. For the duration of the financial guarantee no more than fifty (50) percent of the total building permits available for the said subdivision shall be issued by the city until the work covered by the financial pledge is completed, inspected and approved by the City Engineer.
6. If construction of all financially pledged improvements is not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the city until final completion of all improvements has occurred and the city has inspected and approved them. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the subdivider, the city engineer may grant a one-time, one hundred twenty-day time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the city engineer.
7. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 1, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.
8. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit, The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built

drawings have been supplied as required.

9. **Non-Release of Developer's Obligations.** It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.
10. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.
11. **Binding Effect and Assignment.** This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.
12. **Notices.** Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.
13. **Severability.** Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.
14. **Governing Law.** This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.
15. **Counterparts.** The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.
16. **Waiver.** No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.
17. **Captions.** The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.

- 18. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.
- 19. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney's fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.
- 20. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.
- 21. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.
- 22. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.
- 23. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.
- 24. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 21 day of December 2016.

Paul A. Beckman

By Paul Beckman
 Managing Member

 City of Kuna, Idaho

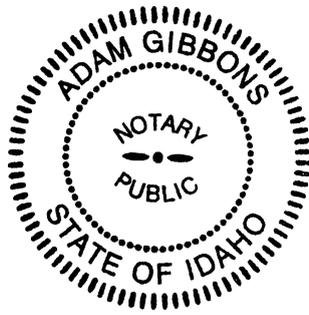
(seal)

By _____
 Mayor

STATE OF IDAHO)
)
 : SS
 County of Ada)

On this 21 day of December, 2016, before me Adam Gibbons, personally appeared Paul Beckman, Manager known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same as managing member and on behalf of the P&F Development, LLC.

S
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Adam Gibbons
Notary Public for Idaho
My commission expires on 10-17-22

Alloway Electric Co., Inc.

SERVICE and REPAIR

502 E. 45th Street • Boise, Idaho 83714-4846
TELEPHONE (208) 344-2508 • FAX (208) 345-9844
www.allowayelectric.com

Proposal

December 7, 2016

B&A Engineers Inc.
5505 West Franklin Road
Boise, Idaho 83705

Attn: David Crawford

Re: Mineral Springs Quote

David,

Alloway Electric is pleased to offer the following proposal for the street lighting at Mineral Springs #3 it is based on the approved print you provided me from the City of Kuna. Below is a general description of work to be completed.

- Provide and install one 25' 4" square steel anchor base pole
- Provide and install one LED light fixture for above pole per Kuna Spec.
- Provide and install one concrete pole base with anchor bolts
- Provide and install one rate 40 service
- Provide and install one lot raceways and conductors
- Provide and install one lot photo cell, fuses, junction boxes, terminations and miscellaneous materials
- One lot excavation and backfill

The total cost labor and materials is \$4,120.00

Note: The pole and head are about 8-10 weeks out one approved

Proposal includes

Permits and inspection

Proposal Excludes

Traffic control

Any IPCO fee's

Temp lighting

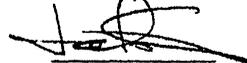
SWPPP

Thank you for considering Alloway!



Signature: Please sign and return if accepted

Sincerely,



Joel Smith
Estimator

Proposal is valid for 30 days