

OFFICIALS

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



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

City Council Meeting AGENDA Tuesday, May 16, 2017

6:00 P.M. REGULAR CITY COUNCIL

- 1. *Call to Order and Roll Call***
- 2. *Invocation:*** Scott Piper, First Baptist Church
- 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:

- I. Regular City Council Minutes, May 2, 2017**

B. Accounts Payable Dated May 11, 2017 in the Amount of \$575,009.57

C. Resolutions:

- I. Consideration to approve Resolution No. R37-2017 – Authorizing Challenger Development, Inc. Reimbursement Agreement**

RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$162,118.59 WITH CHALLENGER DEVELOPMENT, INC.

2. Consideration to approve Resolution No. R38-2017 – Authorizing Toll ID I, LLC Reimbursement Agreement

RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$31,824.47 WITH TOLL ID I, LLC.

D. Findings of Fact and Conclusions of Law

1. Consideration to approve Findings of Fact and Conclusions of Law for Case No.'s 16-03-S (Subdivision), 16-06-AN (Annexation), and 16-13-DR (Design Review) - Coleman Real Estate Holdings, LLC

5. Community Reports or Requests:

- A. Ada County Assessor's Report – Robert McQuade, Ada County Assessor
- B. ACHD Roadways to Bikeways Master Plan Update – Brooke Green

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

- A. Public Hearing and consideration to approve 16-07-AN (Annexation) – Trevor Kesner, Planner II

Applicant requests approval to annex an approximately 0.91 +/- acre parcel located at 3815 W. Columbia Road into the City of Kuna with an R-2 residential zoning designation.

- B. ***Staff requests this Case be removed from the agenda, as this case will return to P & Z Commission and will return to Council at a future date.***

Public Hearing and consideration to approve 16-04-S (Subdivision) – TNT Subdivision – Troy Behunin, Planner III

A request from Jaylen Walker, with AllTerra Consulting representing Greg Bullock, for preliminary plat approval for a new 10 buildable lot, multi-family subdivision, to contain 13 buildings, for a total of 52 units. The project is on approximately 4.76 acres already zoned R-12 in Kuna City; the existing home is to remain. The site is located near the north east corner of Deer Flat and School Ave., Kuna, Idaho, within Section 14, 2N1W, (APN #' S1314438920)

7. Business Items:

- A. Consideration to approve 17-01-LLA (Lot Line Adjustment) – Trevor Kesner, Planner II

The applicant seeks Lot Line Adjustment approval to correct a setback oversight on the property line between building Lots 9 and 10, Block 2 within the Crimson Point North Subdivision No. 2.

- B. Consideration to approve Resolution No. R39-2017 – Awarding Amendment to Contract for Consulting Services to T-O Engineers – Antonio Conti, City Engineer

RESOLUTION AWARDING AMENDMENT TO CONTRACT FOR CONSULTING SERVICES TO T-O ENGINEERS IN THE AMOUNT OF \$7,840.00 FOR PREPARATION OF AN AMENDED SEWER MASTER PLAN; DIRECTING EXPENDITURE OF FUNDS FROM THE SEWER FUND FOR SAID WORK; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID CONSULTANT.

- C. *Informational Only* Notification of Supplemental Insurance – John Marsh, City Treasurer
- D. Discussion on Budget Workshop Planning – John Marsh, City Treasurer

8. Ordinances:

- A. Consideration to approve Ordinance No. 2017-06 – Annexing Kuna Hill Development, LLC

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1313428000 SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance
Consideration to approve summary publication of ordinance

9. Mayor/Council Announcements:

10. Executive Session:

11. Adjournment:



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 Greg McPherson, Council Member

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

City Council Workshop City Council Meeting MINUTES Tuesday, May 2, 2017

5:30 P.M. WORKSHOP

1. *Call to Order and Roll Call*

COUNCIL MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Richard Roats, City Attorney
 Chris Engels, City Clerk
 Antonio Conti, City Engineer
 John Marsh, City Treasurer
 Bobby Withrow, Parks Director
 Bob Bachman, Facilities Director
 Wendy Howell, P & Z Director

2. *Discussion on setting of fees, and ex parte and quasi-judicial.* – Richard Roats, City Attorney

City Attorney Richard Roats explained the purpose of the workshop and the reason for the request.

He referenced Idaho Code 63-1311A which stated no taxing district may make a decision approving a fee increase that is excess of 5% of the amount of the fee last collected or a decision imposing a new fee unless it holds a hearing upon such proposed fee increase or fee imposition at a regular or special meeting of the districts governing body and after it gives public notice of such hearing in the manner provided in that section, which was basically advertising in the paper. Converting that to relevance to Kuna, essentially it said the City Council shall not adopt a resolution where a new fee

was imposed or a fee was increased 5% or greater without public notice and hearing. This controlled when the Council could decide to adopt the resolution. The City's policy was changed to have the decision and the hearing on the same day but it could be done either way. For expedience, it made sense to have that discussion the same day as the public hearing.

Mr. Roats proposed staff present the method staff used to come up with that fee, the public would be able to comment on that, and then Council could vote on that. Doing it all in one session like that lends to transparency. It was distinctly different from the budget hearing which was controlled by a different Idaho Code section. The City did workshops not mandated by statute. Only the public hearing for the adoption portion was mandated but those were different. He presented Council with the options to either go to the way the City used to do it or continue to do it all at the same hearing which made more sense for efficiency and transparency. He also could not think of an instance where someone from the public came in to comment on these and very few times when Council had questioned a fee, especially when the method behind choosing an amount was explained. He stood for questions.

Council Member Jones asked if a fee was published would there be any leeway to change that fee without republishing.

Council Member Buban-Vonder Haar clarified Council Member Jones was referring to a published proposed fee that the Council decides at the public hearing they would like a different amount than what was published.

Mr. Roats responded all that needed to happen was the public hearing before the decision and a notice that there would either be a new fee or a fee would be increased by 5% or more. If Council wanted to increase a fee beyond what was published it would be appropriate to republish.

Council Member Jones clarified the City would incur an additional cost to republish the proposed fee with the change.

Mr. Roats said yes.

Council Member Jones also clarified a fee setting was a legislative action and not a quasi-judicial action.

Mr. Roats said that was correct.

Council Member Jones asked if ex parte communications disclosures needed to made regarding legislative actions.

Mr. Roats said they do not.

Council Member Jones asked if he could discuss a fee prior to a public hearing with a constituent.

Mr. Roats said he could discuss it but he could not indicate he had made up his mind on it or that he was going to do something. He could take their input. It was always good to have them come to the meeting to give their input and to disclose the conversation in the interest of transparency.

Council Member Jones clarified, hypothetically, if they had conversations but did not disclose them there was no wrong doing.

Mr. Roats said that was correct as long as he hadn't made his decision and expressed that.

Council Member Jones stated they had discussions regarding perception regarding quasi-judicial. If someone was to approach him, and he did not disclose that, he would have to recuse himself. He asked if that would be the case with a legislative action.

Mr. Roats said he would not. He reiterated Council Members should not say things like "that's a good idea" or "I agree" which gives the perception their minds are already made up. The decision was what was critical; it needed to be made after the hearing. The distinction was in what was required and what was best for the City. With a legislative item there was no reason not to invite them to come testify or at least document the occurrence and share it with everyone. It didn't always happen with legislative decisions, but Council didn't want people coming to them all the time trying to influence their decisions before coming into a meeting to make the decision.

Council Member Jones asked how someone would distinguish their mind has not been made up if there was no input at a public hearing.

Mr. Roats replied presumably they would have their Council Packet with all the facts they could go off of, they could ask staff any questions at that meeting and debate amongst themselves before making a decision. The report was not intended for automatic decisions. If no one came in to testify Council would have those facts before them.

Council Member Jones asked if, as a Council Member, he would be making his decision based on what he thought would be best for the public or on the public's behalf.

Mr. Roats said it could be one of the factors depending on what the fee was for. Staff tried to be cognizant and reasonable. Often times they would not charge what it actually costs to run a program.

Council Member Jones asked if, in Mr. Roats' opinion as the City Attorney, they had done nothing wrong with the way this was done in the past.

Mr. Roats said that was correct.

Mayor Stear asked if there were any further questions or discussion.

There was none.

3. Adjournment: 5:41 PM

6:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

(Timestamp 00:14:44)

COUNCIL MEMBERS PRESENT:

Mayor Joe Stear

Council President Richard Cardoza

Council Member Pat Jones

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

Antonio Conti, City Engineer

John Marsh, City Treasurer

Bobby Withrow, Parks Director

Bob Bachman, Facilities Director

Trevor Kesner, Planner II

2. Invocation: Chris Bent, Calvary Chapel

3. Pledge of Allegiance: Mayor Stear

(Timestamp 00:15:40)

Consideration to Amend the Agenda

(Council must move to amend the agenda per IC 74-204(4)(b))

Add item 6B under Public Hearings – Public Hearing and consideration to approve 16-04-S (Subdivision) – TNT Subdivision – Troy Behunin, Planner III

Planning & Zoning Staff requests this item be tabled until the May 16, 2017 City Council Meeting.

A request from Jaylen Walker, with AllTerra Consulting representing Greg Bullock, for preliminary plat approval for a new 10 buildable lot, multi-family subdivision, to contain 13 buildings, for a total of 52 units. The project is on approximately 4.76 acres already zoned R-12 in Kuna City; the existing home is to remain. The site is located near the north east corner of Deer Flat and School Ave., Kuna, Idaho, within Section 14, 2N1W, (APN #' S1314438920)

The City Clerk was notified of the request on Tuesday, May 2, 2017.

Council Member Buban-Vonder Haar moved to amend the agenda to include item 6B Public Hearing and consideration to approve 16-04-S (Subdivision). Seconded by Council Member McPherson. Motion carried 4-0.

4. Consent Agenda:
(Timestamp 00:17:15)

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A. City Council Meeting Minutes:

I. Regular City Council Minutes, April 18, 2017

B. Accounts Payable Dated April 27, 2017 in the Amount of \$188,100.69

C. Alcohol Licenses:

- 1. Big Smoke LLC #134 1031 E Kuna Road Suite 150 – Off Premise Beer & Off Premise Wine**
- 2. K&L Ventures LLC dba Cowgirls 353 Avenue East – On Premise Beer & Liquor-by-the-Drink**

D. Resolutions:

I. Consideration to approve Resolution No. R33-2017 – Farmers Market Park Use Agreement

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE 2017 LEASE AGREEMENT WITH THE KUNA FARMERS MARKET, AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

~~2. Consideration to approve Resolution No. R34-2017 Authorizing Real Estate Lease Agreement with S&T Farms~~

~~A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH S&T FARMS, LLC, FOR THE LEASE OF THE CITY OF KUNA, IDAHO'S PROPERTY LOCATED AT MEADOW VIEW ROAD, KUNA, IDAHO.~~

E. Findings of Fact and Conclusions of Law

- I. Consideration to approve Findings of Fact and Conclusions of Law for 17-01-CPMA (Comprehensive Plan Map Amendment): Tuck Ewing/Teco One, LLC**

Council Member Jones had some questions regarding item D2 and asked to move the item to 7E for further discussion.

Council Member Jones moved to move item D2 to 7E. Seconded by Council Member Buban-Vonder Haar. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve the consent agenda as amended. Seconded by Council Member Jones. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

5. Community Reports or Requests:

(Timestamp 00:19:12)

A. Young Marine Program Presentation – Brandon Ball

Requesting a meeting space with a fee waiver, possible funding contribution from the City, and general support of the program.

Brandon Ball asked permission to use the Senior Center as a meeting place and if there were any certain steps he needed to take to get it. He also asked for help with financial support for uniforms and utilities such as rifles and flags. He also needed a unit commander who was a member of the Marine Corp; either retired, active, or reserve.

Mayor Stear explained there was a previous Young Marines in Kuna and Mr. Ball had to start from ground zero to get the program up and running again.

Council Member Buban-Vonder Haar asked if Mr. Ball had other people interested yet.

Mr. Ball had everyone he needed except for a unit commander.

Council Member Buban-Vonder Haar asked how many Young Marines he had gathered so far.

Mr. Ball had 17 Young Marines he had gathered himself and 4 adults.

Council Member Buban-Vonder Haar asked if they were all from the Kuna community.

Mr. Ball said about 8 were from Kuna.

Council Member Buban-Vonder Haar asked what day they were planning to do their meetings.

Mr. Ball replied they were planning on Tuesdays but they had another unit they were kind of in competition with. The other unit was opposed to him starting this up and were going to try to move into Kuna so he was going to try to move his to Wednesdays.

Council Member Buban-Vonder Haar asked how frequently they would meet and for how long so they could work out logistics for the Senior Center.

Mr. Ball said once a week. They used to do them on Saturdays but those could only be done twice a month because the VFW goes there.

Council Member Buban-Vonder Haar asked what time they would meet.

Mr. Ball said he would like to start his from 6:30 PM to 9:30 PM.

Council Member Buban-Vonder Haar asked if he had checked the availability of any other facilities in town.

Mr. Ball responded he was in contact with the VFW in Boise. They were his alternative and were going to try to help with an alternative place to use if the Senior Center didn't work out.

Council Member Buban-Vonder Haar asked if he had checked with the Community Hall or the Grange Hall or places like that.

Mr. Ball had not. He was used to using the Senior Center so he figured that would be a place he would be allowed to use.

Council Member Buban-Vonder Haar asked if he had a specific dollar amount he needed.

Mr. Ball had paid \$108.00 for his uniform. He would be charging his recruits \$125.00 to cover the other items for their unit. He had no requirement for financial help and would take whatever was given.

Council Member Buban-Vonder Haar asked Mr. Ball to share a little of what the Young Marines do. She wanted to know if they did any sort of community improvement activities or if they would be interest in doing some of those additionally in exchange for some sort of a donation.

Mr. Ball said they did a lot of community service. They were based on giving back to the community especially if they were being allowed to use a building. They would give back any way possible and work with the Police Department. They technically fell under the town and were always willing to step up when asked to do something.

Council President Cardoza asked if Mr. Ball had approached the Marine Corp Reserve at Gowen Field.

Mr. Ball said he had but only one was on board. Unfortunately he was not over the age of 25 and could not help. The others all said they were too busy. That was why they were looking at VFW members.

Council President Cardoza asked if they could provide any uniforms.

Mr. Ball replied they may be able to but because it was a reserve unit they did not have very many uniforms. The Young Marines actually used outdated uniforms donated by bases and Gowen Field wouldn't have them.

Council Member Jones asked about the other group wanting to come to Kuna.

Mr. Ball explained he had talked to them because he had to get their approval and they were willing to give him approval if he built a bridge between the groups. He would have to send his recruits to them for the first time. He was not sure he wanted to do that. They wanted to come to Kuna because the unit commander told him he didn't think a 17 year old could accomplish something like this. That gave him an even bigger push to do this. They were going to try to come to Kuna but he didn't know when. He did have a friend in that group that would let him know if they were coming or not. That group was planning to come to Kuna, sit in at Council Meetings, do community service, and do what they could to get him to leave the area. Mr. Ball was not going to compete against others and only do what he could to better himself.

Mayor Stear asked when Mr. Ball was ready for funding would it be appropriate for the City to try to help him have a fundraiser.

Mr. Ball replied anything he could get from the City and the community was great.

Council Member Buban-Vonder Haar asked if they could have meetings before they got their C.O.

Mr. Ball said he could have meetings with the adults and recruits to let them know what was going on but it could not be called a Young Marines Meeting because they were not a unit yet.

Council Member Buban-Vonder Haar asked when he hoped to start using the Senior Center.

Mr. Ball's goal was to have the unit started up by June 20, 2017 and no later than July 4, 2017.

Council Member Buban-Vonder Haar asked Mr. Ball to get Council more detailed information on dates and times they would need the Senior Center. She wanted a really clear idea on what was being asked that way Council could discuss with him possible areas the City might need more man power. She suggested she e-mail with City Clerk Chris Engels to see what they could come up with and for Mr. Ball to make sure Ms. Engels had his contact information. She asked if Mayor Stear and Council were alright with that.

Mayor Stear said that was perfect.

Council agreed.

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

- A.** Public Hearing and consideration to approve 16-03-S (Subdivision) and 16-06-AN (Annexation): J-U-B Engineers representing Coleman Real Estate Holdings, LLC – Trevor Kesner, Planner II
(Timestamp 00:29:37)

Applicant requests to annex approximately 111.18 acres into Kuna City with an R-6 residential zoning designation and subdivide the property into 342 single family residential lots and 33 common lots for the proposed Winfield Springs Subdivision. A Design Review application for common area landscaping accompanies this request. The site is located northwest of the intersection of Deer Flat and Meridian Roads, Kuna, Idaho.

Planner II Trevor Kesner reviewed the case for Council. All required documents had been submitted by the applicant. They complied with City staff's recommendations for modifications to the preliminary plat. This was the fourth or fifth iteration of the projects design. The applicant had made extensive revisions to accommodate the City's, ACHD's, and ITD's recommendations. Property owners within 300 feet of

the site were mailed notification of the public hearing and the legal notices ran in two publication cycles of the Kuna Melba News. ACHD's final staff report was just approved on April 5, 2017. The City Engineer provided recommendations for the required improvements and modifications to the submitted construction plans early in the process and those recommendations were brought forth in the proposed conditions of the staff report.

Mr. Kesner explained the subdivision, annexation, and design review was received by the Planning & Zoning Department in September of 2016 which signified a concerted effort by the applicant to vet all the issues early on and make sure the project was a good fit for the area and Kuna as whole. Based on Staff's review of the application Planning & Zoning concluded it fully complied with Title 6 of Kuna City Code for subdivisions and Title 5 for zoning regulations. It provided for several goals and policies for private property rights, land use, transportation, connectivity, housing, and community design within Kuna's comprehensive plan. The applicant received design review approval by the Commission on April 11, 2017. Staff recommended approval to the Council with the conditions as stated in the staff report and any additional conditions they might see as necessary. He stood for questions.

Council Member Buban-Vonder Haar asked Mr. Kesner to briefly describe some of the requests and changes made in the other iterations.

Mr. Kesner responded the first application and preliminary plat design came forth with the primary entrance on the north which was on the Ardell extension. There was no proposal to extend Ardell all the way to the highway. It was only going to bring Ardell to the end of the development. The second application proposed the Kay Avenue extension northward do a kind of jog and meet back up at the mid mile. It gave Kay Avenue a curvy linear effect as it traversed north. The City Engineer and Planning & Zoning were opposed to that because the City's utility master plans had put forth to keep the utilities in the City's original grid. The mid mile connectors should stay in place. The third iteration put the Kay Avenue mid mile collector back where it should have been but with the main entrance on the south side on Deer Flat more towards the high school and Kay Avenue. Staff thought for circulation patterns along Deer Flat, an arterial, those should be more spaced out. On the fourth the main entrance was moved east towards Ridley's. The entrance was then where it should be because it aligned with a future roadway that would go behind Ridley's and connect to the theater and the proposed Bi-Mart. That would also provide for pedestrian connectivity to a commercial center. Other than that it was just minor tweaks within the subdivision provided for the engineer's comments. The application in front of Council was well vetted.

Council Member Jones clarified the Ardell extension was to go to the highway only and not to Ten Mile.

Mr. Kesner confirmed.

Council President Cardoza asked about the number of single family residential lots and common lots. The Findings of Fact showed 348 single family residential lots and 35 common lots but the agenda showed 342 residential and 33 common.

Mr. Kesner apologized. There was some confusion at the Planning & Zoning Commission as well because when the application was originally submitted the former larger number was the original application. The lots were reduced to 342 residential lots and 33 common lots.

Council President Cardoza clarified the Findings of Fact was incorrect and the agenda was correct.

Mr. Kesner replied the agenda was correct.

Council President Cardoza thought he read there would 3.2 homes per acre. He asked if that was correct.

Mr. Kesner responded the preliminary plat gave a breakdown of the densities. The residential density was 3.08 dwelling units per acre.

Council Member Jones asked if the plat contained a minimum square footage for lot size. The application showed a minimum square footage of structure at 6,600 square feet. He was assuming that was not correct.

Mr. Kesner said he would assume so but Planning & Zoning code didn't really have anything to do with minimum house sizes.

Council Member Jones asked if they were legally bound by what was in the application and if it needed to be resubmitted with a correction.

Mr. Kesner said no. The applicant would be bound by the conditions set forth in this meeting.

Mayor Stear opened the public hearing.

Kristy Watkins, 250 S Beechwood, Boise, Idaho 83709, with JUB, represented the applicant. She clarified that the 6,600 square feet Council Member Jones asked about was lot size not home size. She reviewed the changes made to comply with the different entities' requests. The applicant was agreeable to the conditions set forth. Ms. Watkins thanked Council for considering their project and stood for questions.

Council President Cardoza asked if there would only be a right turn where Ardell hit the highway or would they be going across four lanes of traffic.

Ms. Watkins replied they were only requiring them to widen it enough to put in a right turn lane but she did not know if they would be requiring a right turn only.

They were still working with them on the access permit and had not yet received their conditions for that specifically.

Council President Cardoza asked if there would be a barrier to keep traffic from going across the four lanes.

Ms. Watkins said not at that time. It could come later when the east half developed.

In Favor: None

Neutral:

Rick Moreno, 855 W Hubbard Road, Meridian, Idaho 83642, was concerned about a canal and the weir that had a couple different head gates for irrigation for his property and Brad Waters' property north of there. He wanted to know if that would be left alone or changed. The water delivery went underground to a concrete ditch along that canal and came up about where Ardell was then and went north along the canal. He asked if it had been addressed and if so what the details were. He also asked that as the project went forward they be diligent in watching for that and there be an agreement for uninterrupted water during construction.

Mayor Stear said that could be addressed with staff when they came back up. He thought that was required but would confirm that.

Brad Waters, 197 W Hubbard Road, Kuna, Idaho 83634, was also concerned about his head gates and wanted due diligence regarding their access to the water.

Against:

Dick Hersey, 2202 Meridian Road, Kuna, Idaho 83634, was concerned about traffic in the area and at Ardell. The intersection at Deer Flat and Meridian Road was already a problem. He believed if the project was to be done right there should be a minimum of two left turn lanes from Deer Flat onto Meridian. Also, Ardell without a signal light would be a nightmare.

Rebuttal:

Kristy Watkins stated, regarding the irrigation questions, when they submit for final plat they would also submit the construction design to the various irrigation districts that had jurisdiction over the facilities that went through the property. They did that with every subdivision they had and often entered into agreements with those jurisdictions to make sure they handled it correctly. If there was something that needed to be moved or corrected or worked around they would be very thorough with their review. Construction can only happen during the off season and they usually tried to plan around that. In regards to traffic, their traffic engineer was present and she differed to him.

Dan Thompson with Thompson Engineers, 181 E 50th Street, Garden City, Idaho, 83714, stood for questions.

Council Member Jones said he had a concern about the exiting from the subdivision and the stub street at the entrance to the shopping complex in between Kay and the Highway. He thought it would be difficult for people to make that left turn out of the subdivision during the morning commute and was concerned they would have to go up Ardell or Kay and the potential for accidents.

Mr. Thompson stated it was noted in the staff report they would be required to make improvements to that intersection at Deer Flat and Meridian Road. The primary one was the southbound right turn lane. As they did that they would probably have to move the signal pole. They would also be required to do some widening on Deer Flat. That should enable them to improve that condition there. They had not worked out the design details of it yet but he was certain that was one thing they would look at. They discussed in his report ACHD's five year plan to put a signal in at Hubbard in the next two years. That would attract traffic to Hubbard instead of Deer Flat which would bring relief. The Ardell extension would also be a relief as was its intent.

Council Member Jones confirmed these issues had been brought up and would be addressed later down the road.

Mr. Thompson replied absolutely. This was on the ACHD's consent agenda but was pulled because one of the commissioners was concerned about the pedestrian traffic. When he found out about the pedestrian trail along the canal he felt better but Mr. Thompson was unsure if he was completely satisfied.

Council President Cardoza asked when Deer Flat would be made into five lanes.

Mr. Thompson said it was in their 20 year plan towards the late 2020s.

Council President Cardoza confirmed the light on Hubbard would be in two years.

Mr. Thompson said that was in their five year plan.

Planning & Zoning Director Wendy Howell shared Deer Flat would go to five lanes in 2026.

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member Jones. Motion carried 4-0.

Mayor Stear asked Council if they had any questions.

Council President Cardoza addressed the irrigation questions asked in the public hearing. In the development agreement it said compliance with Idaho Code Section

31-3805, pertaining to irrigation water, irrigation drainage water should not be impeded by any construction on sight. Compliance with the Boise Project Board of Control was required so he did not think they would have any trouble with their weirs.

Council Member Buban-Vonder Haar said in terms of the comp plan it was stated, under land use goals and objectives, Kuna have areas that include natural and developed open spaces with housing included and that it be walkable. The fact that the applicant is doing 14 acres of green space was nice. She noticed there would be at least one park as well as a pool and club house. It provided more amenities for the neighborhood. It helped with Kuna's natural resources goals and objectives in terms of developing a green grid of trails. Also it provided for additional pedestrian connectivity into the Ridley's complex which was something she thought they would be interested in doing. It was close to services so there would be no issues with expanding the network. She felt the request was in compliance with the comp plan.

Council Member Jones concurred with Council Member Buban-Vonder Haar. He liked the trail head, pedestrian connection, and the proximity to schools and businesses. He felt it complied with the comp plan and would leave his traffic concerns to the experts.

Council President Cardoza asked Planning & Zoning Director Wendy Howell why the zoning was R-6 instead of R-4 if there would only 3.8 dwellings per acre.

Ms. Howell responded it was due to the dimensional lot requirements of R-4 which they would be changing in an upcoming ordinance.

Council President Cardoza asked if Council accepted the development agreement as an R-6 would they be able to increase the 3.8 houses per acre at a later date.

Mr. Howell replied a development agreement was not under consideration with this case. Also, if Council chose to require the density not exceed 3.8 then they could condition it as such for acceptance.

Council Member Jones asked Mr. Kesner if there were any conditions from the Planning & Zoning Commission.

Mr. Kesner wasn't aware of any conditions.

Council Member Buban-Vonder Haar asked if the neighbors could be communicated with on irrigation plans and construction.

Ms. Watkins replied it would not be difficult. She could offer their business cards so they could e-mail her. That way they could keep them up to date on the construction schedule.

Council Member Buban-Vonder Haar asked if that would need to be included in the motion or if Ms. Watkins was committed to that.

Ms. Watkins said she would do it.

Council President Cardoza asked about the estimate of tax revenue. He did not see the impact fee for parks and recreation.

Mr. Kesner responded an impact fee paid at the time of building permit for a home would not be considered tax revenue. Those were impact fees specific to the Parks Department to maintain the level of service for park facilities for residents within the City limits. It would be applied to every new residential building permit within that development.

Ms. Howell asked if the 3.8 density was part of the motion.

Council Member Buban-Vonder said no.

Council Member Buban-Vonder Haar moved to approve 16-03-S (Subdivision) and 16-06-AN (Annexation) with the proposed conditions of approval listed in the packet. 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

Absent: None

Motion carried 4-0.

- B. Public Hearing and consideration to approve 16-04-S (Subdivision) – TNT Subdivision – Troy Behunin, Planner III
(Timestamp 01:09:49)***

Planning & Zoning Staff requests this item be tabled until the May 16, 2017 City Council Meeting.

A request from Jaylen Walker, with AllTerra Consulting representing Greg Bullock, for preliminary plat approval for a new 10 buildable lot, multi-family subdivision, to contain 13 buildings, for a total of 52 units. The project is on approximately 4.76 acres already zoned R-12 in Kuna City; the existing home is to remain. The site is located near the north east corner of Deer Flat and School Ave., Kuna, Idaho, within Section 14, 2N1W, (APN # S1314438920)

Council Member Buban-Vonder Haar moved to table 16-04-S (Subdivision) and 16-06-AN (Annexation) until the May 16, 2017 City Council Meeting. Seconded by Council Member McPherson. Motion carried 4-0.

7. *Business Items:*

- A. Consideration to approve Resolution No. R35-2017 – Amending the 2015 City of Kuna, Idaho Future Land Use Map – Trevor Kesner, Planner II
(Timestamp 01:10:43)

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING THE 2015 CITY OF KUNA, IDAHO FUTURE LAND USE MAP; AFFIRMING THAT THE PRESCRIBED NOTICE AND HEARING REQUIREMENTS WERE MET IN ACCORDANCE WITH TITLE 67, CHAPTER 65, IDAHO CODE; AND PROVIDING AN EFFECTIVE DATE.

Trevor Kesner, Planner II, stated this was amending the map associated with the previously approved comp plan map amendment. He stood for questions.

Council Member Buban-Vonder Haar moved to approve Resolution No. R35-2017. Seconded by Council Member McPherson. Motion carried 4-0.

- B. Consideration to approve Resolution No. R36-2017 – Authorizing a GoFundMe Account – Chris Engels, City Clerk
(Timestamp 01:12:41)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE CITY CLERK TO ESTABLISH AN ACCOUNT AT GOFUNDME TO RAISE FUNDS IN THE AMOUNT OF AT LEAST \$60,000.00 TO FUND DOWNTOWN KUNA REVITALIZATION PROJECTS AND TO ESTABLISH MONUMENT RECOGNITION FOR SPONSORS WHO DONATE AT LEAST \$1,500.00.

City Clerk Chris Engels reviewed her request to establish a GoFundMe account to make it easy for potential donors that might like to donate on a smaller scale to participate in Downtown. The goal of this fundraising was to truly reflect more of the vibe of Kuna in an artistic way. She stood for questions.

Council Member Buban-Vonder Haar asked if the City was able to host something like this on its own with the current City website.

Ms. Engels replied she and City Treasurer John Marsh had talked a couple times. The difference between the two was GoFundMe showed who donated and how much and had the graphics showing how close to achieving the goal they were. The City's website ability to do that was not in place.

Council Member Buban-Vonder Haar asked if Ms. Engels knew of any banks the City currently used with the ability to host something like that. She understood the interest was two-fold. It was the presentation and look of GoFundMe and the second

piece was being able to accept electronic funds. Her main concern was that GoFundMe took fees.

Ms. Engels said 8%.

Council Member Buban-Vonder Haar said she would prefer to use You Caring or another one that didn't take fees in order to be sure that every dollar people donated was actually going to the project. If there was a way to host it on the City website that would be her personal preference partially from the perspective of legitimizing it and also because a lot of money was spent on the website and she liked to train people to look at it more and more. The more resources and things of interest on there the more likely people are to start turning towards it as a source of information. If an external platform had to be used she would like to route people to the website in publication materials where there would be more information and they could click there to get to the external site.

Ms. Engels said she and Mr. Marsh could look further into the forms and try to establish the City website as the platform. They would also discuss the potential costs for running the electronic payments so they stay aware of that. She was not opposed to looking into You Caring. They did look at Citizinvestor but it was not the right fit based on how their program worked. They were happy to look at other options. GoFundMe was not a must. The goal was really to have Council's permission to do some kind of platform that was effective and easy for people to use a card to donate.

Council Member Buban-Vonder Haar requested whatever platform was used capture sufficient information that receipts could be provided or things along those lines for tax purposes and acknowledgement purposes.

Council Member Jones asked what the plan was if the full goal was not met.

Ms. Engels replied the plan was to fund what the City could.

Council Member Jones said a lot of the items looked to be custom. He assumed they would have to solicit vendors to make them for the City and he was curious how they would go about that.

Ms. Engels said, for the custom items on the fundraising sheet, one of the members of their group had been working with a fabricator to try to get a reduced price. That was how those dollar amounts had been established.

Council Member Jones asked if the intent was to use only that person or if other vendors would be allowed.

Ms. Engels asked if he would like a full RFP done for those items.

Council Member Jones said he would consider that. He wanted to make sure everybody with the ability to create these items that wanted to participate in the streetscapes had that opportunity.

Ms. Engels replied the items were laser cut items so laser cutting tools would be needed. She could get with the rest of the group and establish an RFP. They were more interested in the vitality of Kuna than handpicking a vendor.

Council Member Jones asked about the flower pots to put along the road. He was under the impression the current flower pots had been donated by citizens of Kuna for Main Street. He asked if those were going to be removed.

Ms. Engels thought it was the trash cans that were funded by group funding not the flower pots. There were brass plates on each of the trash cans. Their intent was to try to reincorporate those brass plates back into downtown in some form or another.

Facilities Director Bob Bachman added the flower pots were donated to the City and would be reallocated to other areas by the Greenbelt and other areas in town. They would be used still.

Council Member Jones asked for consideration of the people who donated those for Main Street and that they be notified of the move and where the flower pots were going.

Mr. Bachman said they could definitely do that.

There were no further questions.

Council directed Ms. Engels to do more research and come back with different options.

- C. Consideration to approve John B. Laraway as the new Planning and Zoning Commissioner whose term will expire on November 1, 2018. – Wendy Howell, Planning & Zoning Director
(Timestamp 01:24:12)

Planning & Zoning Director Wendy Howell stated she was excited about John B. Laraway's interest and willingness to help out.

Council Member Buban-Vonder Haar moved to approve John B. Laraway as the new Planning and Zoning Commissioner whose term would expire on November 1, 2018. Seconded by Council Member McPherson. Motion carried 4-0.

**D. Discussion Title Search on the UPRR Property – Bobby Withrow, Parks Director
(Timestamp 01:25:40)**

Parks Director Bobby Withrow explained to Council he had been working with Union Pacific to see if they would allow the City to purchase the Greenbelt. One of the biggest obstacles was making sure there was no underlying property owner because of the way they got their Right-of-Way. He did speak with a representative who said she had worked with Nampa a couple times and they used Title One. He called Title One who gave him a quote of what it would cost to do a title search. He wanted Council's blessing to move forward with this so they could see if they could buy the Greenbelt instead of leasing it.

Mayor Stear was impressed that Mr. Withrow was able to get a response from Union Pacific Rail Road. The young lady came out from Nebraska to talk about it. The main reason for doing this was the lease was about to expire and would have to be renewed. Owning it would give the City the ability to do what they wished with that property.

Council Member Buban-Vonder Haar was surprised they had sent someone out to talk about it and thought they must have been pretty motivated to sell it. She asked if they would cover half the cost of the title search.

Mr. Withrow replied no. They were pretty one-sided. If this was something the City wanted the City would need to do the leg work. She did say they would help with the title search if they came to terms with a number as far as the acquisition price.

Council Member Jones asked for an overall idea of the area of the property.

Mr. Withrow said it would be from Swan Falls, from the creek to the edge of the baseball fields, kind of a diagonal line to the edge of City Hall, and all the way to Indian Creek.

Council Member Jones asked about property on the other side of Swan Falls.

Mr. Withrow said the City already acquired that from Ada County.

Council Member Jones confirmed if this materialized all of the Greenbelt would be City owned.

Mr. Withrow replied yes.

Council President Cardoza asked if this was holding up the splash pad.

Mr. Withrow replied no. He was waiting on DEQ.

Council Member Buban-Vonder Haar asked if Mr. Withrow was only looking for consent from Council.

Mr. Withrow said that was all.
Council consented.

E. Consideration to approve Resolution No. R34-2017 - Authorizing Real Estate Lease Agreement with S&T Farms
(Timestamp 01:30:21)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH S&T FARMS, LLC, FOR THE LEASE OF THE CITY OF KUNA, IDAHO'S PROPERTY LOCATED AT MEADOW VIEW ROAD, KUNA, IDAHO.

Council Member Jones asked why the City was adopting a lease that started six months prior.

City Attorney Richard Roats said it had just come in the mail with the check. They were finding a lot of times with these farmers that the City would send the leases out and the farmers wouldn't worry about it until their season started, at which point they would sign the lease and send it in with the check. It was processed as it was received. Staff may look at changing the schedule to start those leases in the spring. They had been scheduled to fall in line with the start of the fiscal but the farmers were all winding down the season at that time and they didn't always know what they would be doing for the following year.

Council Member Jones was concerned if the lease was not renewed at all then six months had been lost in which someone else might have leased the property. The lease states the farmer was to request renewal at 90 days before expiration. He was wondering why the City didn't put it out there for another lessee.

Mr. Roats said that may happen with another piece of property. This particular property was unique though due to its size. It would be difficult to bring in another farmer. There was also a portion of it that was not farmable. The City was lucky at that moment with the current arrangement.

Council Member Jones said considering the current lessee didn't make contact he thought the other surrounding farmers might like the opportunity to use the property as part of their farms since it abutted their property.

Mr. Roats said the lessee in this case was also leasing the other property which was why it worked out.

Council Member Jones asked why the City was only leasing the farmable and not the whole property.

Council Member Buban-Vonder Haar said if someone rented a house and one of the rooms was not fit for use the rent would not include the use of that room.

Council Member Jones agreed but did not know if that would apply in this case. If it did he did not have an issue.

Council Member McPherson said he farmed and had a field just like this one with a part that was not farmable. The land owner only charged him for what was farmable and had a water right. That was a pretty common practice.

Council Member Jones asked what Council Member McPherson paid per acre.

Council Member McPherson said anywhere from the water bill to \$150.00 an acre. It depended on the landlord and the quality of the property.

Council Member Jones asked if the \$100.00 was within reason.

Council Member McPherson replied it was.

Council Member Jones said he would like to look into having the leases signed before they went into effect. It seemed this one had been getting later and later every year. He asked about the lease stating a head gate and pipe would be moved at the City's expense.

Mayor Stear asked if that had to do with the storage buildings and the irrigation canals that were messed with over there.

Mr. Roats said yes, that was part of what they needed to do. When he drafted the lease in the fall of 2016 they had an issue with the location of the canal with the storage facility damaging part of that and repairing. There were two head gates on the canal. The City had the head gate to the west and the storage unit facility had the head gate to the east. The City's head gate was crumbling and leaking and falling apart. That water leaked onto the storage facilities property. His head gate was in a little better shape and farther down to the east which was in alignment with the property edge. The plan was to vacate the City's box that was falling apart and move it to the east and align that. Then the storage facility would only have to put in one pull out and tie it into City property up there. It came down to the fact that the City's head gate was failing and the City would be responsible for that.

Council Member Jones moved to approve Resolution No. R34-2017. Seconded by Council Member Buban-Vonder Haar. Motion carried 4-0.

8. Ordinances:

9. Mayor/Council Announcements:

(Timestamp 01:40:18)

Council President Cardoza asked when the downtown construction would start.

Facilities Director Bob Bachman replied it should start in June.

Council Member Jones asked if there would be an update on the Hotel Feasibility Study.

Mayor Stear said that would be presented to the Economic Development Committee one more time that coming Thursday for further determination. They would let Council know when it was figured out.

10. Executive Session:**11. Adjournment: 7:25 pm**

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 05.16.2017*

City of Kuna

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Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2M COMPANY, INC.												
1461	2M COMPANY, INC.	4115921-000	5465	19 REPLACEMENT SPRINKLERS FOR PARK MAINTENANCE, PARKS, J MORFIN, APR 17	04/12/2017	448.02	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/17		
Total 4115921-000:						448.02	.00					
1461	2M COMPANY, INC.	4116567-000	5531	SPRINKLER PARTS FOR GREENBELT REPAIR, B.WITHROW, MAY 17	05/01/2017	207.84	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	5/17		
Total 4116567-000:						207.84	.00					
1461	2M COMPANY, INC.	4116746-000	5545	REPLACEMENT SPRINKLERS, B WITHROW, PARKS, MAY 17	05/04/2017	510.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	5/17		
1461	2M COMPANY, INC.	4116746-000	5545	IRRIGATION I-TOOL, B WITHROW, PARKS, MAY 17	05/04/2017	33.61	.00	01-6175 SMALL TOOLS	1004	5/17		
Total 4116746-000:						543.61	.00					
1461	2M COMPANY, INC.	4116759-000	5542	REPLACEMENT SPRINKLERS, J.CRUMPTON, MAY'17 - PARKS	05/05/2017	1,150.08	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	5/17		
Total 4116759-000:						1,150.08	.00					
1461	2M COMPANY, INC.	4116868-000	5563	3 SPRINKLER VALVES FARM REPAIR AND STOCK, J.MORFIN, MAY'17 - PARKS	05/08/2017	131.58	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	5/17		

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Total 4116868-000:						131.58	.00					
Total 2M COMPANY, INC.:						2,481.13	.00					
A COMPANY, INC.												
1463	A COMPANY, INC.	B-272642		RENTAL HITECH RESTROOM, SN#GT168, RENTAL 10.00, SERVICE 73.00, WAIVER 7.50, WINCHESTER PARK SUTTERS MILL, EOW, PARKS, APR 17	04/30/2017	90.50	.00	01-6212 RENT- EQUIPMENT	1004	4/17		
Total B-272642:						90.50	.00					
1463	A COMPANY, INC.	B-272658		RENTAL HITECH RESTROOM, SN#GT651, RENTAL 10.00, SERVICE 73.00, WAIVER 7.50, SEGO PRAIRIE/NICHOLSON PARK, EOW, PARKS, APR 17	04/30/2017	90.50	.00	01-6212 RENT- EQUIPMENT	1004	4/17		
Total B-272658:						90.50	.00					
1463	A COMPANY, INC.	B-272706		RENTAL HITECH RESTROOM, SN#T273, RENTAL 10.00, SERVICE 73.00, WAIVER 7.50, CITY FARM EOW, SEWER, APR 17	04/30/2017	90.50	.00	21-6212 RENT- EQUIPMENT	0	4/17		
Total B-272706:						90.50	.00					
1463	A COMPANY, INC.	B-272823		RENTAL HITECH RESTROOM, SN#GT156, RENTAL 10.00, SERVICE 73.00, WAIVER 7.50, ARBOR RIDGE PARK EOW, PARKS, APR 17	04/30/2017	90.50	.00	01-6212 RENT- EQUIPMENT	0	4/17		
Total B-272823:						90.50	.00					
1463	A COMPANY, INC.	B-272824		RENTAL HITECH RESTROOM, SN#GT765, RENTAL 10.00, SERVICE 73.00, WAIVER 7.50, THE FARM PARK, EOW, APR 17	04/30/2017	90.50	.00	01-6212 RENT- EQUIPMENT	1004	4/17		

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				WATER	05/04/2017	10.67	.00	20-6165 OFFICE SUPPLIES	0	5/17		
277	ABC STAMP, SIGNS & AWARDS	0503640		2 ADDITIONAL NAME PLATES FOR ANTONIO CONTI, ORIGINAL PO#5387, MAY 17, SEWER	05/04/2017	10.67	.00	21-6165 OFFICE SUPPLIES	0	5/17		
277	ABC STAMP, SIGNS & AWARDS	0503640		2 ADDITIONAL NAME PLATES FOR ANTONIO CONTI, ORIGINAL PO#5387, MAY 17, PI	05/04/2017	2.91	.00	25-6165 OFFICE SUPPLIES	0	5/17		
Total 0503640:						32.31	.00					
Total ABC STAMP, SIGNS & AWARDS:						67.92	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	050917		ACHD IMPCT FEE TRANSFER FOR APR 2017, MAY 17	05/09/2017	107,578.00	107,578.00	01-2510 ACHD IMPACT FEE TRANSFER	0	5/17	05/09/2017	
Total 050917:						107,578.00	107,578.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						107,578.00	107,578.00					
ADA COUNTY HIGHWAY DISTRICT (PERMITS)												
1529	ADA COUNTY HIGHWAY DISTRICT (PERMITS)	14267		4TH ST BRIDGE PI CASING, G LAW, APR 17	04/26/2017	2,371.80	.00	25-6020 CAPITAL IMPROVEMENTS	1113	4/17		
Total 14267:						2,371.80	.00					
Total ADA COUNTY HIGHWAY DISTRICT (PERMITS):						2,371.80	.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	7007		SHERIFF SERVICES, MAY 17	05/01/2017	132,903.58	.00	01-6000 LAW ENFORCEMENT SERVICES	0	5/17		
Total 7007:						132,903.58	.00					

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Total ADA COUNTY SHERIFF'S OFFICE:						132,903.58	.00					
AFFORDABLE TRANSMISSION & AUTO REPAIR												
1780	AFFORDABLE TRANSMISSION & AUTO REPAIR	0009475	5546	<u>EMISSIONS TEST ON TRUCK #7, B.GILLOGLY, MAY'17 - WATER</u>	05/04/2017	13.50	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	5/17		
Total 0009475:						13.50	.00					
1780	AFFORDABLE TRANSMISSION & AUTO REPAIR	0009476	5549	<u>EMISSIONS TEST FOR TRUCK#10, B.GILLOGLY, MAY'17 - PARKS</u>	05/04/2017	13.50	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	5/17		
Total 0009476:						13.50	.00					
1780	AFFORDABLE TRANSMISSION & AUTO REPAIR	0009478	5556	<u>EMISSIONS ON TRUCK #6, B.GILLOGLY, MAY'17 - WATER</u>	05/04/2017	13.50	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	5/17		
Total 0009478:						13.50	.00					
Total AFFORDABLE TRANSMISSION & AUTO REPAIR:						40.50	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	44050		<u>MONTHLY LAB TESTS, WATER, APR 17</u>	04/30/2017	249.30	.00	<u>20-6150 M & R - SYSTEM</u>	0	4/17		
Total 44050:						249.30	.00					
1	ANALYTICAL LABORATORIES	44051		<u>LAB TESTING, SEWER, APR 17</u>	04/30/2017	2,109.39	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	4/17		
Total 44051:						2,109.39	.00					
Total ANALYTICAL LABORATORIES:						2,358.69	.00					

ASSOCIATION OF IDAHO CITIES

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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
8	ASSOCIATION OF IDAHO CITIES	200002934	5534	<u>REGISTRATION FOR ANNUAL CONFERENCE FOR MAYOR STEAR, MAY 17</u>	05/01/2017	540.00	.00	<u>01-6265 TRAINING & SCH00LING</u>	0	5/17		
8	ASSOCIATION OF IDAHO CITIES	200002934	5534	<u>REGISTRATION FOR ANNUAL CONFERENCE A CONTI, MAY 17, P&Z</u>	05/01/2017	135.00	.00	<u>01-6265 TRAINING & SCH00LING</u>	1003	5/17		
8	ASSOCIATION OF IDAHO CITIES	200002934	5534	<u>REGISTRATION FOR ANNUAL CONFERENCE A CONTI, MAY 17, WATER</u>	05/01/2017	178.20	.00	<u>20-6265 TRAINING & SCH00LING EXPENSE</u>	0	5/17		
8	ASSOCIATION OF IDAHO CITIES	200002934	5534	<u>REGISTRATION FOR ANNUAL CONFERENCE A CONTI, MAY 17, SEWER</u>	05/01/2017	178.20	.00	<u>21-6265 TRAINING & SCH00LING EXPENSE</u>	0	5/17		
8	ASSOCIATION OF IDAHO CITIES	200002934	5534	<u>REGISTRATION FOR ANNUAL CONFERENCE A CONTI, MAY 17, PI</u>	05/01/2017	48.60	.00	<u>25-6265 TRAINING & SCH00LING EXPENSE</u>	0	5/17		
Total 200002934:						1,080.00	.00					
Total ASSOCIATION OF IDAHO CITIES:						1,080.00	.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	050117	5536	<u>14" CONCRETE BLADE TO CUT ASPHALT ON INDIAN CREEK GREENBELT EXTENSION, J ADAMS, PARKS, MAY 17</u>	05/01/2017	118.00	.00	<u>01-6175 SMALL TOOLS</u>	1004	5/17		
Total 050117:						118.00	.00					
1846	BIG SKY RENTALS LLC	2840	5444	<u>WELDING WIRE FOR WELDER, MAINTENANCE, J MORFIN, APR 17</u>	04/07/2017	71.30	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	5/17		
Total 2840:						71.30	.00					
1846	BIG SKY RENTALS LLC	2931		<u>RENTED COMPACTOR FOR GREENBELT EXTENSION, B WITHROW, PARKS, MAY 17</u>	04/21/2017	160.00	.00	<u>01-6212 RENT-EQUIPMENT</u>	0	4/17		

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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 2931:						160.00	.00					
Total BIG SKY RENTALS LLC:						349.30	.00					
BRADY INDUSTRIES OF IDAHO LLC												
1240	BRADY INDUSTRIES OF IDAHO LLC	5414043	5514	<u>1 CS TOILET PAPER FOR SENIOR CENTER, APR 17</u>	04/27/2017	59.05	.00	<u>01-6025 JANITORIAL</u>	1001	5/17		
Total 5414043:						59.05	.00					
1240	BRADY INDUSTRIES OF IDAHO LLC	5414044	5514	<u>1 CS TOILET PAPER FOR CITY HALL, 1 CS PAPER TOWEL ROLLS FOR CITY HALL, APR 17</u>	04/27/2017	103.58	.00	<u>01-6025 JANITORIAL</u>	0	4/17		
Total 5414044:						103.58	.00					
Total BRADY INDUSTRIES OF IDAHO LLC:						162.63	.00					
BUSY BEE SAND & GRAVEL												
10	BUSY BEE SAND & GRAVEL	0008654		<u>188.67 3/4 ROAD MIX FOR STOCK, B WITHROW, APR 17</u>	04/05/2017	453.57	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/17		
10	BUSY BEE SAND & GRAVEL	0008654		<u>188.67 3/4 ROAD MIX FOR STOCK, B WITHROW, APR 17, WATER</u>	04/05/2017	598.71	.00	<u>20-6150 M & R - SYSTEM</u>	0	4/17		
10	BUSY BEE SAND & GRAVEL	0008654		<u>188.67 3/4 ROAD MIX FOR STOCK, B WITHROW, APR 17, SEWER</u>	04/05/2017	598.71	.00	<u>21-6150 M & R - SYSTEM</u>	0	4/17		
10	BUSY BEE SAND & GRAVEL	0008654		<u>188.67 3/4 ROAD MIX FOR STOCK, B WITHROW, APR 17, PI</u>	04/05/2017	163.30	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	4/17		
Total 0008654:						1,814.29	.00					
Total BUSY BEE SAND & GRAVEL:						1,814.29	.00					

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BUYWYZ LLC												
1795	BUYWYZ LLC	101872	5524	<u>3 BX COPIER PAPER, MAILING LABELS, G2 RETRACTABLE PENS BLK AND BLU, P&Z, APR 17</u>	04/27/2017	234.09	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	4/17		
1795	BUYWYZ LLC	101872	5524	<u>MISC OFF64 GB FLASH DRIVE, INK ROLLERS, RECEIPT PAPER, ADMIN, APR 17</u>	04/27/2017	58.85	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	4/17		
1795	BUYWYZ LLC	101872	5524	<u>4X6 RULED INDEX CARDS, 2 STEELMASTER CARD FILE DRAWERS, D CROSSLEY, WATER, APR 17</u>	04/27/2017	174.34	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	4/17		
Total 101872:						467.28	.00					
1795	BUYWYZ LLC	102143	5544	<u>1 EA BLACK, MAGENTA, CYAN TONER CARTRIDGE, LARGE BINDER CLIPS, MAY17</u>	05/03/2017	207.72	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/17		
1795	BUYWYZ LLC	102143	5544	<u>DESK CHAIR FOR NEW HIRE J HELLMAN, P&Z, MAY17</u>	05/03/2017	105.04	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	5/17		
1795	BUYWYZ LLC	102143	5544	<u>DESK CHAIR FOR NEW HIRE J HELLMAN, WATER, MAY17</u>	05/03/2017	5.16	.00	<u>20-6165 OFFICE SUPPLIES</u>	1003	5/17		
1795	BUYWYZ LLC	102143	5544	<u>DESK CHAIR FOR NEW HIRE J HELLMAN, SEWER, MAY17</u>	05/03/2017	5.16	.00	<u>21-6165 OFFICE SUPPLIES</u>	1003	5/17		
1795	BUYWYZ LLC	102143	5544	<u>DESK CHAIR FOR NEW HIRE J HELLMAN, PI, MAY17</u>	05/03/2017	1.72	.00	<u>25-6165 OFFICE SUPPLIES</u>	1003	5/17		
Total 102143:						324.80	.00					
1795	BUYWYZ LLC	6256CM		<u>STEELMASTER CARD FILE RETURNED, WRONG SIZE ORDERED, D CROSSLEY, WATER, APR 17</u>	04/28/2017	-82.67	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	4/17		
Total 6256CM:						-82.67	.00					

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Total BUYWYZ LLC:						709.41	.00					
CANYON HONDA												
844	CANYON HONDA	1427730		<u>REPAIR ON UTV @ SEWER FARM. B GILLOGLY, APR 17</u>	04/21/2017	29.11	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	4/17		
Total 1427730:						29.11	.00					
Total CANYON HONDA:						29.11	.00					
CASELLE INC												
1239	CASELLE INC	80470		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 06-01-17 TO 03-30-17, MAY 17</u>	05/01/2017	459.20	.00	01-6052 CONTRACT SERVICES	0	5/17		
1239	CASELLE INC	80470		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 06-01-17 TO 03-30-17, MAY 17, P&Z</u>	05/01/2017	147.60	.00	01-6052 CONTRACT SERVICES	1003	5/17		
1239	CASELLE INC	80470		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 06-01-17 TO 03-30-17, MAY 17, WATER</u>	05/01/2017	434.60	.00	20-6052 CONTRACT SERVICES	0	5/17		
1239	CASELLE INC	80470		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 06-01-17 TO 03-30-17, MAY 17, SEWER</u>	05/01/2017	434.60	.00	21-6052 CONTRACT SERVICES	0	5/17		
1239	CASELLE INC	80470		<u>CONTRACT SUPPORT AND MAINTENANCE FOR 06-01-17 TO 03-30-17, MAY 17, PI</u>	05/01/2017	164.00	.00	25-6052 CONTRACT SERVICES	0	5/17		
Total 80470:						1,640.00	.00					
Total CASELLE INC:						1,640.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922113604		<u>DEDICATED LANDLINE, SCADA, 04-25-17 TO 05-24-17, WATER</u>	04/25/2017	16.82	.00	20-6255 TELEPHONE EXPENSE	0	5/17		
62	CENTURYLINK	208922113604		<u>DEDICATED LANDLINE, SCADA, 04-25-17 TO 05-24-17, SEWER</u>	04/25/2017	21.95	.00	21-6255 TELEPHONE EXPENSE	0	5/17		

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62	CENTURYLINK	208922113604		<u>DEDICATED LANDLINE, SCADA, 04-25-17 TO 05-24-17, PI</u>	04/25/2017	7.12	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	5/17		
Total 20892211360425170524:						45.89	.00					
Total CENTURYLINK:						45.89	.00					
CITIBANK, N.A.												
1874	CITIBANK, N.A.	3980		<u>6 YELLOW JACKETS FOR PARKS CREW, B.WITHROW, APR.'17</u>	04/24/2017	164.94	.00	<u>01-6285 UNIFORMS</u>	1004	4/17		
Total 3980:						164.94	.00					
Total CITIBANK, N.A.:						164.94	.00					
CONPAZ												
447	CONPAZ	050417	5568	<u>PRAYER BREAKFAST CATERING, ENRIQUES, MAY'17</u>	05/04/2017	1,464.38	.00	<u>01-4185 MISCELLANEOUS INCOME</u>	1087	5/17		
Total 050417:						1,464.38	.00					
Total CONPAZ:						1,464.38	.00					
CORBIN MAXEY LLC												
1799	CORBIN MAXEY LLC	030617	5296	<u>ANIMAL VIEWING FOR THE RANGER PROGRAM, C. OSWALD, MAR.'17 - PARKS</u>	03/06/2017	375.00	.00	<u>01-6265 TRAINING & SCH00LING</u>	1086	3/17		
Total 030617:						375.00	.00					
Total CORBIN MAXEY LLC:						375.00	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	7652	5561	<u>REPLACED RADIO AT SADIE CREEK PI STATION, D.CROSSLEY, MAY'17 - WATER</u>	05/05/2017	170.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	5/17		

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Total 7652:						170.00	.00					
Total CUSTOM ELECTRIC, INC.:						170.00	.00					
DIGLINE												
25	DIGLINE	0056098-IN		<u>DIG FEES, APR 17, WATER</u>	04/30/2017	191.04	.00	20-6065 DIG LINE EXPENSE	0	4/17		
25	DIGLINE	0056098-IN		<u>DIG FEES, APR 17, SEWER</u>	04/30/2017	191.04	.00	21-6065 DIG LINE EXPENSE	0	4/17		
25	DIGLINE	0056098-IN		<u>DIG FEES, APR 17, PI</u>	04/30/2017	72.78	.00	25-6065 DIG LINE EXPENSE	0	4/17		
Total 0056098-IN:						454.86	.00					
Total DIGLINE:						454.86	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	050917		<u>PLUMBING PERMITS APRIL 2017</u>	05/09/2017	5,349.36	5,349.36	01-6202 PROFESSIONAL SERVICES	1003	5/17	05/09/2017	
Total 050917:						5,349.36	5,349.36					
Total DMH ENTERPRISES:						5,349.36	5,349.36					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	1234639-IN		<u>PROPANE TANK RENT AT SHOP, B WITHROW, MAY 17</u>	05/01/2017	10.00	.00	01-6212 RENT- EQUIPMENT	0	5/17		
Total 1234639-IN:						10.00	.00					
1731	ED STAUB & SONS PETROLEUM, INC	N22253		<u>BANK FEES, ORIGINAL INV DATED 2-14-17, APR 17</u>	04/30/2017	7.31	.00	01-6140 MAINT. & REPAIR BUILDING	0	2/17		

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Total N22253:						7.31	.00					
Total ED STAUB & SONS PETROLEUM, INC:						17.31	.00					
ELECTRIC LIGHTWAVE HOLDINGS INC												
1411	ELECTRIC LIGHTWAVE HOLDINGS INC	14620103		<u>MONTHLY TELEPHONE, NETWORK, DATA, 5-1-17 TO 5-31-17, MAY 17</u>	05/01/2017	581.16	.00	01-6255 <u>TELEPHONE</u>	0	5/17		
1411	ELECTRIC LIGHTWAVE HOLDINGS INC	14620103		<u>MONTHLY TELEPHONE, NETWORK, DATA, 5-1-17 TO 5-31-17, MAY 17, P&Z</u>	05/01/2017	207.57	.00	01-6255 <u>TELEPHONE</u>	1003	5/17		
1411	ELECTRIC LIGHTWAVE HOLDINGS INC	14620103		<u>MONTHLY TELEPHONE, NETWORK, DATA, 5-1-17 TO 5-31-17, MAY 17, WATER</u>	05/01/2017	539.68	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	5/17		
1411	ELECTRIC LIGHTWAVE HOLDINGS INC	14620103		<u>MONTHLY TELEPHONE, NETWORK, DATA, 5-1-17 TO 5-31-17, MAY 17, SEWER</u>	05/01/2017	539.68	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	5/17		
1411	ELECTRIC LIGHTWAVE HOLDINGS INC	14620103		<u>MONTHLY TELEPHONE, NETWORK, DATA, 5-1-17 TO 5-31-17, MAY 17, PI</u>	05/01/2017	207.57	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	5/17		
Total 14620103:						2,075.66	.00					
Total ELECTRIC LIGHTWAVE HOLDINGS INC:						2,075.66	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	050917		<u>ELECTRICAL PERMITS APRIL 2017, MAY 17</u>	05/09/2017	6,458.22	6,458.22	01-6202 <u>PROFESSIONAL SERVICES</u>	1003	5/17	05/09/2017	
Total 050917:						6,458.22	6,458.22					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						6,458.22	6,458.22					
FERGUSON WATERWORKS #1701												
219	FERGUSON WATERWORKS #1701	0654761		<u>PARTS FOR PI METER INSTALLS, C DEYOUNG, APR 17, PI</u>	04/14/2017	106.67	.00	25-6150 <u>MAINT. & REPAIRS - SYSTEM (PI)</u>	0	4/17		

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Total 0654761:						106.67	.00					
219	FERGUSON WATERWORKS #1701	0655556	5518	50# BAG CEMENT, CONCRETE GRADE RINGES FOR REPAIR ON PI. A.COOK, APR.'17 - SEWER	04/25/2017	134.01	.00	21-6150 M & R - SYSTEM	0	4/17		
219	FERGUSON WATERWORKS #1701	0655556	5518	50# BAG CEMENT, CONCRETE GRADE RINGES FOR REPAIR ON PI. A.COOK, APR.'17 - PI	04/25/2017	134.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	4/17		
Total 0655556:						268.01	.00					
Total FERGUSON WATERWORKS #1701:						374.68	.00					
G & R AG PRODUCTS, INC.												
376	G & R AG PRODUCTS, INC.	1216232-0001-	5562	PUMP AND FILTER FOR SPRAYER FOR FARM, T.FLEMING, MAY'17 - SEWER	05/08/2017	204.76	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	5/17		
Total 1216232-0001-01:						204.76	.00					
Total G & R AG PRODUCTS, INC.:						204.76	.00					
HACH COMPANY												
157	HACH COMPANY	10426105	5513	1720E TURBIDITY SENSOR ASSEMBLY AND SERVICE, SEWER, APR 17	04/25/2017	1,960.17	.00	21-6150 M & R - SYSTEM	0	4/17		
Total 10426105:						1,960.17	.00					
157	HACH COMPANY	2140437CM		CREDIT MEMO (RETURNED) TURBIDITY SENSOR ORIGINAL INV 10426105 DATED 4-25-17, SEWER, MAY 17	05/01/2017	-235.00	.00	21-6150 M & R - SYSTEM	0	5/17		
Total 2140437CM:						-235.00	.00					

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Total HACH COMPANY:						1,725.17	.00					
HD SUPPLY WATERWORKS LTD												
63	HD SUPPLY WATERWORKS LTD	G849233	5495	<u>WATER METERS, J.COX, APR.'17 - WATER</u>	04/19/2017	3,346.42	.00	20-6150 M & R - SYSTEM	0	4/17		
63	HD SUPPLY WATERWORKS LTD	G849233	5495	<u>WATER METERS FOR TRACTOR SUPPLY PI, J.COX, APR.'17 - WATER</u>	04/19/2017	563.64	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	4/17		
Total G849233:						3,910.06	.00					
63	HD SUPPLY WATERWORKS LTD	H005803	5484	<u>METER PIT INSULATION, M.DAVILA, APR.'17 - WATER</u>	04/17/2017	1,100.00	.00	20-6020 CAPITAL IMPROVEMENTS	0	4/17		
63	HD SUPPLY WATERWORKS LTD	H005803	5484	<u>VALVES, COUPLERS, NIPPLES FOR STOCK, M.DAVILA, APR.'17 - WATER</u>	04/17/2017	267.10	.00	20-6150 M & R - SYSTEM	0	4/17		
Total H005803:						1,367.10	.00					
63	HD SUPPLY WATERWORKS LTD	H102774	5519	<u>3EA 6 IN GRADE RINGS FOR WATER CREW FOR STOCK, A COOK, WATER, APR 17</u>	04/25/2017	52.49	.00	21-6150 M & R - SYSTEM	0	4/17		
63	HD SUPPLY WATERWORKS LTD	H102774	5519	<u>3EA 6 IN GRADE RINGS FOR WATER CREW FOR STOCK, A COOK, PI, APR 17</u>	04/25/2017	52.48	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	4/17		
Total H102774:						104.97	.00					
63	HD SUPPLY WATERWORKS LTD	H128992	5532	<u>SPRINKLER PARTS FOR REPAIRS ON GREENBELT, B.WITHROW, MAY 17</u>	05/02/2017	61.28	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	5/17		
Total H128992:						61.28	.00					
63	HD SUPPLY WATERWORKS LTD	HO69379	5498	<u>PRESSURE RELEASE VALVE FOR GREENBELT, J.CRUMPTON, APR.'17 - PARKS</u>	04/26/2017	95.70	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/17		

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Total HO69379:						95.70	.00					
Total HD SUPPLY WATERWORKS LTD:						5,539.11	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	5/2017		<u>CONTRAC SERVICES - MAY 17</u>	05/01/2017	5,122.08	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	5/17		
Total 5/2017:						5,122.08	.00					
Total IDAHO HUMANE SOCIETY:						5,122.08	.00					
IDAHO POWER (CONSTRUCTION)												
1668	IDAHO POWER (CONSTRUCTION)	27481331		<u>POWER DROP INSTALLATION FOR OUR METER FOR MEMORY RANCH LIFT STATION, MAY 17</u>	05/01/2017	1,947.00	1,947.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1049	5/17	05/01/2017	
Total 27481331:						1,947.00	1,947.00					
Total IDAHO POWER (CONSTRUCTION):						1,947.00	1,947.00					
IDAHO POWER CO												
38	IDAHO POWER CO	042620171		<u>ELECTRIC SERVICE FOR APRIL 2017 - STREET LIGHTS</u>	04/26/2017	573.16	.00	<u>01-6290 UTILITIES</u>	1002	4/17		
Total 042620171:						573.16	.00					
Total IDAHO POWER CO:						573.16	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1042626	5503	<u>AD#1609511, 17-01-SUP, LEGAL PUBLICATIONS - SPECIAL USE PERMIT, KUNA KAVE KIDS CHILDCARE, T.KESNER, APR.'17 - P & Z</u>	04/26/2017	58.28	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	4/17		

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1802	IDAHO PRESS TRIBUNE, LLC	1042626	5503	<u>AD#1609513. LEGAL PUBLICATION. 16-05-AN - R.LAW ANNEXATION. T.KESNER. APR.'17 - P & Z</u>	04/26/2017	50.88	.00	01-6125 LEGAL PUBLICATIONS	1003	4/17		
1802	IDAHO PRESS TRIBUNE, LLC	1042626	5503	<u>AD#1609515. LEGAL PUBLICATION. 17-02-S - SAILOR SHORES SUBDIVISION. T.KESNER. APR.'17 - P & Z</u>	04/26/2017	59.76	.00	01-6125 LEGAL PUBLICATIONS	1003	4/17		
1802	IDAHO PRESS TRIBUNE, LLC	1042626	5503	<u>AD#1610088. LEGAL PUBLICATION. 13-04-SUP AND 17-04-DR. SPECIAL USE PERMIT AND DESIGN REVIEW. FALCON RIDGE CHARTER SCHOOL. T.KESNER. APR.'17 - P & Z</u>	04/26/2017	58.28	.00	01-6125 LEGAL PUBLICATIONS	1003	4/17		
1802	IDAHO PRESS TRIBUNE, LLC	1042626	5503	<u>AD#1610093. LEGAL PUBLICATION. 17-02-ZC - REZONING D.ELISON DBA ONE CALL RESTORATION. T.KESNER. APR.'17 - P & Z</u>	04/26/2017	56.80	.00	01-6125 LEGAL PUBLICATIONS	1003	4/17		
Total 1042626:						284.00	.00					
Total IDAHO PRESS TRIBUNE, LLC:						284.00	.00					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	042517		<u>S7079205 B BURR. BACKGROUND CHECK. APR 17. WATER</u>	04/25/2017	29.60	.00	20-4185 MISCELLANEOUS INCOME	0	4/17		
1509	IDAHO STATE POLICE	042517		<u>S7079205 B BURR. BACKGROUND CHECK. APR 17. PI</u>	04/25/2017	7.40	.00	25-4185 MISCELLANEOUS INCOME	0	4/17		
1509	IDAHO STATE POLICE	042517		<u>S7074503 AND S7079206. R DAVILA. BACKGROUND AND FINGERPRINT CHECK. APR 17. SEWER</u>	04/25/2017	47.00	.00	21-4185 MISCELLANEOUS INCOME	0	5/17		
1509	IDAHO STATE POLICE	042517		<u>S7080970. J COLSON. TRUE GREEN SOLICITOR LICENSE. APR 17</u>	04/25/2017	37.00	.00	01-4185 MISCELLANEOUS INCOME	0	4/17		

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1509	IDAHO STATE POLICE	042517		<u>S7074886. F LOZANO, SOLICITOR LICENSE. APR 17</u>	04/25/2017	37.00	.00	01-4185 <u>MISCELLANEOUS INCOME</u>	0	4/17		
1509	IDAHO STATE POLICE	042517		<u>S7068971 D POLENTZ, S7073524 K DUTRA, S7073525 J LORENTZ, S7073526 R WARWICK, FINGERPRINT NEW HIRES. APR 17, PARKS</u>	04/25/2017	148.00	.00	01-4185 <u>MISCELLANEOUS INCOME</u>	1004	4/17		
Total 042517:						306.00	.00					
Total IDAHO STATE POLICE:						306.00	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	99421		<u>RECONNECTED J MARSH'S PC. FIXED PROBLEM AFTER RUNNING OUT OF SPACE ON LOCAL HARD DRIVE. APR 17</u>	04/23/2017	35.20	.00	01-6142 <u>MAINT. & REPAIR - EQUIPMENT</u>	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99421		<u>RECONNECTED J MARSH'S PC. FIXED PROBLEM AFTER RUNNING OUT OF SPACE ON LOCAL HARD DRIVE. APR 17, WATER</u>	04/23/2017	46.47	.00	20-6142 <u>MAINT. & REPAIRS - EQUIPMENT</u>	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99421		<u>RECONNECTED J MARSH'S PC. FIXED PROBLEM AFTER RUNNING OUT OF SPACE ON LOCAL HARD DRIVE. APR 17, SEWER</u>	04/23/2017	46.47	.00	21-6142 <u>MAINT. & REPAIRS - EQUIPMENT</u>	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99421		<u>RECONNECTED J MARSH'S PC. FIXED PROBLEM AFTER RUNNING OUT OF SPACE ON LOCAL HARD DRIVE. APR 17, PI</u>	04/23/2017	12.66	.00	25-6142 <u>MAINT. & REPAIRS - EQUIPMENT</u>	0	4/17		
Total 99421:						140.80	.00					
1595	INTEGRINET SOLUTIONS, INC.	99568		<u>UPDATED TIMECLOCK ON SERVER. APR 17</u>	04/30/2017	32.02	.00	01-6142 <u>MAINT. & REPAIR - EQUIPMENT</u>	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99568		<u>UPDATED TIMECLOCK ON SERVER. APR 17. P&Z</u>	04/30/2017	11.44	.00	01-6142 <u>MAINT. & REPAIR - EQUIPMENT</u>	1003	4/17		

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1595	INTEGRINET SOLUTIONS, INC.	99568		<u>UPDATED TIMECLOCK ON SERVER. APR 17. WATER</u>	04/30/2017	29.75	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99568		<u>UPDATED TIMECLOCK ON SERVER. APR 17. SEWER</u>	04/30/2017	29.75	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/17		
1595	INTEGRINET SOLUTIONS, INC.	99568		<u>UPDATED TIMECLOCK ON SERVER. APR 17. PI</u>	04/30/2017	11.44	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/17		
Total 99568:						114.40	.00					
Total INTEGRINET SOLUTIONS, INC.:						255.20	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482195000328		<u>NATURAL GAS CONSUMPTION 3-28-17 TO 4-26-17, NWWTP, APR 17. WATER</u>	04/27/2017	457.78	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	4/17		
37	INTERMOUNTAIN GAS CO	482195000328		<u>NATURAL GAS CONSUMPTION 3-28-17 TO 4-26-17, NWWTP, APR 17. SEWER</u>	04/27/2017	457.78	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	4/17		
37	INTERMOUNTAIN GAS CO	482195000328		<u>NATURAL GAS CONSUMPTION 3-28-17 TO 4-26-17, NWWTP, APR 17. PI</u>	04/27/2017	174.40	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	4/17		
Total 4821950003281742617:						1,089.96	.00					
Total INTERMOUNTAIN GAS CO:						1,089.96	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	04212017-042		<u>SANITATION RECEIPT TRANSFER - 4/21/17-4/27/17</u>	04/28/2017	17,894.76	17,894.76	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	4/17	04/28/2017	
230	J & M SANITATION, INC.	04212017-042		<u>SANITATION RECEIPT TRANSFER - LESS FRANCHISE FEES - 4/21/17-4/27/17</u>	04/28/2017	-1,768.00	-1,768.00	<u>01-4170 FRANCHISE FEES</u>	0	4/17	04/28/2017	

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Total 04212017-04272017:						16,126.76	16,126.76					
230	J & M SANITATION, INC.	042417		<u>25 YD ROLL OFF DUMPSTER AT SHORTLINE, PARKS, APR 17</u>	04/24/2017	158.40	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/17		
230	J & M SANITATION, INC.	042417		<u>25 YD ROLL OFF DUMPSTER AT SHORTLINE, WATER, APR 17</u>	04/24/2017	134.40	.00	<u>20-6150 M & R - SYSTEM</u>	0	4/17		
230	J & M SANITATION, INC.	042417		<u>25 YD ROLL OFF DUMPSTER AT SHORTLINE, SEWER, APR 17</u>	04/24/2017	129.60	.00	<u>21-6150 M & R - SYSTEM</u>	0	4/17		
230	J & M SANITATION, INC.	042417		<u>25 YD ROLL OFF DUMPSTER AT SHORTLINE, PI, APR 17</u>	04/24/2017	57.60	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	4/17		
Total 042417:						480.00	.00					
230	J & M SANITATION, INC.	04242017		<u>DISPOSAL/REMOVAL SLUDGE, 4-11-17 TO 4-26-17, APR 17</u>	04/24/2017	2,520.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	4/17		
Total 04242017:						2,520.00	.00					
230	J & M SANITATION, INC.	04282017-050		<u>SANITATION RECEIPT TRANSFER - 04/28/2017- 05/04/2017</u>	05/05/2017	32,434.19	32,434.19	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	5/17	05/05/2017	
230	J & M SANITATION, INC.	04282017-050		<u>SANITATION RECEIPT TRANSFER - LESS FRANCHISE FEES - 04/28/2017-05/04/2017</u>	05/05/2017	-3,204.50	-3,204.50	<u>01-4170 FRANCHISE FEES</u>	0	5/17	05/05/2017	
Total 04282017-05042017:						29,229.69	29,229.69					
Total J & M SANITATION, INC.:						48,356.45	45,356.45					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	00000007-3		<u>WATER MASTER PLAN, G LAW, WATER, APR 17</u>	04/19/2017	2,785.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	4/17		

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Total 00000007-3:						2,785.00	.00					
429	KELLER ASSOCIATES, INC.	0000002-5		<u>LAGOON 6 & 10 SEEPAGE TESTS, G.LAW, SEWER, APR 17</u>	04/19/2017	1,980.00	.00	21-6166 PP&E PURCHASES - OPERATIONS	0	4/17		
Total 0000002-5:						1,980.00	.00					
429	KELLER ASSOCIATES, INC.	0000004-4		<u>PROFESSIONAL SERVICES LIFT STATION STANDARDS, SEWER, APR 17</u>	04/19/2017	645.00	.00	21-6020 CAPITAL IMPROVEMENTS	0	4/17		
Total 0000004-4:						645.00	.00					
429	KELLER ASSOCIATES, INC.	0000005-1		<u>2017 PI PROJECT WATER LINE DESIGN, PI, APR 17</u>	04/19/2017	336.38	.00	25-6020 CAPITAL IMPROVEMENTS	0	4/17		
429	KELLER ASSOCIATES, INC.	0000005-1		<u>2017 PI PROJECT WATER LIGN DESIGN, WATER, APR 17</u>	04/19/2017	128.62	.00	20-6020 CAPITAL IMPROVEMENTS	0	4/17		
Total 0000005-1:						465.00	.00					
Total KELLER ASSOCIATES, INC.:						5,875.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A88566	5321	<u>VICE GRIPS, LONG NOSE LOCK PLIERS, M.DAVILA, MAR.'17 - WATER</u>	03/15/2017	22.75	.00	20-6175 SMALL TOOLS	0	3/17		
Total A88566:						22.75	.00					
499	KUNA LUMBER	A88907	5373	<u>3 EA RESPIRATORS, SPREADING CHEMICALS INTO PONDS FOR WEED CONTROL, J MORFIN, PARKS, MAR 17</u>	03/27/2017	18.42	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	3/17		
Total A88907:						18.42	.00					

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499	KUNA LUMBER	A89009	5402	<u>MOP HEADS TO CLEAN BATHROOM FLOORS, MAR.'17</u>	03/03/2017	14.38	.00	01-6150 <u>MAINTENANCE & REPAIRS - SYSTEM</u>	1004	3/17		
Total A89009:						14.38	.00					
499	KUNA LUMBER	A89199	5433	<u>"C" CLAMP, B.GILLOGLY, APR.'17 - PARKS</u>	04/06/2017	11.25	.00	01-6305 <u>VEHICLE MAINTENANCE & REPAIRS</u>	1004	4/17		
499	KUNA LUMBER	A89199	5433	<u>"C" CLAMP, B.GILLOGLY, APR.'17 - WATER</u>	04/06/2017	4.50	.00	20-6305 <u>VEHICLE MAINTENANCE & REPAIRS</u>	0	4/17		
499	KUNA LUMBER	A89199	5433	<u>"C" CLAMP, B.GILLOGLY, APR.'17 - SEWER</u>	04/06/2017	4.50	.00	21-6305 <u>VEHICLE MAINTENANCE & REPAIRS</u>	0	4/17		
499	KUNA LUMBER	A89199	5433	<u>"C" CLAMP, B.GILLOGLY, APR.'17 - PI</u>	04/06/2017	2.24	.00	25-6305 <u>VEHICLE MAINTENANCE & REPAIR</u>	0	4/17		
Total A89199:						22.49	.00					
499	KUNA LUMBER	A89227	5441	<u>BOLTS TO REPAIR DUMP TRUCK, B.GILLOGLY, APR.'17 - PARKS</u>	04/07/2017	1.78	.00	01-6142 <u>MAINT. & REPAIR - EQUIPMENT</u>	1004	4/17		
499	KUNA LUMBER	A89227	5441	<u>BOLTS TO REPAIR DUMP TRUCK, B.GILLOGLY, APR.'17 - WATER</u>	04/07/2017	2.35	.00	20-6142 <u>MAINT. & REPAIRS- EQUIPMENT</u>	1004	4/17		
499	KUNA LUMBER	A89227	5441	<u>BOLTS TO REPAIR DUMP TRUCK, B.GILLOGLY, APR.'17 - SEWER</u>	04/07/2017	2.35	.00	21-6142 <u>MAINT. & REPAIRS - EQUIPMENT</u>	0	4/17		
499	KUNA LUMBER	A89227	5441	<u>BOLTS TO REPAIR DUMP TRUCK, B.GILLOGLY, APR.'17 - PI</u>	04/07/2017	.65	.00	25-6142 <u>MAINT. & REPAIRS - EQUIPMENT</u>	0	4/17		
Total A89227:						7.13	.00					

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499	KUNA LUMBER	A89311	5455	<u>MESH FOR SPRINKLER SYSTEM, 1" ADAPTER, FOR PI BREAK, M.DAVILA TO GET BACK WITH US, APR.'17 - WATER</u>	04/10/2017	48.72	.00	20-6150 M & R - SYSTEM	0	4/17		
Total A89311:						48.72	.00					
499	KUNA LUMBER	A89512	5493	<u>HARDWARE FOR A NO PARKING SIGN AT PROSPECTOR L.S., A.COOK, APR.'17 - SEWER</u>	04/17/2017	1.46	.00	21-6140 MAINT & REPAIR BUILDING	0	4/17		
Total A89512:						1.46	.00					
499	KUNA LUMBER	A89722	5515	<u>COUPLERS FOR PI BREAK, WELL HOUSE KEYS, PVC PIPE, J.WEBB, APR.'17 - WATER</u>	04/25/2017	19.10	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	4/17		
Total A89722:						19.10	.00					
499	KUNA LUMBER	A89751	5521	<u>HOSE CLAMPS AND PINS FOR THE GRASSHOPPER MOWER AND SWEEPER, J.CRUMPTON, APR.'17 - PARKS</u>	04/26/2017	17.91	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	4/17		
Total A89751:						17.91	.00					
499	KUNA LUMBER	A89782	5526	<u>1 FT PIECE OF CHAIN AND 2 D RINGS FOR SWEEPER, J CRUMPTON, PARKS, APR 17</u>	04/27/2017	6.81	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	4/17		
Total A89782:						6.81	.00					
499	KUNA LUMBER	A89817	5529	<u>COUPLERS AND PVC PIPE FOR PI BREAKS, J.WEBB, APR.'17 - WATER</u>	04/28/2017	2.97	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	4/17		
Total A89817:						2.97	.00					

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499	KUNA LUMBER	A89926	5539	<u>MARKER FLAGS TO MARK BREAKS AND SPRINKLERS FOR REPAIR. J.MORFIN. MAY '17 - PARKS</u>	05/02/2017	17.98	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	5/17		
Total A89926:						17.98	.00					
499	KUNA LUMBER	A90181	5582	<u>SPRINKLER CLAMPS TO REPAIR SPRINKLERS. J.CRUMPTON. MAY'17</u>	05/10/2017	21.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	5/17		
Total A90181:						21.99	.00					
499	KUNA LUMBER	B98428	5550	<u>REFINISHING SUPPLIES FOR THE DOOR AND SUPPLIES TO FIX THE LEAK IN THE ROOF AT CITY HALL AND MAINTENANCE. J.ADAMS. MAY'17</u>	05/04/2017	203.44	.00	01-6140 MAINT. & REPAIR BUILDING	0	5/17		
499	KUNA LUMBER	B98428	5550	<u>SUPPLIES FOR BUILDING OPERATIONS. COAT HOOKS. J.ADAMS. MAY'17</u>	05/04/2017	13.28	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	5/17		
499	KUNA LUMBER	B98428	5550	<u>NAME TAG SUPPLIES FOR TREATMENT PLANT. J.ADAMS. MAY'17. SEWER</u>	05/04/2017	17.99	.00	21-6150 M & R - SYSTEM	0	5/17		
Total B98428:						234.71	.00					
499	KUNA LUMBER	B98644	5459	<u>COPPER COIL, BRASS NUTS, BRASS SLEEVE, FOR 10 MILE PUMP #2 LIFT STATION. A.COOK, APR.'17 - SEWER</u>	04/13/2017	8.14	.00	21-6150 M & R - SYSTEM	0	5/17		
Total B98644:						8.14	.00					
499	KUNA LUMBER	B99482	5535	<u>20 FT PVC PIPE FOR BREAK ON GREENBELT. B WITHROW. PARKS. MAY 17</u>	05/01/2017	44.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	5/17		

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Total B99482:						44.99	.00					
499	KUNA LUMBER	B99485	5537	<u>TEE AND PLUG FOR PI BREAK, B BURR, PI, MAY 17</u>	05/01/2017	2.05	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/17		
Total B99485:						2.05	.00					
499	KUNA LUMBER	B99580	5540	<u>NIPPLE AND COUPLER FOR PI REPAIR AT 624 SHADY GROVE, R.JONES, MAY '17 - P.I</u>	05/02/2017	4.57	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/17		
Total B99580:						4.57	.00					
499	KUNA LUMBER	B99734	5558	<u>GFI OUTLET FOR BUTLER, B.WITHROW, MAY'17 - PARKS</u>	05/05/2017	17.09	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/17		
Total B99734:						17.09	.00					
499	KUNA LUMBER	B99901	5577	<u>3 FT GALVANIZED PIPE, 2 IN COUPLER, FLUSHING DRINKING WATER, J COX, WATER, MAY 17</u>	05/09/2017	29.34	.00	<u>20-6150 M & R - SYSTEM</u>	0	5/17		
Total B99901:						29.34	.00					
499	KUNA LUMBER	S90153	5579	<u>10 FT PVC PIPE, DANSKIN WELL REPAIR, J , PI, MAY 17</u>	05/09/2017	3.06	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	5/17		
Total S90153:						3.06	.00					
Total KUNA LUMBER:						566.06	.00					
METROQUIP, INC.												
196	METROQUIP, INC.	00000000	5507	<u>2 hydraulic hoses for truck #23, a cook, sewer, apr 17</u>	04/20/2017	113.10	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	5/17		

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Total 00000000:						113.10	.00					
196	METROQUIP, INC.	00000000A	5551	<u>NEW BATTERIES FOR VAC TRUCK, T.FLEMING, SEWER</u>	05/04/2017	1,294.09	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	5/17		
Total 00000000A:						1,294.09	.00					
Total METROQUIP, INC.:						1,407.19	.00					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	050317		<u>REFUND OVERPAYMENT TO UTILITY CUSTOMER, BRYAN FRANSEN, MAY 17</u>	05/03/2017	74.28	74.28	99-1075 Utility Cash Clearing	0	5/17	05/03/2017	
Total 050317:						74.28	74.28					
1849	MISCELLANEOUS VENDORS 2	050917		<u>KUNA ART SHOW REFUND, MAY 17</u>	05/09/2017	25.00	25.00	01-4185 MISCELLANEOUS INCOME	1064	5/17	05/09/2017	
Total 050917:						25.00	25.00					
1849	MISCELLANEOUS VENDORS 2	0509172		<u>KUNA ART SHOW REFUND, MAY 17</u>	05/09/2017	50.00	50.00	01-4185 MISCELLANEOUS INCOME	1064	5/17	05/09/2017	
Total 0509172:						50.00	50.00					
1849	MISCELLANEOUS VENDORS 2	050917A		<u>KUNA ART SHOW REFUND, MAY 17</u>	05/09/2017	50.00	50.00	01-4185 MISCELLANEOUS INCOME	1064	5/17	05/09/2017	
Total 050917A:						50.00	50.00					
1849	MISCELLANEOUS VENDORS 2	05092017		<u>KUNA ART SHOW REFUND, MAY 17</u>	05/09/2017	25.00	25.00	01-4185 MISCELLANEOUS INCOME	1064	5/17	05/09/2017	

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Total 05092017:						25.00	25.00					
Total MISCELLANEOUS VENDORS 2:						224.28	224.28					
NORCO, INC.												
222	NORCO, INC.	20861896	5448	2 OXYGEN CYLINDERS AND 3 ACETYLENE CYLINDERS RESTOCKING FEES. 1 CYLINDER OXYGEN AND 2 CYLINDERS ACETYLENE PURCHASED. 2 BOXES ELECTRODES. 6 PKGS CARBON DIOXIDE WASHER. APR.'17 - FARM	04/10/2017	409.32	.00	21-6090 FARM EXPENDITURES	0	4/17		
Total 20861896:						409.32	.00					
Total NORCO, INC.:						409.32	.00					
PARTS, INC.												
470	PARTS, INC.	135098	5409	SPARK PLUGS FOR CHAIN SAWS. B.GILLOGLY, APR.'17 - PARKS	04/03/2017	4.98	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	4/17		
Total 135098:						4.98	.00					
470	PARTS, INC.	135186	5424	UJOINT REPAIR PARTS FOR THE DUMP TRUCK. B.GILLOGLY, APR.'17 - PARKS	04/04/2017	59.56	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	4/17		
470	PARTS, INC.	135186	5424	UJOINT REPAIR PARTS FOR THE DUMP TRUCK. B.GILLOGLY, APR.'17 - WATER	04/04/2017	78.62	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	4/17		
470	PARTS, INC.	135186	5424	UJOINT REPAIR PARTS FOR THE DUMP TRUCK. B.GILLOGLY, APR.'17 - SEWER	04/04/2017	78.62	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	4/17		
470	PARTS, INC.	135186	5424	UJOINT REPAIR PARTS FOR THE DUMP TRUCK. B.GILLOGLY, APR.'17 - P.I	04/04/2017	21.43	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	4/17		

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Total 135186:						238.23	.00					
470	PARTS, INC.	135348	5430	<u>BLUE LOCK-TITE AND BRAKE CLEANER FOR THE DUMP TRUCK, B.GILLOGLY, APR.'17</u>	04/06/2017	5.25	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	4/17		
470	PARTS, INC.	135348	5430	<u>BLUE LOCK-TITE AND BRAKE CLEANER FOR THE DUMP TRUCK, B.GILLOGLY, APR.'17 - WATER</u>	04/06/2017	6.93	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/17		
470	PARTS, INC.	135348	5430	<u>BLUE LOCK-TITE AND BRAKE CLEANER FOR THE DUMP TRUCK, B.GILLOGLY, APR.'17 - SEWER</u>	04/06/2017	6.93	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/17		
470	PARTS, INC.	135348	5430	<u>BLUE LOCK-TITE AND BRAKE CLEANER FOR THE DUMP TRUCK, B.GILLOGLY, APR.'17 - P.I</u>	04/06/2017	1.89	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/17		
Total 135348:						21.00	.00					
470	PARTS, INC.	135451	5440	<u>DRIVE SHAFT PARTS FOR THE DUMP TRUCK, B.GILLOGLY, APR.'17 - PARKS</u>	04/07/2017	42.70	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	4/17		
470	PARTS, INC.	135451	5440	<u>DRIVE SHAFT PARTS FOR THE DUMP TRUCK, B.GILLOGLY, APR.'17 - WATER</u>	04/07/2017	56.36	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/17		
470	PARTS, INC.	135451	5440	<u>DRIVE SHAFT PARTS FOR THE DUMP TRUCK, B.GILLOGLY, APR.'17 - SEWER</u>	04/07/2017	56.36	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/17		
470	PARTS, INC.	135451	5440	<u>DRIVE SHAFT PARTS FOR THE DUMP TRUCK, B.GILLOGLY, APR.'17 - P.I</u>	04/07/2017	15.37	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	4/17		
Total 135451:						170.79	.00					
470	PARTS, INC.	135966	5482	<u>BRAKE SHOES FOR DUMP TRUCK, B.GILLOGLY, APR.'17 - PARKS</u>	04/13/2017	107.88	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	4/17		

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470	PARTS, INC.	135966	5482	<u>BRAKE SHOES FOR DUMP TRUCK, B GILLOGLY, APR.'17 - WATER</u>	04/13/2017	142.40	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/17		
470	PARTS, INC.	135966	5482	<u>BRAKE SHOES FOR DUMP TRUCK, B GILLOGLY, APR.'17 - SEWER</u>	04/13/2017	142.40	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	4/17		
470	PARTS, INC.	135966	5482	<u>BRAKE SHOES FOR DUMP TRUCK, B GILLOGLY, APR.'17 - P.I</u>	04/13/2017	38.84	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	4/17		
Total 135966:						431.52	.00					
470	PARTS, INC.	136942	5520	<u>ARMOR ALL WIPES AND SHOP TOWELS FOR CLEANING PARK TRUCKS, J.CRUMPTON, APR.'17</u>	04/26/2017	10.37	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	4/17		
Total 136942:						10.37	.00					
470	PARTS, INC.	137359	5533	<u>SOCKET FOR MECHANICAL COUPLERS, J.CRUMPTON, MAY'17 - PARKS</u>	05/01/2017	45.48	.00	<u>01-6175 SMALL TOOLS</u>	1004	5/17		
Total 137359:						45.48	.00					
Total PARTS, INC.:						922.37	.00					
PAVEMENT SPECIALTIES OF IDAHO INC												
1873	PAVEMENT SPECIALTIES OF IDAHO INC	11778	5573	<u>PAVING BIKE PATH - GREENBELT EXTENSION BEHIND INDIAN CREEK ELEMENTARY SCHOOL, B.BACHMAN, MAY'17</u>	05/03/2017	11,238.75	.00	<u>03-6364 EXPENDITURE-CIM GREENBELT EAST</u>	0	5/17		
Total 11778:						11,238.75	.00					
Total PAVEMENT SPECIALTIES OF IDAHO INC:						11,238.75	.00					

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ROCKY MOUNTAIN TURF & INDUSTRI												
478	ROCKY MOUNTAIN TURF & INDUSTRI	T56239	5512	<u>STRUTT FOR GRASSHOPPER LAWNMOWER, B.GILLOGLY, APR.'17 - PARKS</u>	04/24/2017	48.65	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	4/17		
Total T56239:						48.65	.00					
Total ROCKY MOUNTAIN TURF & INDUSTRI:						48.65	.00					
SHARP ELECTRONICS CORP-METERED												
1806	SHARP ELECTRONICS CORP-METERED	11152805		<u>EXCESS METER READING, 3/1/17-3/31/17 - PARKS</u>	04/28/2017	16.39	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/17		
1806	SHARP ELECTRONICS CORP-METERED	11152805		<u>EXCESS METER READING, 3/1/17-3/31/17 - WATER</u>	04/28/2017	26.40	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	3/17		
1806	SHARP ELECTRONICS CORP-METERED	11152805		<u>EXCESS METER READING, 3/1/17-3/31/17 - SEWER</u>	04/28/2017	32.77	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/17		
1806	SHARP ELECTRONICS CORP-METERED	11152805		<u>EXCESS METER READING, 3/1/17-3/31/17 - P.I</u>	04/28/2017	15.47	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	3/17		
Total 11152805:						91.03	.00					
Total SHARP ELECTRONICS CORP-METERED:						91.03	.00					
SPECIALTY PLASTICS & FABRICATI, INC.												
1477	SPECIALTY PLASTICS & FABRICATI, INC.	68787		<u>PACK OF O-RINGS, M.NADEAU, MAY'17 - SEWER</u>	04/21/2017	17.44	.00	21-6150 M & R - SYSTEM	0	5/17		
Total 68787:						17.44	.00					
Total SPECIALTY PLASTICS & FABRICATI, INC.:						17.44	.00					
THUESON CONSTRUCTION INC												
1724	THUESON CONSTRUCTION INC	05012017T		<u>LAKE HAZEL SEWER PROJECT CONSTRUCTION, G.LAW, MAY'17</u>	05/01/2017	124,716.75	.00	21-6020 CAPITAL IMPROVEMENTS	1049	5/17		

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1724	THUESON CONSTRUCTION INC	05012017T		<u>LAKE HAZEL SEWER PROJECT CONSTRUCTION, G.LAW, MAY'17</u>	05/01/2017	53,605.41	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	1049	5/17		
1724	THUESON CONSTRUCTION INC	05012017T		<u>LAKE HAZEL SEWER PROJECT CONSTRUCTION, G.LAW, MAY'17</u>	05/01/2017	8,043.41	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1049	5/17		
Total 05012017T:						186,365.57	.00					
Total THUESON CONSTRUCTION INC:						186,365.57	.00					
TOP CONCRETE INC												
1875	TOP CONCRETE INC	4420		<u>WATER VALVES ADJUST TO GRADE, ACHD PROJECT, APR.'17 - WATER</u>	04/10/2017	6,800.00	.00	<u>20-6166 PP&E PURCHASES OPERATIONS</u>	0	4/17		
Total 4420:						6,800.00	.00					
1875	TOP CONCRETE INC	4430		<u>WATER VALVE COLLARS ON SCHOOL AVE AND BEST BATH, MANHOLE COLLAR ON DEERFLAT AND TEN MILE, C.DEYOUNG, APR.'17 - WATER</u>	04/10/2017	2,575.00	.00	<u>20-6166 PP&E PURCHASES OPERATIONS</u>	0	4/17		
Total 4430:						2,575.00	.00					
Total TOP CONCRETE INC:						9,375.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:04995886	5574	<u>3 CANNISTERS CREAMER, CITY HALL, MAY'17</u>	05/09/2017	5.40	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/17		
Total 2160:04995886:						5.40	.00					
Total TREASURE VALLEY COFFEE:						5.40	.00					
TRUCKPRO HOLDING CORPORATION												
1869	TRUCKPRO HOLDING CORPORATION	02 346169	5417	<u>CENTER BEARING FOR THE DUMP TRUCK, B.GILLOGLY, APR.'17 - PARKS</u>	05/09/2017	12.97	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	5/17		

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				MUNICODE TO THE LAW LIBRARY, A.WELKER, APR.'17	04/03/2017	10.39	.00	01-6190 POSTAGE & BILLING	0	4/17		
Total 45007094000748436164:						10.39	.00					
1444	U.S. BANK (VISA)	921571097178	5500	IRWA, CONFINED SPACE CLASS. M. MEADE, APR.'17 - PARKS	04/19/2017	110.00	.00	01-6265 TRAINING & SCHOOLING	1004	4/17		
Total 92157109717868245632:						110.00	.00					
1444	U.S. BANK (VISA)	921571107178	5501	123 SIGN UP, IDEQ, WATER REUSE CONFERENCE, B.WITHROW, MAY'17 - PARKS	04/20/2017	155.00	.00	01-6265 TRAINING & SCHOOLING	1004	5/17		
Total 92157110717896329541:						155.00	.00					
Total U.S. BANK (VISA):						395.38	.00					
UNITED OIL												
316	UNITED OIL	0374259		1503 GALLONS UNLEADED FUEL, T.SHAFFER, MAY'17 - SEWER	04/28/2017	3,650.26	.00	21-6300 FUEL	0	4/17		
Total 0374259:						3,650.26	.00					
Total UNITED OIL:						3,650.26	.00					
UNIVAR USA, INC.												
1410	UNIVAR USA, INC.	NA584226	5508	ALUMINUM SULFATE, T SHAFFER, APR.'17 - SEWER	04/24/2017	5,228.01	.00	21-6150 M & R - SYSTEM	0	4/17		
Total NA584226:						5,228.01	.00					
Total UNIVAR USA, INC.:						5,228.01	.00					

UTILITY REFUNDS #3

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1863	UTILITY REFUNDS #3	121820.02		<u>ISRAEL LARA ALVAREZ, 1674 W SEGO PRAIRIE ST. UTILITY OVERPAYMENT</u>	05/03/2017	63.70	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 121820.02:						63.70	.00					
1863	UTILITY REFUNDS #3	173105.01		<u>INTEGRITY HOMES, 1364 W PENELOPE ST. WATER OVERPAYMENT</u>	04/27/2017	50.95	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 173105.01:						50.95	.00					
1863	UTILITY REFUNDS #3	174008.01A		<u>CBH, 1009 S KALAHARI AVE. UTILITY OVERPAYMENT</u>	05/10/2017	58.12	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 174008.01A:						58.12	.00					
1863	UTILITY REFUNDS #3	174009.01A		<u>CBH, 993 S KALAHARI AVE. UTILITY OVERPAYMENT</u>	05/10/2017	58.12	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 174009.01A:						58.12	.00					
1863	UTILITY REFUNDS #3	174010.01		<u>CBH, 977 S KALAHARI AVE. UTILITY OVERPAYMENT</u>	04/27/2017	44.89	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 174010.01:						44.89	.00					
1863	UTILITY REFUNDS #3	175001.01		<u>CBH, 285 S RETORT AVE. UTILITY OVERPAYMENT</u>	04/27/2017	49.45	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 175001.01:						49.45	.00					
1863	UTILITY REFUNDS #3	175005.01		<u>CBH, 1506 W BAYHORSE ST. UTILITY OVERPAYMENT</u>	05/03/2017	42.71	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 175005.01:						42.71	.00					

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1863	UTILITY REFUNDS #3	180610.01		<u>KELLY MOSER, 1387 N CABRILLO AVE, UTILITY OVERPAYMENT</u>	05/10/2017	35.46	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 180610.01:						35.46	.00					
1863	UTILITY REFUNDS #3	181220.01		<u>BRITTANY JENSEN, 1356 W BALBOA ST, UTILITY OVERPAYMENT</u>	04/27/2017	65.41	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 181220.01:						65.41	.00					
1863	UTILITY REFUNDS #3	190180.01		<u>TRAVIS J SCARBROUGH, 314 W WHITETAIL CT, UTILITY OVERPAYMENT</u>	04/27/2017	98.90	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 190180.01:						98.90	.00					
1863	UTILITY REFUNDS #3	200200.03C		<u>ANNA REALI, 230 STRIPED OWL DR, UTILITY OVERPAYMENT</u>	05/10/2017	48.65	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 200200.03C:						48.65	.00					
1863	UTILITY REFUNDS #3	200550.01		<u>MARC A SANDRUS, 2085 N MERLIN HAWK PL, UTILITY OVERPAYMENT</u>	05/03/2017	94.36	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 200550.01:						94.36	.00					
1863	UTILITY REFUNDS #3	201545.01		<u>TODD CHRISTENSEN, 457 E NORTHRIDGE DR, WATER OVERPAYMENT</u>	04/27/2017	54.27	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 201545.01:						54.27	.00					
1863	UTILITY REFUNDS #3	210445.02		<u>EUGENE TIPPITTS, 575 E BLACKHAWK CT, UTILITY OVERPAYMENT</u>	04/27/2017	46.99	.00	99-1075 Utility Cash Clearing	0	4/17		

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Total 210445.02:						46.99	.00					
1863	UTILITY REFUNDS #3	220670.02		<u>ALFREDO RIOS, 681 E WILD LILAC CT, UTILITY OVERPAYMENT</u>	05/02/2017	43.04	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 220670.02:						43.04	.00					
1863	UTILITY REFUNDS #3	221370.01		<u>CBH, 1090 S PENMARK AVE, UTILITY OVERPAYMENT</u>	05/02/2017	33.20	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 221370.01:						33.20	.00					
1863	UTILITY REFUNDS #3	230385.02		<u>SAMUEL A NESBITT, 630 S BLACK OAK AVE, UTILITY OVERPAYMENT</u>	05/03/2017	63.70	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 230385.02:						63.70	.00					
1863	UTILITY REFUNDS #3	230620.02		<u>BRIAN DENO, 531 W OMPHALE ST, UTILITY OVERPAYMENT</u>	04/27/2017	166.91	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 230620.02:						166.91	.00					
1863	UTILITY REFUNDS #3	240215.02		<u>MIKE EDGAR, 745 N KEROGEN PL, UTILITY OVERPAYMENT</u>	05/03/2017	16.88	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 240215.02:						16.88	.00					
1863	UTILITY REFUNDS #3	240380.02		<u>JENNIFER SIMS, 541 N MUDSTONE WAY, UTILITY OVERPAYMENT</u>	05/01/2017	26.84	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 240380.02:						26.84	.00					
1863	UTILITY REFUNDS #3	250190.02		<u>BRADYN KINGHORN, 265 W TROY ST, UTILITY OVERPAYMENT</u>	05/10/2017	43.72	.00	99-1075 Utility Cash Clearing	0	5/17		

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Total 250190.02:						43.72	.00					
1863	UTILITY REFUNDS #3	264670.03		<u>SHELLY BANDOW, 2121 N ROSEDUST DR, UTILITY OVERPAYMENT</u>	04/27/2017	50.71	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 264670.03:						50.71	.00					
1863	UTILITY REFUNDS #3	265095.01		<u>RIVERWOOD HOMES, 2312 N OLD LACE AVE, UTILITY OVERPAYMENT</u>	04/27/2017	49.45	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 265095.01:						49.45	.00					
1863	UTILITY REFUNDS #3	276012.01A		<u>CBH, 487 W ALLSPICE CT, UTILITY OVERPAYMENT</u>	05/10/2017	58.12	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 276012.01A:						58.12	.00					
1863	UTILITY REFUNDS #3	278001.01		<u>CBH, 2925 W GINGER GOLD DR, UTILITY OVERPAYMENT</u>	05/10/2017	41.20	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 278001.01:						41.20	.00					
1863	UTILITY REFUNDS #3	280320.01		<u>SUNRISE HOMES, 2005 N AZURITE DR, UTILITY OVERPAYMENT</u>	04/27/2017	49.66	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 280320.01:						49.66	.00					
1863	UTILITY REFUNDS #3	301054.01		<u>HUBBLE HOMES, 969 E SHADY RIDGE DR, UTILITY OVERPAYMENT</u>	04/27/2017	114.96	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 301054.01:						114.96	.00					

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1863	UTILITY REFUNDS #3	302012.01		<u>RIVERWOOD HOMES, 410 E RAISON ST. UTILITY OVERPAYMENT</u>	05/03/2017	42.71	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 302012.01:						42.71	.00					
1863	UTILITY REFUNDS #3	30580.02		<u>MICHAEL HILL, 320 S ASH AVE, UTILITY OVERPAYMENT</u>	05/10/2017	61.24	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 30580.02:						61.24	.00					
1863	UTILITY REFUNDS #3	310104.01		<u>COLEMAN HOMES, 9273 S UPDALE AVE, UTILITY OVERPAYMENT</u>	04/25/2017	46.35	.00	99-1075 Utility Cash Clearing	0	4/17		
Total 310104.01:						46.35	.00					
1863	UTILITY REFUNDS #3	70530.02		<u>TURBO FITNESS, 662 W MENDI PL, UTILITY OVERPAYMENT</u>	05/03/2017	95.06	.00	99-1075 Utility Cash Clearing	0	5/17		
Total 70530.02:						95.06	.00					
Total UTILITY REFUNDS #3:						1,815.73	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	41342		<u>LOCKBOX TRANSACTIONS AND POSTAGE FOR APRIL'17 - ADMIN</u>	04/30/2017	52.73	.00	01-6190 POSTAGE & BILLING	0	4/17		
857	VALLI INFORMATION SYSTEMS, INC	41342		<u>LOCKBOX TRANSACTIONS AND POSTAGE FOR APRIL'17 - WATER</u>	04/30/2017	82.86	.00	20-6190 POSTAGE & BILLING	0	4/17		
857	VALLI INFORMATION SYSTEMS, INC	41342		<u>LOCKBOX TRANSACTIONS AND POSTAGE FOR APRIL'17 - SEWER</u>	04/30/2017	82.86	.00	21-6190 POSTAGE & BILLING	0	4/17		
857	VALLI INFORMATION SYSTEMS, INC	41342		<u>LOCKBOX TRANSACTIONS AND POSTAGE FOR APRIL'17 - PI</u>	04/30/2017	32.65	.00	25-6190 POSTAGE & BILLING	0	4/17		

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Total 41342:						251.10	.00					
857	VALLI INFORMATION SYSTEMS, INC	41456		<u>ESTATEMENT AND POSTAGE FOR APRIL BILLING - ADMIN</u>	04/30/2017	832.60	.00	<u>01-6190 POSTAGE & BILLING</u>	0	4/17		
857	VALLI INFORMATION SYSTEMS, INC	41456		<u>ESTATEMENT AND POSTAGE FOR APRIL BILLING - WATER</u>	04/30/2017	1,308.37	.00	<u>20-6190 POSTAGE & BILLING</u>	0	4/17		
857	VALLI INFORMATION SYSTEMS, INC	41456		<u>ESTATEMENT AND POSTAGE FOR APRIL BILLING - SEWER</u>	04/30/2017	1,308.37	.00	<u>21-6190 POSTAGE & BILLING</u>	0	4/17		
857	VALLI INFORMATION SYSTEMS, INC	41456		<u>ESTATEMENT AND POSTAGE FOR APRIL BILLING - P.I</u>	04/30/2017	515.42	.00	<u>25-6190 POSTAGE & BILLING</u>	0	4/17		
Total 41456:						3,964.76	.00					
Total VALLI INFORMATION SYSTEMS, INC:						4,215.86	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9784788272		<u>CELL PHONE SERVICE, 3/29/17-4/28/17 - ADMIN</u>	04/28/2017	62.10	.00	<u>01-6255 TELEPHONE</u>	0	4/17		
1575	VERIZON WIRELESS	9784788272		<u>CELL PHONE SERVICE, 3/29/17-4/28/17 - PARKS</u>	04/28/2017	354.84	.00	<u>01-6255 TELEPHONE</u>	1004	4/17		
1575	VERIZON WIRELESS	9784788272		<u>CELL PHONE SERVICE, 3/29/17-4/28/17 - BUILDING INSPECTION</u>	04/28/2017	53.23	.00	<u>01-6255 TELEPHONE</u>	1005	4/17		
1575	VERIZON WIRELESS	9784788272		<u>CELL PHONE SERVICE, 3/29/17-4/28/17 - WATER</u>	04/28/2017	274.11	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	4/17		
1575	VERIZON WIRELESS	9784788272		<u>CELL PHONE SERVICE, 3/29/17-4/28/17 - SEWER</u>	04/28/2017	336.21	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	4/17		
1575	VERIZON WIRELESS	9784788272		<u>CELL PHONE SERVICE, 3/29/17-4/28/17 - P.I</u>	04/28/2017	72.74	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	4/17		
Total 9784788272:						1,153.23	.00					

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9784874661		<u>TABLET SERVICE, 4/2/17-5/1/17</u> <u>- ADMIN</u>	05/01/2017	3.97	.00	01-6255 <u>TELEPHONE</u>	0	4/17		
1575	VERIZON WIRELESS	9784874661		<u>TABLET SERVICE, 4/2/17-5/1/17</u> <u>- PARKS</u>	05/01/2017	8.73	.00	01-6255 <u>TELEPHONE</u>	1004	4/17		
1575	VERIZON WIRELESS	9784874661		<u>TABLET SERVICE, 4/2/17-5/1/17</u> <u>- BUILDING INSPECTION</u>	05/01/2017	17.46	.00	01-6255 <u>TELEPHONE</u>	1005	4/17		
1575	VERIZON WIRELESS	9784874661		<u>TABLET SERVICE, 4/2/17-5/1/17</u> <u>- WATER</u>	05/01/2017	38.72	.00	20-6255 <u>TELEPHONE</u> <u>EXPENSE</u>	0	4/17		
1575	VERIZON WIRELESS	9784874661		<u>TABLET SERVICE, 4/2/17-5/1/17</u> <u>- SEWER</u>	05/01/2017	48.24	.00	21-6255 <u>TELEPHONE</u> <u>EXPENSE</u>	0	4/17		
1575	VERIZON WIRELESS	9784874661		<u>TABLET SERVICE, 4/2/17-5/1/17</u> <u>- P.I</u>	05/01/2017	9.84	.00	25-6255 <u>TELEPHONE</u> <u>EXPENSE</u>	0	4/17		
Total 9784874661:						126.96	.00					
Total VERIZON WIRELESS:						1,280.19	.00					
VICTORY GREENS												
364	VICTORY GREENS	406572	5505	<u>FLOWERING PEAR TREE,</u> <u>ARBOR DAY TREE GRANT,</u> <u>J.CRUMPTON, APR.'17</u>	04/19/2017	261.00	.00	03-6363 <u>EXP.-</u> <u>ARBOR DAY-</u> <u>PLANT IDAHO</u>	0	4/17		
Total 406572:						261.00	.00					
364	VICTORY GREENS	409934	5571	<u>32 ROLLS OF SOD AND</u> <u>SHRUBS FOR REPAIRS ON</u> <u>OVERSPRAY, J.CRUMPTON,</u> <u>MAY'17 - PARKS</u>	05/09/2017	239.39	.00	01-6150 <u>MAINTENANCE &</u> <u>REPAIRS -</u> <u>SYSTEM</u>	1004	5/17		
Total 409934:						239.39	.00					
364	VICTORY GREENS	409940	5575	<u>4 ADDITIONAL ROLLS OF SOD</u> <u>FOR REPAIRS ON</u> <u>OVERSPRAY, J.CRUMPTON,</u> <u>MAY'17 - PARKS</u>	05/09/2017	10.00	.00	01-6150 <u>MAINTENANCE &</u> <u>REPAIRS -</u> <u>SYSTEM</u>	1004	5/17		

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 409940:						10.00	.00					
Total VICTORY GREENS:						510.39	.00					
W.W. GRAINGER												
162	W.W. GRAINGER	9419167797	5428	REPLACING PUSH BUTTON ACTIVATOR ON WATER FOUNTAIN ON GREENBELT BATHROOMS, B WITHROW, APR 17	04/18/2017	347.75	.00	01-6140 MAINT. & REPAIR BUILDING	1004	4/17		
Total 9419167797:						347.75	.00					
Total W.W. GRAINGER:						347.75	.00					
WEX BANK												
1234	WEX BANK	49557292		FUEL, APR.'17 - ADMIN	04/30/2017	24.91	.00	01-6300 FUEL	0	4/17		
1234	WEX BANK	49557292		FUEL, APR.'17 - P & Z	04/30/2017	5.67	.00	01-6300 FUEL	1003	4/17		
1234	WEX BANK	49557292		FUEL, APR.'17 - PARKS	04/30/2017	804.34	.00	01-6300 FUEL	1004	4/17		
1234	WEX BANK	49557292		FUEL, APR.'17 - BUILDING INSPECTION	04/30/2017	239.29	.00	01-6300 FUEL	1005	4/17		
1234	WEX BANK	49557292		FUEL, APR.'17 - WATER	04/30/2017	301.92	.00	20-6300 FUEL	0	4/17		
1234	WEX BANK	49557292		FUEL, APR.'17 - SEWER	04/30/2017	31.57	.00	21-6300 FUEL	0	4/17		
1234	WEX BANK	49557292		FUEL, APR.'17 - P.I	04/30/2017	83.37	.00	25-6300 FUEL	0	4/17		
Total 49557292:						1,491.07	.00					
Total WEX BANK:						1,491.07	.00					
Whistle Stop Garden												
1800	Whistle Stop Garden	541724	5516	FLOWERS FOR THE PLANTERS DOWNTOWN, B.WITHROW, APR.'17 - PARKS	04/25/2017	205.44	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	4/17		

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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 541724:						205.44	.00					
Total Whistle Stop Garden:						205.44	.00					
Grand Totals:						575,009.57	166,913.31					

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
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: Mayor Stear and Members of City Council

FROM: Gordon N. Law
Kuna City Engineer

RE: Reimbursement Agreement
Memory Ranch Subdivision No. 1
Oversized Pressure Irrigation Facilities

DATE: May 11, 2017

REQUEST: Approve Reimbursement Agreement by Resolution

Attached hereto is a proposed reimbursement agreement (w/ exhibits) related to over-sizing of pressure irrigation facilities by the developer of Memory Ranch Subdivision No. 1. The reimbursement methodology relies on policies adopted by Council in January 21, 2014 (Resolution R10-2014). Total reimbursement is \$162,118.59 payable over ten years.

Also attached is a resolution which, if approved, authorizes the Mayor and Clerk to sign the agreement. The City Engineer recommends approval of the resolution.

Attachments

**RESOLUTION NO. R37-2017
CITY OF KUNA, IDAHO**

RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$162,118.59 WITH CHALLENGER DEVELOPMENT, INC.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Mayor and Clerk of said city are hereby authorized to execute that certain Agreement titled “Reimbursement Agreement – Memory Ranch Pressure Irrigation Trunk Project” regarding cost recovery for construction of pressure irrigation facilities related to said project and in the amount of one hundred sixty-two thousand one hundred eighteen dollars and fifty-nine cents (\$162,118.59); by and between said city and CHALLENGER DEVELOPMENT, INC., which Agreement is attached hereto, and made a part hereof, as if set forth in full.

PASSED BY THE COUNCIL of Kuna this 16th day of May, 2017.

APPROVED BY THE MAYOR of Kuna this 16th day of May, 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

REIMBURSEMENT AGREEMENT
Memory Ranch Pressure Irrigation Trunk Project

THIS AGREEMENT made this _____ day of _____ 2017, by and between the CITY OF KUNA, a municipal corporation, hereinafter called CITY, and CHALLENGER DEVELOPMENT, INC, hereinafter called DEVELOPER:

WITNESSETH:

WHEREAS, CITY has prepared, adopted and updated a Kuna Pressure Irrigation System Master Plan to guide the sizing, elevation and location of pressure irrigation system facility extensions; and

WHEREAS, on January 21, 2014 CITY adopted Resolution Number R10-2014 outlining the Pressure Irrigation Facilities Reimbursement Policy for pressure irrigation facilities construction conforming to the Kuna Pressure Irrigation System Master Plan; and

WHEREAS, in implementing the updated Kuna Pressure Irrigation System Master Plan, it is the further declared policy of CITY to extend the Kuna City Pressure Irrigation System to areas inside the corporate limits of CITY not now served by a pressure irrigation system, subject to the owner of property in such areas being bound by and complying with all ordinances of CITY and all rules and regulations promulgated by CITY now in effect or hereinafter to be enacted; and

WHEREAS, DEVELOPER did construct a pressure irrigation system to the property known as, Memory Ranch Subdivision No. 1 Project, as shown on Exhibit "A," and has requested reimbursement for certain portions of the pressure irrigation system; and

WHEREAS, the constructed facilities are now included as a component of the CITY system and are now utilized by said CITY for their intended purpose; and

WHEREAS, CITY upon recommendation of the City Engineer, accepts and approves the proposal of DEVELOPER for reimbursement, subject to all the conditions hereinafter provided by this Agreement.

NOW THEREFORE, in consideration of the foregoing premises, it is agreed:

A. Preparation of Plans. DEVELOPER did cause to be prepared plans and specifications, drawings, instructions, bid proposal and all other contract documents for the construction and installation of the pressure irrigation system, shown on Exhibit "A," including rights-of-way, grades and elevation, and materials to be used in the construction and installation of said pressure irrigation system.

B. Construction of Pressure Irrigation System.

(1) DEVELOPER did install, construct and erect the pressure irrigation system and appurtenances as shown on Exhibit "A," subject to the conditions hereinafter provided.

(2) DEVELOPER did provide all engineering and surveying and contract administration for the construction of the pressure irrigation system described on Exhibit "A."

(3) DEVELOPER did satisfactorily complete the project in conformance with approved plans and did provide evidence bills of the general contractor and engineer have been paid.

C. Reimbursement to DEVELOPER. In recognition of the fact that DEVELOPER did install, construct and erect a pressure irrigation system as shown on Exhibit "A" for the amounts shown in Exhibit "C", CITY shall reimburse to DEVELOPER, as directed in Paragraph M herein, up to one hundred sixty-two thousand one hundred eighteen dollars and fifty-nine cents (\$162,118.59). Reimbursement shall be provided from the funds and in the manner described in the City of Kuna Pressure Irrigation Facilities Reimbursement Policy attached hereto as Exhibit "B".

D. Audit Period. CITY will make an audit of this agreement on an annual basis in conformance with the Reimbursement Policy of said CITY, and refund applicable fees collected during the audit period.

E. Term of Agreement. The audit and payment of reimbursement shall be for a period not to exceed ten (10) annual payments in conformance with the Reimbursement Policy of said CITY or until such time as reimbursement has been fully paid, whichever comes first.

F. Cost of Pressure Irrigation Lines on DEVELOPER'S Property. All costs and expenses, including the construction, engineering, advertising, clerical, legal and licenses and permits which were required for the construction and installation of the pressure irrigation system upon and within DEVELOPER'S property not eligible for reimbursement as defined in the Reimbursement Policy, shall be at DEVELOPER'S sole expense.

G. Compliance with Laws. Upon connection to pressure irrigation, DEVELOPER agrees to abide by all applicable Kuna City laws, rules and regulations pertaining to pressure irrigation systems.

H. Indemnification and Insurance. DEVELOPER shall indemnify and save and hold harmless CITY from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses caused or incurred by DEVELOPER related to the design, construction and otherwise providing of the facilities described in paragraphs B.1, B.2 and B.3, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the tortious conduct of CITY or its employees.

I. No Assignment. DEVELOPER shall not assign any portion of this Agreement or any privilege hereunder, either voluntarily or involuntarily, without the prior written consent of CITY, which consent shall not be unreasonably withheld.

J. Definition of DEVELOPER'S Property. The term "DEVELOPER'S PROPERTY" in this Agreement shall mean the parcels described on Exhibit "A" attached hereto.

K. Representations.

(1) DEVELOPER, as defined above, represents that it is the only bona fide claimant to the reimbursements referenced in this agreement. Further, DEVELOPER represents it will indemnify CITY from all other claims as outlined in Paragraph H above.

(2) DEVELOPER, as defined above, represents that the General Contractor(s) for the construction of facilities described in Exhibit "A" have been fully paid. Further, DEVELOPER represents it will indemnify CITY from all claims of General Contractor(s) as outlined in Paragraph H above.

(3) DEVELOPER, as defined above, represents that in constructing and installing the pressure irrigation system referenced in this Agreement, it has complied with all laws, orders and regulations of Federal, State and Municipal authorities and has all licenses or permits which are required for the construction and installation of said system.

L. Binding Effect. The terms and conditions of this Agreement shall be binding upon all of DEVELOPER'S assigns, or successors in interest to this Agreement.

M. Payments under terms of this agreement are to be made and addressed to: Challenger Development, Inc; 1977 E. Overland Road; Meridian, Idaho 83642.

IN WITNESS WHEREOF, the parties shall cause this Agreement to be executed by their duly authorized officers, members and/or partners the day and year first above written.

CITY OF KUNA

ATTEST:

MAYOR

CITY CLERK

CHALLENGER DEVELOPMENT, INC.

Corey D. Barton, President

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this ___ day of _____, 2017, before me, the undersigned, personally appeared _____ known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as _____ (title) and on behalf of _____.

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

Notary Public for Idaho
Residing at _____, Idaho
My commission expires: _____

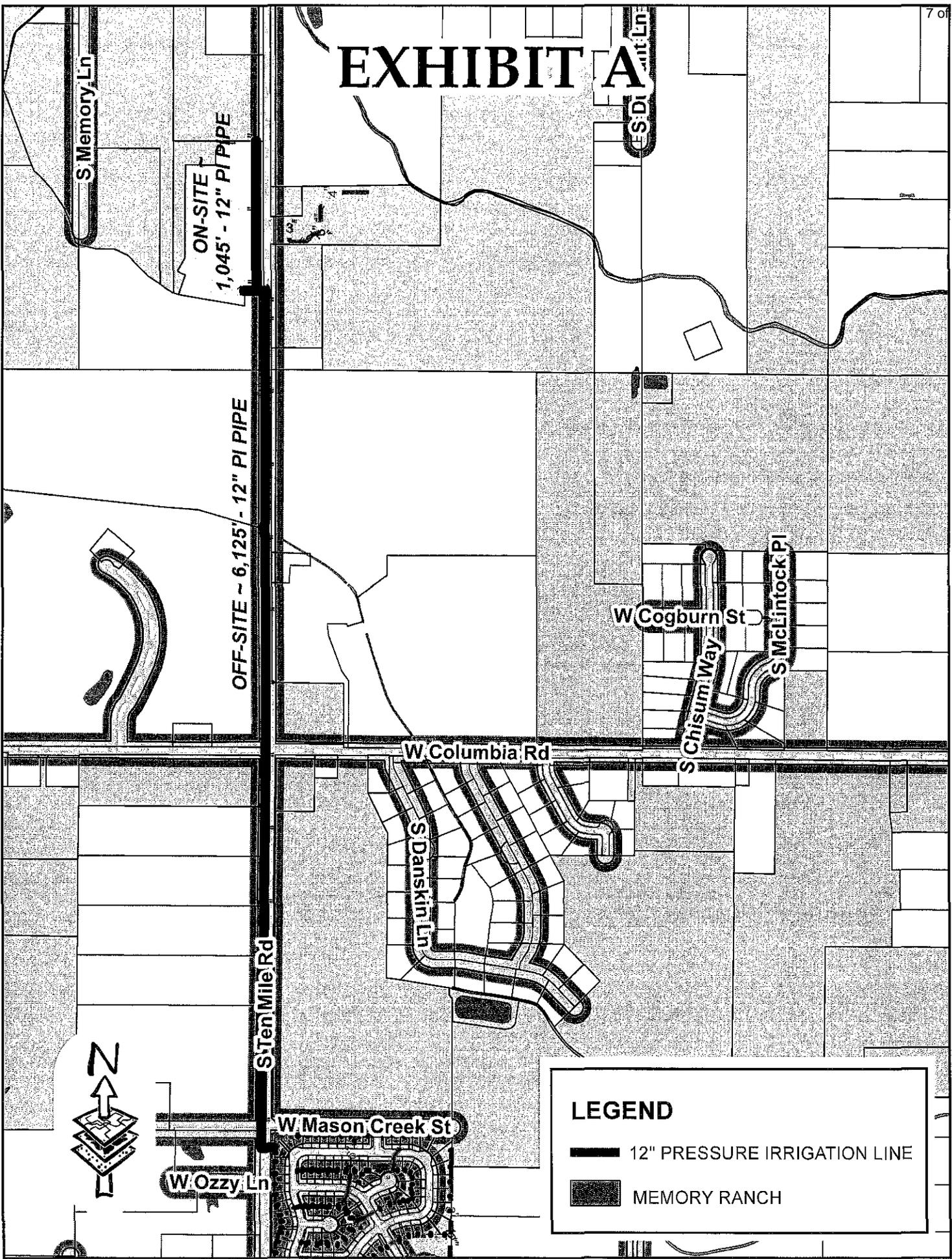
STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this _____ day of _____, 2017, before me, the undersigned, personally appeared JOE L. STEAR and _____ Mayor and City Clerk respectively of CITY OF KUNA, a municipal corporation, known to be to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said corporation.

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

Notary Public for Idaho
Residing at _____, Idaho
My commission expires: _____

EXHIBIT A



LEGEND

-  12" PRESSURE IRRIGATION LINE
-  MEMORY RANCH



S Ten Mile Rd

S Memory Ln

ON-SITE
1,045' - 12" PI PIPE

OFF-SITE ~ 6,125' - 12" PI PIPE

S D... Ln

W Cogburn St

S Chisum Way

S McLintock Pl

W Columbia Rd

S Danskin Ln

W Mason Creek St

W Ozzy Ln

EXHIBIT "B"

RESOLUTION NO. _____

**CITY OF KUNA
PRESSURE IRRIGATION FACILITIES REIMBURSEMENT POLICY****PURPOSE**

A resolution of the City of Kuna setting forth a reimbursement policy that provides real property owners, developers, and/or the City of Kuna, hereinafter referred to as Sponsoring Developers, a mechanism to seek reimbursement for eligible pressure irrigation facilities that exceed the Sponsoring Developer's pressure irrigation facilities requirements as provided below. When a Sponsoring Developer, at its own expense and in conformance with the City Pressure Irrigation System Master Plan or at the direction of the City, constructs an extension of the existing Pressure Irrigation system or constructs oversized pressure irrigation facilities determined by the City to be larger than needed to serve Sponsoring Developer's project, the Sponsoring Developer may be reimbursed to the extent allowed in this policy by entering into a reimbursement agreement with the City. Reimbursement will be for eligible costs of the pressure irrigation facilities as described below.

City Pressure Irrigation Pipelines are classified as follows:

1. Master Plan Trunk Line (Street Frontage) – A pressure irrigation main, 8 inches or larger, identified in the Master Plan to be part of the major distribution grid and located in or adjacent to the street right-of-way fronting Sponsoring Developer's property. In this policy, frontage lines are treated as on-site lines.
2. Master Plan Trunk Line (On-site) – A pressure irrigation main, 8 inches or larger, identified in the Master Plan to be part of the major distribution grid and located within the Sponsoring Developer's property including lines in or adjacent to the street right-of-way fronting Sponsoring Developer's property.
3. Master Plan Trunk Line (Off-site) – A pressure irrigation main, 8 inches or larger, identified in the Master Plan to be part of the major distribution grid and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.
4. Looping Line (On-site) – A pressure irrigation main line required in City Standards, and with the diameter specified in said standards, whose purpose is to preserve circulation capability to serve Sponsoring Developer's property and adjacent properties, and located on-site but not in or adjacent to the street right-of-way fronting Sponsoring Developer's property.

5. Non-Master Plan Line (Off-site) – A pressure irrigation main line not identified in the Master Plan to be part of the major distribution grid and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer’s property.
6. Distribution Line (On-site) - A pressure irrigation main line not identified in the Master Plan to be part of the major distribution grid and not a looping line, located on-site of the Sponsoring Developer’s property, and whose principal purpose is to deliver water to the various points of service within the Sponsoring Developer’s property.
7. Stub Line (On-site) - A pressure irrigation main line located on-site of the Sponsoring Developer’s property, connected to any of the main lines on-site and extending to the property boundary, beyond the last point of delivery for the Sponsoring Developer’s property, and whose principal purpose is to deliver water to neighboring properties. A stub line is generally constructed at the direction of the City, is generally 8 inches in diameter or smaller and is not a frontage line, looping line or Master Plan line.

A Sponsoring Developer’s project may be eligible or ineligible for reimbursement according to criteria outlined herein. For instance, a line constructed larger than needed at Sponsoring Developer’s discretion and not at the direction of the City is not eligible for reimbursement.

Each project or development is presumed to benefit from the work of earlier Sponsoring Developers and to have, as a condition for receiving benefit from the existing city sewer system, a “reasonable duty” to add to, enhance, oversize or extend the existing system within certain limits. This “reasonable duty” is not reimbursable. The construction of on-site or off-site facilities beyond this “reasonable duty” is presumed to be eligible for reimbursement to the extent allowed in this policy and as approved by the City.

“Reasonable duty” includes expenses incurred by the Sponsoring Developer from examples that follow:

1. Payment of Connection Fees: Connection fees are remitted at the time of building permit issuance, or in other circumstances, at the time of connection to the system as defined in city resolutions.
2. Master Plan Trunk Line (On-Site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer’s peak demand, whichever is larger. The Sponsoring Developer’s “reasonable duty” for trunk line construction is the length of trunk line needed per development acre, as defined herein.
3. Master Plan Trunk Line (Off-site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer’s peak demand, whichever is larger. The Sponsoring Developer’s “reasonable duty” for off-site trunk line construction is the trunk line needed per development acre less the length of trunk line on-site but not less than zero.

4. Looping Line (On-site): Construct the diameter specified in the City Standards, or the nominal diameter needed in reference to twice the Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty". If the City directs that a looping line be replaced with a trunk line, it will be treated as an on-site Master Plan Trunk Line for reimbursement purposes.
5. Non-Master Plan Line (Off-site): Construct the line with a diameter of 4 inches, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty". If the City directs that an off-site non-master plan main line be replaced with a trunk line, it will be treated as an off-site Master Plan Trunk Line for reimbursement purposes.
6. Distribution Line (On-site): Construct the line with a diameter of 3 inches, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty".
7. Stub Line (On-site): Construct the line with a diameter up to 8 inches as directed by the City, and which is Sponsoring Developer's "reasonable duty".

DEFINITIONS

1. Line Capacity: The water carrying capacity of a pipeline based on pressure drop of 0.0037 psi per foot of line length.
2. Nominal Diameter Needed: In terms relevant to this policy, the minimum standard pipe diameter (3", 4", 6", 8", 10" and 12") with sufficient transmission capacity to carry the Sponsoring Developer's designated peak demand.
3. Peak Demand: In terms relevant to this policy, the Peak Demand is assumed to be the Peak Hour Demand referred to in City Standards. The Peak Hour Demand per typical lot is 15 gpm for a 3-inch main but decreases to 7.5 gpm/typical lot for a 12-inch main. In no case may a main line diameter be less than 3 inches, regardless of computed demand. A typical residential lot is 10,000 SF of total area or less. A typical commercial lot is 7,000 SF of landscaped area or less.
4. Property: For purposes of determining whether over-sized lines are on-site, off-site or lie in the frontage and for computing the nominal diameter needed, "Property" of Sponsoring Developer shall include the present project, future phases of the project, and other properties in the vicinity of the over-sized line in which the Sponsoring Developer or his partners has a property interest. However, once the "trunk line needed" component of the "reasonable duty" has been satisfied for a parcel, it is not imposed again for subsequent cost recovery agreements.
5. Property in the Vicinity: Property adjacent or in the same quarter section as the over-sized pipe line, or in the case of over-sized pipe lines fronting section or quarter-section lines, property in the quarter sections on each side, is considered "in the vicinity". In

most instances the City will require that trunk lines are located along section and quarter-section lines as contemplated in the City Master Plan.

6. **Trunk Line Needed:** Based on characteristics of development in Kuna; relying on the ½ mile trunk line grid in the Master Plan; adding for undeveloped land, waste land and other unconnected properties; adding for parks, common areas and other public properties; and deducting for connection fees paid in equivalent feet; it requires an average of 33 lineal feet of trunk line to serve the gross acreage of Sponsoring Developer's project.
7. **Trunk Line Needed-Amended:** For projects also connecting to potable water and/or sewer, but which do not construct sufficient trunk line in the other facilities to satisfy the "trunk line needed" obligation in those other facilities, shall have the un-satisfied obligation in the other facilities, factored for relative cost, added to the "trunk line needed" obligation for the pressure irrigation system.

CONSTRUCTED PRESSURE IRRIGATION FACILITIES ELIGIBLE FOR REIMBURSEMENT

For pressure irrigation facilities to be considered eligible for any reimbursement from the City, the pressure irrigation facilities must meet at least one of the following conditions:

1. **Off-Site Lines:** A pressure irrigation main extension that lies off-site the Sponsoring Developer's property and is beyond the "reasonable duty" of Sponsoring Developer's project; or
2. **On-Site Lines:** A pressure irrigation main extension that lies within the Sponsoring Developer's property and is beyond the "reasonable duty" of Sponsoring Developer's project; or
3. **Off-Site Easements:** Off-site easements required for construction of the above described eligible off-site pressure irrigation facilities may also be eligible for reimbursement; or
4. **Off-Site Engineering:** Engineering services for off-site eligible pressure irrigation facilities up to a maximum of 7 percent (7%) of the construction cost of said pressure irrigation facilities; or
5. **Supply Facilities:** Any new irrigation supply facilities, as distinguished from transmission facilities, whether completely new facilities or facility upgrades. The facility's costs may include wells, pumps and controls, standby power, storage ponds, booster station, SCADA controls and any other irrigation supply facilities approved by the City. Irrigation supply facilities will be reimbursed from the Irrigation Supply portion of Connection Fees using similar distribution methodology described herein; or
6. **City Construction:** When the City constructs extensions or replacements of pressure irrigation lines of any diameter using City funds, the City constructed pressure irrigation

facilities will be eligible for reimbursement to the City as a Sponsoring Developer and in the manner noted herein.

REIMBURSEMENT CONDITIONS

To be eligible for reimbursement, the Sponsoring Developer must, unless otherwise approved by the City, do the following:

1. Sponsoring Developer's project must be annexed into the City; and
2. Design the pressure irrigation facilities in accordance with the City's pressure irrigation master plan; and
3. Receive at least three bids for the pressure irrigation system construction and select the lowest responsive bid, unless otherwise approved by the City; and
4. Receive preliminary plat, special use permit or building permit approval from or complete a municipal service agreement with the City for the development being served by the pressure irrigation facilities; and
5. Construct the pressure irrigation facilities in accordance with the City approved plans and specifications including all lines and diameters directed by the City; and
6. Lawfully dedicate the pressure irrigation system facilities and any necessary easements to the City.

AMOUNT OF REIMBURSEMENT

1. Off-Site Pressure Irrigation Facilities: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible off-site pressure irrigation extensions beyond the "reasonable duty" shall be based upon a proportional amount of the costs to design and construct the facility computed from the ratio of the capacity of the nominal diameter needed by the Sponsoring Developer's project to 75% of the capacity of the diameter provided.
2. On-Site Pressure Irrigation Facilities: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible on-site pressure irrigation pipelines beyond the size of the "reasonable duty", shall be based upon an amount computed as the difference between the cost to design and construct the pipe size of the "reasonable duty" and the cost to design and construct the pipe size provided.
3. Interest Adjustment: The Sponsoring Developer's Eligible Reimbursement amount, as determined by items 1 through 2 above, may be increased by the amount of interest that would be accrued using 4% interest on a linear declining balance over a 10 year period.

FINANCING PRESSURE IRRIGATION FACILITIES

The City will generate revenue for financing Pressure Irrigation main pipeline facilities reimbursement agreements by assessing each equivalent dwelling unit (EDU) a Pressure Irrigation Main Line Fee (PIMLF), also known as Trunk Line Connection Fee, at time of connection or upon issuance of a building permit. The amount of this PIMLF will be established by City Council resolution. The City will review the PIMLF amount each year and may make adjustments annually as deemed necessary to cover pressure irrigation main line reimbursement costs.

REIMBURSEMENT AGREEMENTS AND METHODS OF REIMBURSEMENT

1. A Reimbursement Agreement entered into between the City and the Sponsoring Developer is a requirement for receiving reimbursement and shall provide the Sponsoring Developers the opportunity to receive a maximum of ten (10) consecutive annual reimbursement payments. The Reimbursement Agreement shall be entered into within one hundred eighty (180) days after completion of the project.
2. City sponsored extensions and expansions are presumed to exclusively benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable and not subject to reductions in reimbursement by proportional usage or the "reasonable duty" defined herein. The City is subject, in its annual reimbursements, to the annual distribution percentages defined herein.
3. No reimbursement agreement shall reimburse Sponsoring Developers for construction costs that exceed the eligible reimbursement amount.
4. The City will retain 10% of the collected PIMLF for administration and developer support. This 10% fee will not reduce the Sponsoring Developers Eligible Reimbursement amount - only the amount of funds each year available for reimbursement to the Sponsoring Developer(s).
5. The Reimbursement Agreement will terminate when the sooner of either occurs: the Sponsoring Developer has been fully reimbursed the agreed upon reimbursement amount at or prior to the end of the term of the agreement, or the City has tendered the tenth (10th) annual payment whether or not the eligible reimbursement amount is paid in full. In no event shall the Reimbursement Agreement be extended beyond the initial term.
6. The City will collect the PIMLF from all entities that connect to and utilize the City's Pressure Irrigation facilities in conformance with adopted City policies. The portion of the PIMLF dedicated for reimbursement to Sponsoring Developers shall be reimbursed annually less the retained ten percent (10%) administration cost. Reimbursement payments, therefore, will be made on an annual basis but limited to the amount of the

PIMLF collected for pressure irrigation reimbursement and, in the proportions as defined below to each Sponsoring Developer.

7. The portion of the PIMLF dedicated for reimbursement that is collected annually from Pressure Irrigation connections will be reimbursed and distributed to Sponsoring Developers annually, based on the percent each Sponsoring Developer's initial Eligible Reimbursement amount is to the summed Total Eligible Reimbursement amount of all eligible Sponsoring Developers for that reimbursement year. The Sponsoring Developer's initial Total Eligible Reimbursement will not vary from year-to-year until retired but the Sponsoring Developer's percentage will vary as the combined initial Total Eligible Reimbursement amounts change from year-to-year.

Reimbursements will only be distributed for ten (10) annual payments after final acceptance of the Eligible Facility. Depending on the PIMLF collected within the ten-year Agreement period, and the number of claimants to those Fees, the Eligible Reimbursement amount may or may not be fully reimbursed. Also reimbursement to each Sponsoring Developer will not exceed his/her Total Eligible Reimbursement amount. Reimbursement Agreements or City sponsored projects completed on or before August 31st of one year will become eligible for the first payment of reimbursement funds on September 1st the following year.

8. If in any year a Sponsoring Developer's claim is satisfied with a partial payment, the dedicated portion of the PIMLF for that year shall be reduced by the partial payment and the remainder shall be distributed to the remaining Sponsoring Developers without further consideration of the satisfied claim.

Adopted by the City of Kuna this 21st day of January, 2014.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

EXHIBIT "C"OVERSIZED PRESSURE IRRIGATION COST RECOVERY SUMMARY
MEMORY RANCH PROJECT

Pressure Irrigation -Offsite Oversized	
Total Recoverable Project Cost	\$ 132,884.09
Interest (4%)	\$ 29,234.50
TOTAL COST	\$ 162,118.59

EXHIBIT "C"
REASONABLE DUTY
MEMORY RANCH PROJECT

Acreage in Memory Ranch Project	67.4 acres
Trunk Line PI Needed per Acre	33 LF
Trunk Line Water Needed per Acre	33 LF
Reasonable Duty	4448 LF
Trunk Line Constructed	7738 LF
Net Length Reimbursible	3290 LF



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: Mayor Stear and Members of City Council

FROM: Gordon N. Law
Kuna City Engineer

RE: Reimbursement Agreement
Timbermist Subdivision
Oversized Pressure Irrigation Facilities

DATE: May 11, 2017

REQUEST: Approve Reimbursement Agreement by Resolution

Attached hereto is a proposed reimbursement agreement (w/ exhibits) related to over-sizing of pressure irrigation facilities by the developer of Timbermist Subdivision. The reimbursement methodology relies on policies adopted by Council in January 21, 2014 (Resolution R10-2014). Total reimbursement is \$31,824.47 payable over ten years.

Also attached is a resolution which, if approved, authorizes the Mayor and Clerk to sign the agreement. The City Engineer recommends approval of the resolution.

Attachments

**RESOLUTION NO. R38-2017
CITY OF KUNA, IDAHO**

RESOLUTION AUTHORIZING EXECUTION OF A REIMBURSEMENT AGREEMENT IN THE AMOUNT OF \$31,824.47 WITH TOLL ID I, LLC.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Mayor and Clerk of said city are hereby authorized to execute that certain Agreement titled “Reimbursement Agreement – Timbermist Pressure Irrigation Trunk Project” regarding cost recovery for construction of pressure irrigation facilities related to said project and in the amount of thirty-one thousand eight hundred twenty-four dollars and forty-seven cents (\$31,824.47); by and between said city and TOLL ID I, LLC, which Agreement is attached hereto, and made a part hereof, as if set forth in full.

PASSED BY THE COUNCIL of Kuna this 16th day of May, 2017.

APPROVED BY THE MAYOR of Kuna this 16th day of May, 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engel, City Clerk

REIMBURSEMENT AGREEMENT
Timbermist Pressure Irrigation Trunk Project

THIS AGREEMENT made this ____ day of _____ 2017, by and between the CITY OF KUNA, a municipal corporation, hereinafter called CITY, and TOLL ID I, LLC, hereinafter called DEVELOPER:

WITNESSETH:

WHEREAS, CITY has prepared, adopted and updated a Kuna Pressure Irrigation System Master Plan to guide the sizing, elevation and location of pressure irrigation system facility extensions; and

WHEREAS, on January 21, 2014 CITY adopted Resolution Number R10-2014 outlining the Pressure Irrigation Facilities Reimbursement Policy for pressure irrigation facilities construction conforming to the Kuna Pressure Irrigation System Master Plan; and

WHEREAS, in implementing the updated Kuna Pressure Irrigation System Master Plan, it is the further declared policy of CITY to extend the Kuna City Pressure Irrigation System to areas inside the corporate limits of CITY not now served by a pressure irrigation system, subject to the owner of property in such areas being bound by and complying with all ordinances of CITY and all rules and regulations promulgated by CITY now in effect or hereinafter to be enacted; and

WHEREAS, DEVELOPER did construct a pressure irrigation system to the property known as, Timbermist Subdivision Nos. 1-4 Project, as shown on Exhibit "A," and has requested reimbursement for certain portions of the pressure irrigation system; and

WHEREAS, the constructed facilities are now included as a component of the CITY system and are now utilized by said CITY for their intended purpose; and

WHEREAS, CITY upon recommendation of the City Engineer, accepts and approves the proposal of DEVELOPER for reimbursement, subject to all the conditions hereinafter provided by this Agreement.

NOW THEREFORE, in consideration of the foregoing premises, it is agreed:

A. Preparation of Plans. DEVELOPER did cause to be prepared plans and specifications, drawings, instructions, bid proposal and all other contract documents for the construction and installation of the pressure irrigation system, shown on Exhibit "A," including rights-of-way, grades and elevation, and materials to be used in the construction and installation of said pressure irrigation system.

B. Construction of Pressure Irrigation System.

(1) DEVELOPER did install, construct and erect the pressure irrigation system and appurtenances as shown on Exhibit "A," subject to the conditions hereinafter provided.

(2) DEVELOPER did provide all engineering and surveying and contract administration for the construction of the pressure irrigation system described on Exhibit "A."

(3) DEVELOPER did satisfactorily complete the project in conformance with approved plans and did provide evidence bills of the general contractor and engineer have been paid.

C. Reimbursement to DEVELOPER. In recognition of the fact that DEVELOPER did install, construct and erect a pressure irrigation system as shown on Exhibit "A" for the amounts shown in Exhibit "C", CITY shall reimburse to DEVELOPER, as directed in Paragraph M herein, up to thirty-one thousand eight hundred twenty-four dollars and forty-seven cents (\$31,824.47). Reimbursement shall be provided from the funds and in the manner described in the City of Kuna Pressure Irrigation Facilities Reimbursement Policy attached hereto as Exhibit "B".

D. Audit Period. CITY will make an audit of this agreement on an annual basis in conformance with the Reimbursement Policy of said CITY, and refund applicable fees collected during the audit period.

E. Term of Agreement. The audit and payment of reimbursement shall be for a period not to exceed ten (10) annual payments in conformance with the Reimbursement Policy of said CITY or until such time as reimbursement has been fully paid, whichever comes first.

F. Cost of Pressure Irrigation Lines on DEVELOPER'S Property. All costs and expenses, including the construction, engineering, advertising, clerical, legal and licenses and permits which were required for the construction and installation of the pressure irrigation system upon and within DEVELOPER'S property not eligible for reimbursement as defined in the Reimbursement Policy, shall be at DEVELOPER'S sole expense.

G. Compliance with Laws. Upon connection to pressure irrigation, DEVELOPER agrees to abide by all applicable Kuna City laws, rules and regulations pertaining to pressure irrigation systems.

H. Indemnification and Insurance. DEVELOPER shall indemnify and save and hold harmless CITY from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses caused or incurred by DEVELOPER related to the design, construction and otherwise providing of the facilities described in paragraphs B.1, B.2 and B.3, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the tortious conduct of CITY or its employees.

I. No Assignment. DEVELOPER shall not assign any portion of this Agreement or any privilege hereunder, either voluntarily or involuntarily, without the prior written consent of CITY, which consent shall not be unreasonably withheld.

J. Definition of DEVELOPER’S Property. The term “DEVELOPER’S PROPERTY” in this Agreement shall mean the parcels described on Exhibit “A” attached hereto.

K. Representations.

(1) DEVELOPER, as defined above, represents that it is the only bona fide claimant to the reimbursements referenced in this agreement. Further, DEVELOPER represents it will indemnify CITY from all other claims as outlined in Paragraph H above.

(2) DEVELOPER, as defined above, represents that the General Contractor(s) for the construction of facilities described in Exhibit “A” have been fully paid. Further, DEVELOPER represents it will indemnify CITY from all claims of General Contractor(s) as outlined in Paragraph H above.

(3) DEVELOPER, as defined above, represents that in constructing and installing the pressure irrigation system referenced in this Agreement, it has complied with all laws, orders and regulations of Federal, State and Municipal authorities and has all licenses or permits which are required for the construction and installation of said system.

L. Binding Effect. The terms and conditions of this Agreement shall be binding upon all of DEVELOPER’S assigns, or successors in interest to this Agreement.

M. Payments under terms of this agreement are to be made and addressed to: Toll ID I, LLC; 3103 W. Sheryl Drive, Suite 100; Meridian, Idaho 83642.

IN WITNESS WHEREOF, the parties shall cause this Agreement to be executed by their duly authorized officers, members and/or partners the day and year first above written.

CITY OF KUNA

ATTEST:

MAYOR

CITY CLERK

TOLL ID I, LLC

Thomas Coleman, Division President

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this ___ day of _____, 2017, before me, the undersigned, personally appeared _____ known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as _____ (title) and on behalf of _____.

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

Notary Public for Idaho
Residing at _____, Idaho
My commission expires: _____

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this _____ day of _____, 2017, before me, the undersigned, personally appeared JOE L. STEAR and _____ Mayor and City Clerk respectively of CITY OF KUNA, a municipal corporation, known to be to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said corporation.

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

Notary Public for Idaho
Residing at _____, Idaho
My commission expires: _____

EXHIBIT A

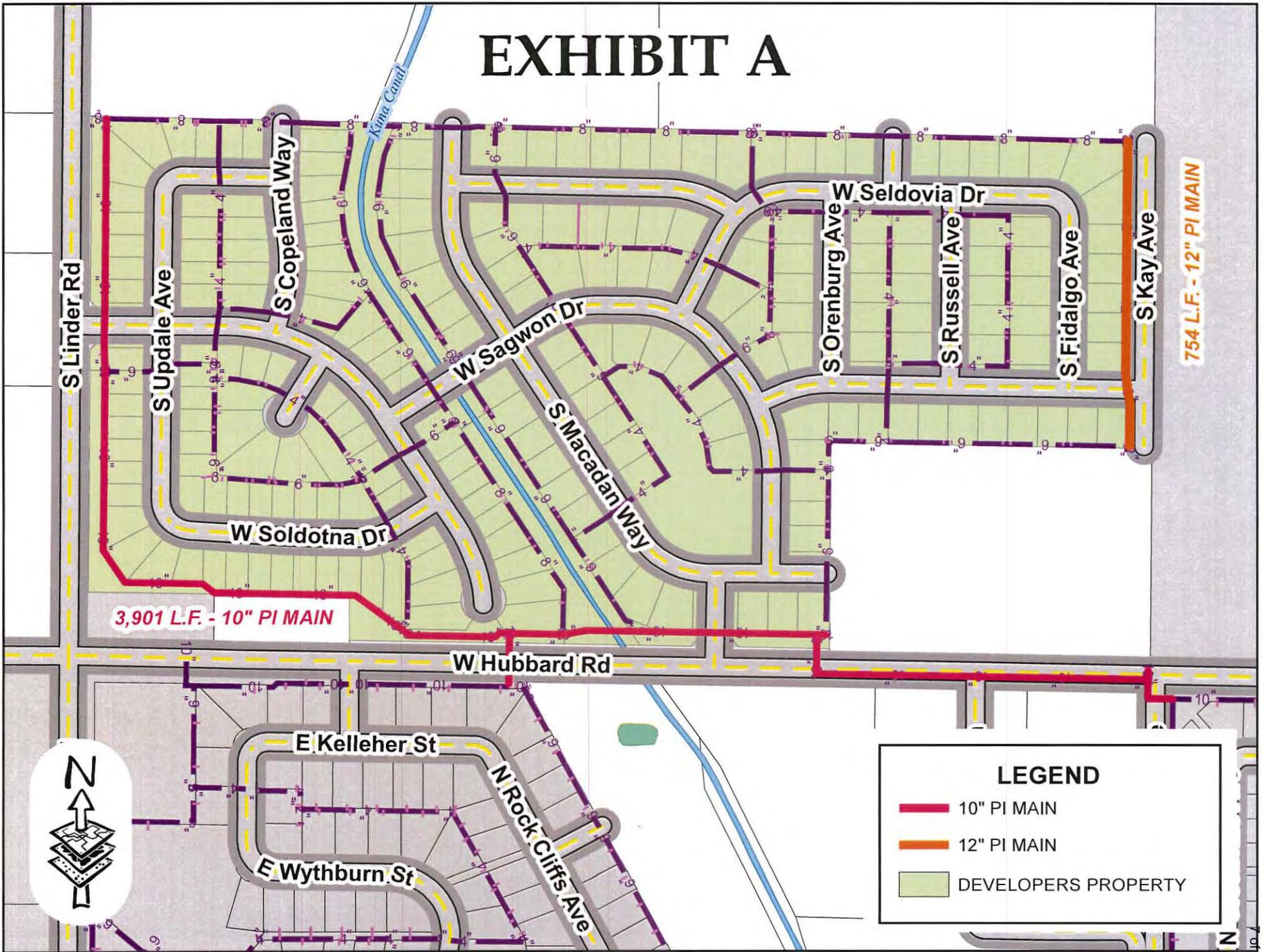


EXHIBIT "B"

RESOLUTION NO. _____

**CITY OF KUNA
PRESSURE IRRIGATION FACILITIES REIMBURSEMENT POLICY****PURPOSE**

A resolution of the City of Kuna setting forth a reimbursement policy that provides real property owners, developers, and/or the City of Kuna, hereinafter referred to as Sponsoring Developers, a mechanism to seek reimbursement for eligible pressure irrigation facilities that exceed the Sponsoring Developer's pressure irrigation facilities requirements as provided below. When a Sponsoring Developer, at its own expense and in conformance with the City Pressure Irrigation System Master Plan or at the direction of the City, constructs an extension of the existing Pressure Irrigation system or constructs oversized pressure irrigation facilities determined by the City to be larger than needed to serve Sponsoring Developer's project, the Sponsoring Developer may be reimbursed to the extent allowed in this policy by entering into a reimbursement agreement with the City. Reimbursement will be for eligible costs of the pressure irrigation facilities as described below.

City Pressure Irrigation Pipelines are classified as follows:

1. Master Plan Trunk Line (Street Frontage) – A pressure irrigation main, 8 inches or larger, identified in the Master Plan to be part of the major distribution grid and located in or adjacent to the street right-of-way fronting Sponsoring Developer's property. In this policy, frontage lines are treated as on-site lines.
2. Master Plan Trunk Line (On-site) – A pressure irrigation main, 8 inches or larger, identified in the Master Plan to be part of the major distribution grid and located within the Sponsoring Developer's property including lines in or adjacent to the street right-of-way fronting Sponsoring Developer's property.
3. Master Plan Trunk Line (Off-site) – A pressure irrigation main, 8 inches or larger, identified in the Master Plan to be part of the major distribution grid and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.
4. Looping Line (On-site) – A pressure irrigation main line required in City Standards, and with the diameter specified in said standards, whose purpose is to preserve circulation capability to serve Sponsoring Developer's property and adjacent properties, and located on-site but not in or adjacent to the street right-of-way fronting Sponsoring Developer's property.

5. Non-Master Plan Line (Off-site) – A pressure irrigation main line not identified in the Master Plan to be part of the major distribution grid and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer’s property.
6. Distribution Line (On-site) - A pressure irrigation main line not identified in the Master Plan to be part of the major distribution grid and not a looping line, located on-site of the Sponsoring Developer’s property, and whose principal purpose is to deliver water to the various points of service within the Sponsoring Developer’s property.
7. Stub Line (On-site) - A pressure irrigation main line located on-site of the Sponsoring Developer’s property, connected to any of the main lines on-site and extending to the property boundary, beyond the last point of delivery for the Sponsoring Developer’s property, and whose principal purpose is to deliver water to neighboring properties. A stub line is generally constructed at the direction of the City, is generally 8 inches in diameter or smaller and is not a frontage line, looping line or Master Plan line.

A Sponsoring Developer’s project may be eligible or ineligible for reimbursement according to criteria outlined herein. For instance, a line constructed larger than needed at Sponsoring Developer’s discretion and not at the direction of the City is not eligible for reimbursement.

Each project or development is presumed to benefit from the work of earlier Sponsoring Developers and to have, as a condition for receiving benefit from the existing city sewer system, a “reasonable duty” to add to, enhance, oversize or extend the existing system within certain limits. This “reasonable duty” is not reimbursable. The construction of on-site or off-site facilities beyond this “reasonable duty” is presumed to be eligible for reimbursement to the extent allowed in this policy and as approved by the City.

“Reasonable duty” includes expenses incurred by the Sponsoring Developer from examples that follow:

1. Payment of Connection Fees: Connection fees are remitted at the time of building permit issuance, or in other circumstances, at the time of connection to the system as defined in city resolutions.
2. Master Plan Trunk Line (On-Site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer’s peak demand, whichever is larger. The Sponsoring Developer’s “reasonable duty” for trunk line construction is the length of trunk line needed per development acre, as defined herein.
3. Master Plan Trunk Line (Off-site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer’s peak demand, whichever is larger. The Sponsoring Developer’s “reasonable duty” for off-site trunk line construction is the trunk line needed per development acre less the length of trunk line on-site but not less than zero.

4. Looping Line (On-site): Construct the diameter specified in the City Standards, or the nominal diameter needed in reference to twice the Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty". If the City directs that a looping line be replaced with a trunk line, it will be treated as an on-site Master Plan Trunk Line for reimbursement purposes.
5. Non-Master Plan Line (Off-site): Construct the line with a diameter of 4 inches, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty". If the City directs that an off-site non-master plan main line be replaced with a trunk line, it will be treated as an off-site Master Plan Trunk Line for reimbursement purposes.
6. Distribution Line (On-site): Construct the line with a diameter of 3 inches, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty".
7. Stub Line (On-site): Construct the line with a diameter up to 8 inches as directed by the City, and which is Sponsoring Developer's "reasonable duty".

DEFINITIONS

1. Line Capacity: The water carrying capacity of a pipeline based on pressure drop of 0.0037 psi per foot of line length.
2. Nominal Diameter Needed: In terms relevant to this policy, the minimum standard pipe diameter (3", 4", 6", 8", 10" and 12") with sufficient transmission capacity to carry the Sponsoring Developer's designated peak demand.
3. Peak Demand: In terms relevant to this policy, the Peak Demand is assumed to be the Peak Hour Demand referred to in City Standards. The Peak Hour Demand per typical lot is 15 gpm for a 3-inch main but decreases to 7.5 gpm/typical lot for a 12-inch main. In no case may a main line diameter be less than 3 inches, regardless of computed demand. A typical residential lot is 10,000 SF of total area or less. A typical commercial lot is 7,000 SF of landscaped area or less.
4. Property: For purposes of determining whether over-sized lines are on-site, off-site or lie in the frontage and for computing the nominal diameter needed, "Property" of Sponsoring Developer shall include the present project, future phases of the project, and other properties in the vicinity of the over-sized line in which the Sponsoring Developer or his partners has a property interest. However, once the "trunk line needed" component of the "reasonable duty" has been satisfied for a parcel, it is not imposed again for subsequent cost recovery agreements.
5. Property in the Vicinity: Property adjacent or in the same quarter section as the over-sized pipe line, or in the case of over-sized pipe lines fronting section or quarter-section lines, property in the quarter sections on each side, is considered "in the vicinity". In

most instances the City will require that trunk lines are located along section and quarter-section lines as contemplated in the City Master Plan.

6. **Trunk Line Needed:** Based on characteristics of development in Kuna; relying on the ½ mile trunk line grid in the Master Plan; adding for undeveloped land, waste land and other unconnected properties; adding for parks, common areas and other public properties; and deducting for connection fees paid in equivalent feet; it requires an average of 33 lineal feet of trunk line to serve the gross acreage of Sponsoring Developer's project.
7. **Trunk Line Needed-Amended:** For projects also connecting to potable water and/or sewer, but which do not construct sufficient trunk line in the other facilities to satisfy the "trunk line needed" obligation in those other facilities, shall have the un-satisfied obligation in the other facilities, factored for relative cost, added to the "trunk line needed" obligation for the pressure irrigation system.

CONSTRUCTED PRESSURE IRRIGATION FACILITIES ELIGIBLE FOR REIMBURSEMENT

For pressure irrigation facilities to be considered eligible for any reimbursement from the City, the pressure irrigation facilities must meet at least one of the following conditions:

1. **Off-Site Lines:** A pressure irrigation main extension that lies off-site the Sponsoring Developer's property and is beyond the "reasonable duty" of Sponsoring Developer's project; or
2. **On-Site Lines:** A pressure irrigation main extension that lies within the Sponsoring Developer's property and is beyond the "reasonable duty" of Sponsoring Developer's project; or
3. **Off-Site Easements:** Off-site easements required for construction of the above described eligible off-site pressure irrigation facilities may also be eligible for reimbursement; or
4. **Off-Site Engineering:** Engineering services for off-site eligible pressure irrigation facilities up to a maximum of 7 percent (7%) of the construction cost of said pressure irrigation facilities; or
5. **Supply Facilities:** Any new irrigation supply facilities, as distinguished from transmission facilities, whether completely new facilities or facility upgrades. The facility's costs may include wells, pumps and controls, standby power, storage ponds, booster station, SCADA controls and any other irrigation supply facilities approved by the City. Irrigation supply facilities will be reimbursed from the Irrigation Supply portion of Connection Fees using similar distribution methodology described herein; or
6. **City Construction:** When the City constructs extensions or replacements of pressure irrigation lines of any diameter using City funds, the City constructed pressure irrigation

facilities will be eligible for reimbursement to the City as a Sponsoring Developer and in the manner noted herein.

REIMBURSEMENT CONDITIONS

To be eligible for reimbursement, the Sponsoring Developer must, unless otherwise approved by the City, do the following:

1. Sponsoring Developer's project must be annexed into the City; and
2. Design the pressure irrigation facilities in accordance with the City's pressure irrigation master plan; and
3. Receive at least three bids for the pressure irrigation system construction and select the lowest responsive bid, unless otherwise approved by the City; and
4. Receive preliminary plat, special use permit or building permit approval from or complete a municipal service agreement with the City for the development being served by the pressure irrigation facilities; and
5. Construct the pressure irrigation facilities in accordance with the City approved plans and specifications including all lines and diameters directed by the City; and
6. Lawfully dedicate the pressure irrigation system facilities and any necessary easements to the City.

AMOUNT OF REIMBURSEMENT

1. Off-Site Pressure Irrigation Facilities: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible off-site pressure irrigation extensions beyond the "reasonable duty" shall be based upon a proportional amount of the costs to design and construct the facility computed from the ratio of the capacity of the nominal diameter needed by the Sponsoring Developer's project to 75% of the capacity of the diameter provided.
2. On-Site Pressure Irrigation Facilities: The amount of Eligible Reimbursement available to the Sponsoring Developer for eligible on-site pressure irrigation pipelines beyond the size of the "reasonable duty", shall be based upon an amount computed as the difference between the cost to design and construct the pipe size of the "reasonable duty" and the cost to design and construct the pipe size provided.
3. Interest Adjustment: The Sponsoring Developer's Eligible Reimbursement amount, as determined by items 1 through 2 above, may be increased by the amount of interest that would be accrued using 4% interest on a linear declining balance over a 10 year period.

FINANCING PRESSURE IRRIGATION FACILITIES

The City will generate revenue for financing Pressure Irrigation main pipeline facilities reimbursement agreements by assessing each equivalent dwelling unit (EDU) a Pressure Irrigation Main Line Fee (PIMLF), also known as Trunk Line Connection Fee, at time of connection or upon issuance of a building permit. The amount of this PIMLF will be established by City Council resolution. The City will review the PIMLF amount each year and may make adjustments annually as deemed necessary to cover pressure irrigation main line reimbursement costs.

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1. A Reimbursement Agreement entered into between the City and the Sponsoring Developer is a requirement for receiving reimbursement and shall provide the Sponsoring Developers the opportunity to receive a maximum of ten (10) consecutive annual reimbursement payments. The Reimbursement Agreement shall be entered into within one hundred eighty (180) days after completion of the project.
2. City sponsored extensions and expansions are presumed to exclusively benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable and not subject to reductions in reimbursement by proportional usage or the "reasonable duty" defined herein. The City is subject, in its annual reimbursements, to the annual distribution percentages defined herein.
3. No reimbursement agreement shall reimburse Sponsoring Developers for construction costs that exceed the eligible reimbursement amount.
4. The City will retain 10% of the collected PIMLF for administration and developer support. This 10% fee will not reduce the Sponsoring Developers Eligible Reimbursement amount - only the amount of funds each year available for reimbursement to the Sponsoring Developer(s).
5. The Reimbursement Agreement will terminate when the sooner of either occurs: the Sponsoring Developer has been fully reimbursed the agreed upon reimbursement amount at or prior to the end of the term of the agreement, or the City has tendered the tenth (10th) annual payment whether or not the eligible reimbursement amount is paid in full. In no event shall the Reimbursement Agreement be extended beyond the initial term.
6. The City will collect the PIMLF from all entities that connect to and utilize the City's Pressure Irrigation facilities in conformance with adopted City policies. The portion of the PIMLF dedicated for reimbursement to Sponsoring Developers shall be reimbursed annually less the retained ten percent (10%) administration cost. Reimbursement payments, therefore, will be made on an annual basis but limited to the amount of the

PIMLF collected for pressure irrigation reimbursement and, in the proportions as defined below to each Sponsoring Developer.

7. The portion of the PIMLF dedicated for reimbursement that is collected annually from Pressure Irrigation connections will be reimbursed and distributed to Sponsoring Developers annually, based on the percent each Sponsoring Developer's initial Eligible Reimbursement amount is to the summed Total Eligible Reimbursement amount of all eligible Sponsoring Developers for that reimbursement year. The Sponsoring Developer's initial Total Eligible Reimbursement will not vary from year-to-year until retired but the Sponsoring Developer's percentage will vary as the combined initial Total Eligible Reimbursement amounts change from year-to-year.

Reimbursements will only be distributed for ten (10) annual payments after final acceptance of the Eligible Facility. Depending on the PIMLF collected within the ten-year Agreement period, and the number of claimants to those Fees, the Eligible Reimbursement amount may or may not be fully reimbursed. Also reimbursement to each Sponsoring Developer will not exceed his/her Total Eligible Reimbursement amount. Reimbursement Agreements or City sponsored projects completed on or before August 31st of one year will become eligible for the first payment of reimbursement funds on September 1st the following year.

8. If in any year a Sponsoring Developer's claim is satisfied with a partial payment, the dedicated portion of the PIMLF for that year shall be reduced by the partial payment and the remainder shall be distributed to the remaining Sponsoring Developers without further consideration of the satisfied claim.

Adopted by the City of Kuna this 21st day of January, 2014.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

EXHIBIT "C"

OVERSIZED PRESSURE IRRIGATION COST RECOVERY SUMMARY

TIMBERMIST PROJECT

Pressure Irrigation-Offsite Oversized		
Total Recoverable Project Cost	\$	26,085.63
Interest (4%)	\$	5,738.84
TOTAL COST	\$	31,824.47

EXHIBIT "C"
REASONABLE DUTY
TIMBERMIST PROJECT

Acreage in Timbermist Project	65.14 acres
PI Trunk Line Needed per Acre	33 LF
Water Trunk Line Needed per Acre	33 LF
Reasonable Duty	4299 LF
Water and PI Trunk Line Constructed	4655 LF
Net Length Reimbursible	356 LF



City of Kuna

Findings of Fact and Conclusions of Law

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

To: Kuna City Council

Case Number(s): 16-03-S (Subdivision) and 16-06-AN (Annexation):
Winfield Springs Subdivision

Location: North of Deer Flat Road, east of N. Kay Avenue and west of Meridian Road/Highway 69, Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Hearing Date: May 02, 2017
Findings: **May 16, 2017**

Applicant: Coleman Real Estate Holdings LLC
1116 S Vista Avenue, #471
Boise ID 83705
208-917-7216

**Engineer/
Representative:** **J-U-B Engineers, Scott Wonders**
250 S. Beechwood Ave., Ste. 201
Boise, ID 83709
208.323.9336
swonders@jub.com



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| D. General Project Facts | J. Conclusions of Law |
| E. Staff Analysis | K. Findings of Fact |
| F. Applicable Standards | L. Conditions of Approval |

A. Course of Proceedings

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

a. Notifications

- | | |
|---------------------------|---|
| i. Neighborhood Meeting | August 2, 2016 |
| ii. Agencies | September 22, 2016 (Original Concept)
February 27, 2017 (Final Design) |
| iii. 300' Property Owners | April 14, 2017 |
| iv. Kuna, Melba Newspaper | April 12 and April 19, 2017 |

v. Site Posted

April 21, 2017

B. Applicant Request:

1. Coleman Real Estate Holdings, LLC represented by J-U-B Engineers, requests approval to annex approximately 111.18 acres into Kuna City limits with an R-6 residential zoning designation and subdivide the property into 342 single family residential lots, and 33 common lots, for the Winfield Springs Subdivision. The applicant has received Design Review approval for common area landscaping. The site is located approximately 900 feet northwest of the intersection of Deer Flat and Meridian Roads, Kuna, Idaho.

2. Site Location Map:



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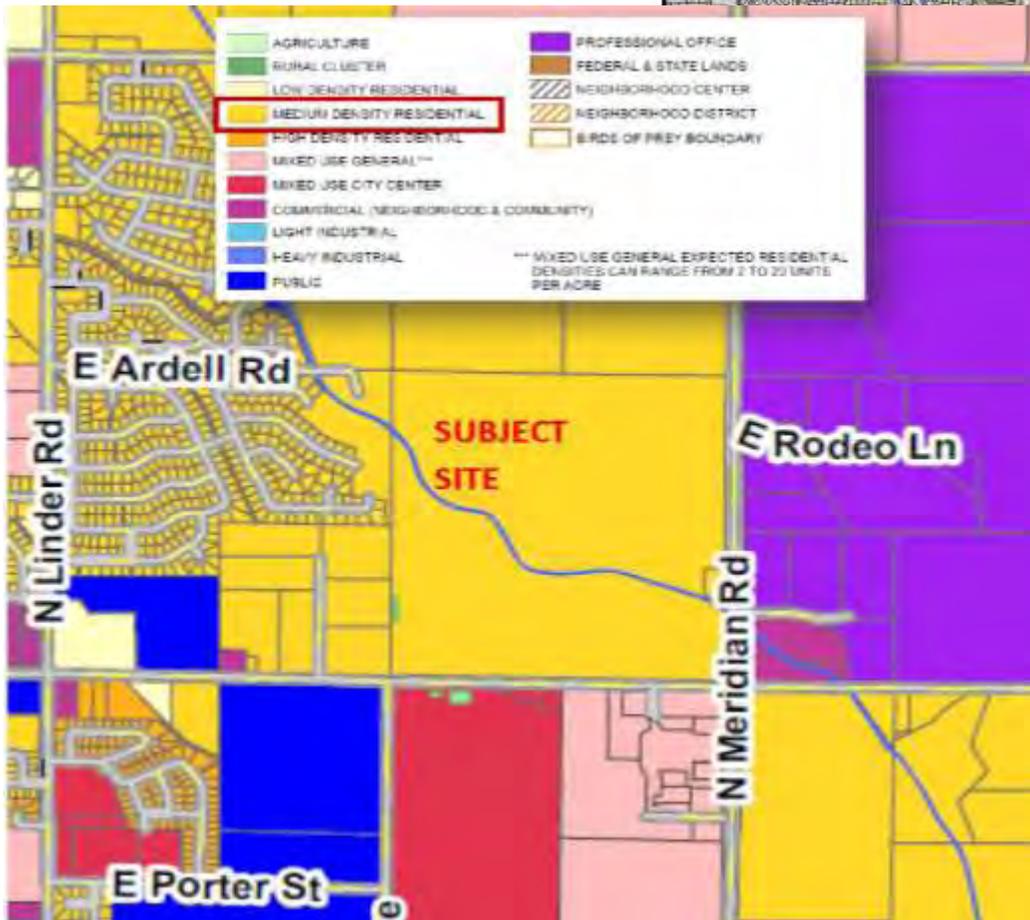
- C. History:** Approximately 111.18 acres was split from the original parcel of approximately 152.17 acres in Ada County (October 20, 2016), and is contiguous to Kuna City limits on the north and west portions of the parcel. The remaining lands (approximately 41.66 acres) from the lot split which front Highway 69/Meridian Road are not part of this annexation request. This property has historically been used for agricultural purposes.

D. General Projects Facts:

1. **Comprehensive Plan Designation:** The City of Kuna's Future Land Use Map identifies the 111.18-acre subject parcel as Medium Density Residential. Staff views this land use request to be consistent with the approved Future Land Use Map.

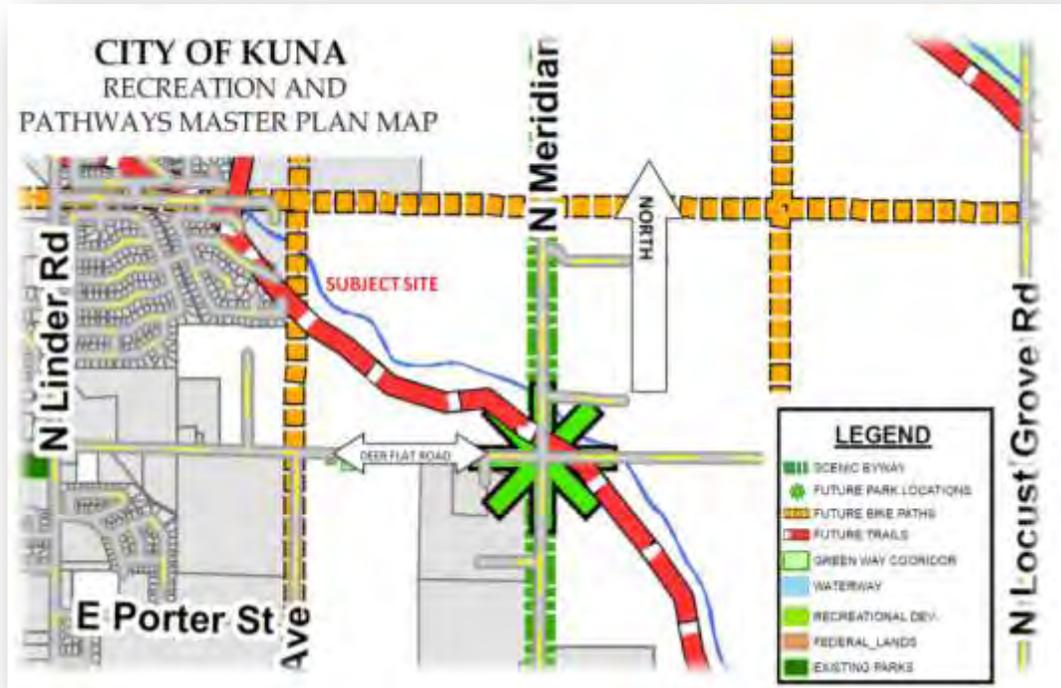
2. **Kuna Comprehensive Plan Future Land Use Map:**

The Kuna Comprehensive Plan Future Land Use Map shown below in conjunction with the map legend indicates that the subject site is designated as Medium Density Residential. The applicant's request is consistent with the Future Land Use Map designation.



3. **Kuna Recreation and Pathways Master Plan Map:**

The Kuna Recreation and Master Pathways Plan map identifies a trail adjacent to the Kuna Canal waterway as it flows through the subject site. The applicants submitted, proposed landscape plan accommodates this trail designation along the Kuna Canal.



4. **Surrounding Existing Land Uses and Zoning Designations:**

North	R-6/ RR	Medium Density Residential – City of Kuna/ Rural Residential – Ada County
South	RR/ C-1	Rural Urban Transitional – Ada County/ Neighborhood Business District (commercial) – City of Kuna
East	RUT	Rural Urban Transitional – Ada County
West	RUT/ R-6	Rural Urban Transitional – Ada County/ Medium Density Residential – City of Kuna

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

- Approximately 111.18 acres
- RUT (Rural Urban Transitional) – Ada County
- Parcel # S1313449115 (Original Parcel)

6. **Services:**

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

7. **Existing Structures, Vegetation and Natural Features:** Currently there are no structures on the subject site. This site slopes slightly from the southwest to the north, but is otherwise generally flat. The Kuna Canal Lateral flows through the center of the subject parcel. On-site vegetation consists of agricultural crops which have historically been harvested annually.
8. **Transportation / Connectivity:** The applicant proposes to construct North Kay Avenue as a half street section from East Deer Flat Road to East Ardell Road; and extend East Ardell Road as a half street section from North Kay Avenue eastward to the project's eastern boundary, and extend the pavement to Highway 69 as a new roadway. The applicant will permit an access to Highway 69 at the alignment of East Ardell Road with Idaho Transportation Department (ITD). ITD and Ada County Highway District (ACHD) have approved the applicant's revised Traffic Impact Study (TIS).

ITD will require the applicant to install southbound right turn lanes on State Highway 69/Meridian Road. at both West Ardell and Deer Flat Roads. ITD recommends timing the installation of said southbound right turn lanes be coordinated with ACHD, as trips in the Highway 69 corridor increase with development.

- ACHD recommends a 36-foot wide street section for the extension of Kay Avenue and Ardell Roads, (which are classified as 'collectors') with vertical curb, gutter, 12-feet of additional pavement and a 3-foot wide gravel shoulder.
This recommendation aligns with Kuna City Code Title 6, Chapter 3, Section 6, which states that the minimum roadway width within City limits shall be thirty-six (36) feet wide, back of curb to back of curb, in all zoning districts.
- Applicant proposes a borrow ditch on the unimproved sides of Kay Avenue and Ardell Roads and either 7-foot wide attached concrete sidewalks, or 8-foot wide parkway strips with detached minimum 5-foot wide concrete sidewalk abutting the project site.
Kuna City Code Title 5, Chapter 17, Section 5 states that development along a Towncenter Collector or mid-mile section road shall install an eight-foot wide detached sidewalk along the accompanying property frontage within the public right-of-way and separated from the public vertical curb (or its alignment) by a four- to eight-foot wide irrigated and landscaped planter strip.

Internal streets are proposed as a 51-foot street width (back-of-curb to back-of-curb) with 8-foot wide parkway strips and detached 5-foot wide concrete sidewalks; except for North Windmill Avenue (primary subdivision entrance) off Deer Flat Road, which will utilize a 66-foot street width and include centerline landscape islands.

The applicant proposes seven access points to the site:

- Two (2) access streets on the west side of the project along North Kay Avenue extension (proposed *East Thorndale Street* and *East Wabash Street*);
- Two (2) access streets on the north side of the project (proposed *North Whig Avenue* and *North Woodfield Avenue*) along East Ardell Street extension;
- One (1) access on the south side of the project, from East Deer Flat Road (*proposed North Windmill Way*) to align with the future roadway constructed behind the Ridley's development.
- Two (2) stub streets on the east side of the project (proposed *East Wabash Street* and *East Fort Erie Street*), which are intended to be future points of access to the remaining lands that are not a part of these requests.

There are multiple pedestrian and bicycle pathway connections throughout the development to support alternative transportation choices for residents, and create a more walkable and pedestrian friendly neighborhood environment.

9. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site (see Exhibit B.7).

10. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:

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

E. Staff Analysis:

Coleman Real Estate Holdings, LLC represented by J-U-B Engineers requests approval to annex approximately 111.18 acres with a current county zoning designation of Rural-Urban Transition (RUT) into Kuna City limits with an R-6 (Medium Density Residential) zoning designation; and subdivide the subject property to create a 343-single family residential building lot subdivision (Winfield Springs). The applicant also proposes to develop 33 additional lots into common lots for the use by residents. The common lots will comprise 12.6% of the site, or approximately 14 acres, respectively. The common lots will be developed as open space (lawn), a playground, a community clubhouse and a swimming pool facility. Applicant also proposes a multi-use pathway that runs through the project adjacent the Kuna Canal which is consistent with Kuna's Recreation and Pathways Map. A Homeowners Association (HOA) will be established for the care and maintenance for all common lots.

Applicant is proposing seven (7) phases of development which will be driven by the consumer market. A Design Review application for the common area landscaping and buffers has been approved for the applicant's annexation and preliminary subdivision plat request.

Public services will be extended by the developer to the property from existing facilities to the north and south of the project. The project anticipates a new potable water supply and distribution well site to serve this development.

Staff has determined these applications comply with Kuna City Code, Title 5, Idaho Statute §50-222, and Kuna's Comprehensive Plan; and forwards a recommendation of approval for Case No.'s 16-03-S and 16-06-AN, to the City Council with the proposed conditions of approval.

F. Applicable Standards:

1. Kuna City Code Chapter 6 – Chapter 1-6; Subdivision Regulations,
2. Kuna City Code Title 5 – Chapter 1-17; Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

G. Procedural Background:

The Planning and Zoning Commission held a Public Hearing on April 11, 2017, to consider Cases No.'s 16-03-S, 16-06-AN and 16-13-DR, including the submitted application documents, agency comments, staff's report, exhibits and public testimony presented at the hearing. The Commission recommended approval for Case No.'s 16-03-S and 16-06-AN to the City Council, and subsequently made findings on April 25, 2017 with the conditions as stated in Section 'L' of this report.

H. Factual Summary:

This site is located near the northwest corner (NWC) of the intersection of West Deer Flat and North Meridian Roads. Applicant proposes to annex approximately 111.18 acres into the City of Kuna as an R-6 (medium density residential) zoning designation. Applicant has submitted a preliminary plat to subdivide the parcel into 347 total lots (342 buildable; 33 common).

I. Comprehensive Plan Analysis:

The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist in their decision making for the City. The following Comprehensive Plan components are applicable:

Goals, Policies and Objectives from the Kuna Comprehensive Plan:**Private Property Rights Goals and Objectives - Section 2 - Summary:**

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

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

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

Land Use Goals and Objectives - Section 6 - Summary:

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

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; open spaces and utilization of the Kuna Canal corridor for the future pathway, varied housing densities and types and promotes desirable, cohesive community character and a quality neighborhood.

Natural Resources Goals and Objectives - Section 7 - Summary:

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

Comment: The proposed application provides pathways through the development as well as a trail along the Kuna Canal for recreation and alternate transportation modes.

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

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

Comment: Kuna has adequate capacity to provide public services for this development and the authority to annex the requested lands into the City. This application will expand the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion.

Transportation Goals and Objectives - Section 9 - Summary:

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

Comment: Applicant provided a Traffic Impact Study. ACHD and ITD have provided comments and a staff report based on the applicants submitted documents; and the City engineer has provided a staff report. The project meets with the transportation goals of the City by extending public rights-of-way on North Kay Avenue and East Ardell Roads to create additional transportation connections.

Recreation Goals and Objectives - Section 10 - Summary:

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

Comment: Applicant's proposed subdivision incorporates trails along the Kuna Canal, open spaces, a playground, a pool facility for residents among other gathering places for the community (clubhouse), meeting the goals of the City.

Housing Goals and Objectives - Section 12 - Summary:

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

Comment: Applicant has proposed 342 single family lots which will contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development adds trails and open space throughout the subdivision, creating a pleasant and walkable neighborhood environment.

Community Design Goals and Objectives - Section 13 - Summary:

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

Comment: The application incorporates sound community design and landscape features to buffer incompatible uses to create a sense of place for the community to foster neighborhood interactions and activities.

J. Conclusions of Law:

Based on the evidence contained in Case No's 16-03-S and 16-06-AN, the Kuna City Council finds Case No's 16-03-S and 16-06-AN complies with Kuna City Code and the Kuna Comprehensive Plan.

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

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

6. The site is physically suitable for a subdivision.

Comment: *The 111.18 acre subdivision is large enough to include a mix of lot sizes, a community clubhouse and pool facility, a playground, open spaces, pathways and a trail along the Kuna Canal.*

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

Comment: *The land to be annexed is currently used as farmland and is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according to City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the development.*

8. The annexation and subdivision applications are not likely to cause adverse public health problems.

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

9. 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 available to the site and existing adjacent uses.

Comment: *The annexation of lands and design of the subdivision considers the location of the property adjacent to the Kuna Canal, arterial and collector roadways (North Kay Avenue, East Deer Flat and East Ardell Roads) and the state highway system (Highway 69/Meridian Road). The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are public, commercial and agriculture as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

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

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the proposed streets and utility services are suitable and adequate for the residential subdivision project. A traffic impact study (TIS) prepared by Thompson Engineers was submitted with the application documents and has been accepted by the ACHD and ITD. ACHD confirms that the proposed streets within and adjacent to the subdivision are adequate for the proposed development. With the addition of a southbound right-hand turn lane off Highway 69/Meridian Road onto Deer Flat Road and West Ardell Road, as recommended by Idaho Transportation Department (ITD), the roadways in proximity to the project are adequate to accommodate the traffic that will be generated by the development.*

K. Council Findings:

1. This request appears to be generally consistent and in compliance with Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation and subdivision applications are not likely to cause adverse public health problems.
6. The applications appear to avoid detriment to the present and potential surrounding uses; the health, safety, and general welfare of the public, taking into account the physical features of the site, public facilities and existing adjacent uses.

7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. Kuna City Council accepts the facts as outlined in the staff report, public testimony and the supporting evidence list as presented.
9. The Kuna City Council has the authority to approve, conditionally approve, or deny this annexation and subdivision applications.
10. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and Kuna City Ordinances.

L. Council Decision:

Note: 16-03-S (Subdivision) and 16-06-AN (Annexation): The proposed motion is to approve these requests. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.

Based on the facts outlined in staff's report and public testimony during the public hearing, the City Council of Kuna, Idaho, hereby grants *approval* of Case No's 16-03-S and 16-06-AN; an annexation and preliminary plat for the Winfield Springs residential subdivision with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise Project and Board of Control* shall approve any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
2. A stub street (with utility stubs) shall be extended from the project south of the Kuna Canal to the property east of the project. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.
 - 2.1- Dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
3. Installation of utility service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for Planning and Zoning approval in concert with the prepared construction drawings for the project.
6. Parking within the site shall comply with KCC 5-9-3. A separate Design Review application is required for the community clubhouse and parking lot.

7. Fencing within and around the site shall comply with KCC standards.
8. A sign permit shall be obtained prior to any subdivision entrance sign construction and shall comply with KCC 5-10-4. Monument signs will require a separate design review.
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
10. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
11. Should the City Engineer conclude there is a need for a potable water supply well in the area (based upon the forthcoming results of a comprehensive water master plan study), the developer will be required to provide land for the well site, three (3) phase power to the well site and a drain line for blow-off water.
12. The City Engineer concludes there is a need for a Pressure Irrigation pump station and a 600,000-gallon reservoir along the Kuna Canal. The City will construct the pump station and reservoir, if the developer extends a 12-inch Pressure Irrigation main from an existing 12-inch Pressure Irrigation main, located .05 miles south of the southwest boundary of the property in the Kay Street/Boise Avenue right-of-way; and the developer provide sufficient land for the pump station, three (3) phase power to the pump station site, and a drain line for water over-flow. The developer may be eligible for reimbursement for oversized facilities consistent with City policy.
13. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and Council, or seek amending them through public hearing processes.
14. The applicant's proposed preliminary plat (dated 02/02/17) and landscape plan (dated 09/16/2017) shall be considered binding site plans, or as modified and approved through the public hearing process.
15. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
16. Compliance with all local, state and federal laws is required.

DATED: this 16nd day of May 2017.

Joe Stear
Kuna City Mayor

Attest:

Chris Engels
Kuna City Clerk



City of Kuna

Staff Memo

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

To: Kuna City Council

Case Number(s): 16-07-AN (Annexation)

Location: 3815 W. Columbia Rd
Meridian, ID 83642

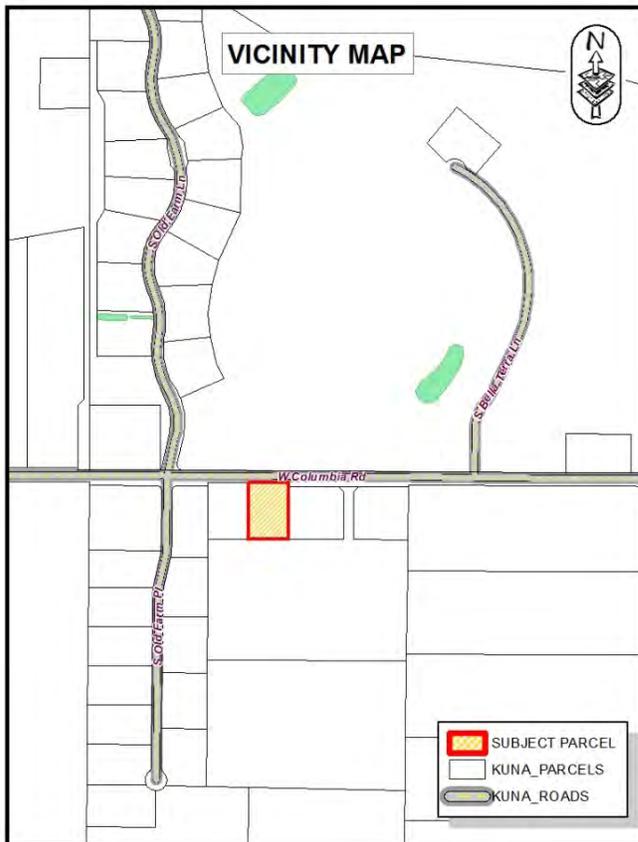
Planner: Trevor Kesner, Planner II

Hearing Date: May 16, 2017

Owner: Robert Law
3815 W. Columbia Road
Meridian, ID 83642

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- K. Proposed Decision by the Council



A. Course of Proceedings

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

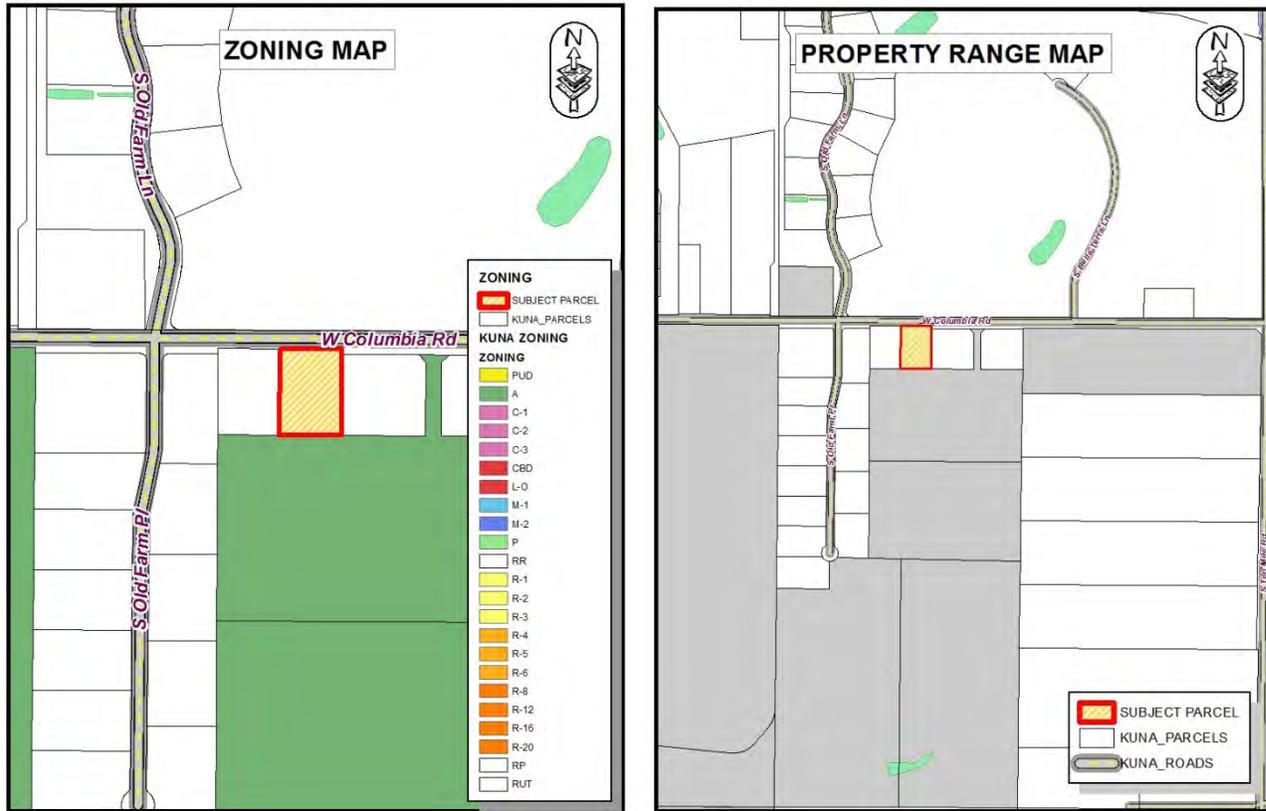
a. Notifications

- | | |
|---------------------------|------------------|
| i. Neighborhood Meeting | October, 20 2016 |
| ii. Agencies Notified | January 6, 2017 |
| iii. 300' Property Owners | April 28, 2017 |
| iv. Kuna, Melba Newspaper | April 26, 2017 |
| v. Site Posted | May 1, 2017 |

B. Applicant Request:

1. The applicant requests approval to annex an approximately 0.91 +/- acre parcel located at 3815 W. Columbia Road into the City of Kuna with an R-2 residential zoning designation.

C. Zoning and Property Range Maps:



D. History: The parcel is contiguous to City limits along the southern boundary, and is currently zoned RR (Rural-Residential) in Ada County. The owner’s residence and one accessory shop used for automotive/farm equipment repairs for approximately 34 years, is situated on the subject site.

E. General Projects Facts:

Comprehensive Plan Designation: The Future Land Use Map identifies this site as ‘Medium Density Residential’. Staff views this annexation request to be consistent with the approved Future Land Use Map.

1. Surrounding Land Uses:

North	RR	Rural Residential – Ada County
South	A	Agriculture – City of Kuna
East	RR	Rural Residential – Ada County
West	RR	Rural Residential – Ada County

2. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approx. 0.91 +/- total acres
- RR, Rural Residential (Ada County)
- Parcel # - S1310120600

3. **Services:**

- Sanitary Sewer – Private Septic
- Potable Water – Private Domestic Well (future City of Kuna)
- Irrigation District –Boise-Kuna Irrigation District
- Future Pressurized Irrigation – City of Kuna (KMID)
- Fire Protection – Kuna Fire District
- Police Protection –Ada County Sheriff
- Sanitation Services – Republic Sanitation Services (See exhibit C-1)

4. **Existing Structures, Vegetation and Natural Features:** The subject site is currently used as the owner’s residence and home business. There are three structures on the site, the residence, a 24’ X 30’ barn and a 24’ X 36’ accessory shop which is used as an automobile repair shop. All structures have been on the property for many years. The site is surrounded by mature landscaping and farm lands.

5. **Transportation / Connectivity:** The parcel does not have curb, gutter or sidewalks. The site is directly accessed from Columbia Road.

6. **Environmental Issues:** The subject site lies within the designated ‘Nitrate Priority Area’ (NPA) for groundwater monitoring. Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts. The site’s topography is generally flat with a potential 0-3% slope in areas.

7. **Agency Responses:** The following agencies returned comments which are included as exhibits with this case file:

- Exhibit B-1: Central District Health Department (CDHD);
- Exhibit B-2: Boise Project Board of Control;
- Exhibit B-3: Idaho Transportation Department (ITD);
- Exhibit B-4: Ada County Highway District (ACHD);
- Exhibit C-1: J&M Sanitation Services (Chad Gordon)

F. Staff Analysis:

The applicant requests to annex the 0.91 +/- acre parcel into Kuna City limits with an R-2 (Low Density) zoning designation. The applicant will continue to utilize the existing septic system and private domestic well until such time as City services are within 300’ feet of the subject site; at which time the property owner will be required to abandon the septic system and connect to city sewer services. If the existing septic system fails and City services are not within 300’ of the property, the applicant may repair the septic system.

Staff has determined this annexation application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and forwards a recommendation of approval for Case # 16-07-AN, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna, Title 5 Zoning Ordinance: Annexations.
2. City of Kuna Comprehensive Plan and Future Land Use Map.
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

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

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

GOALS AND POLICY – *Property Rights*

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

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

GOALS AND POLICY – *Land Use*

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

I. Proposed Findings of Fact:

1. This request appears to be in compliance with all ordinances and laws of the City, whereas the property owner currently operates an automobile repair shop in the accessory structure on site as a ‘non-conforming’ use within a residential zone.
2. The site is physically suitable for annexation.
3. The annexation is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
4. The annexation is not likely to cause adverse public health problems.
5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
6. The existing street and utility services in proximity to the site appear to be adequate for the current use; however, any future site improvements as determined by the City Engineer and the Planning and Zoning Director, shall comply with the provisions set forth in Kuna City Code (KCC).
7. The Council accepts the facts as outlined in the staff report, any public testimony and the supporting evidence as presented.
8. Based on the evidence contained in Case No. 16-07-AN, this proposal complies with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
9. The City Council has the authority to approve, conditionally approve or deny the annexation application.

J. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No 16-07-AN, the Kuna City Council finds Case No. 16-07-AN complies with Kuna City Code.
2. Based on the evidence contained in Case No 16-07-AN, the Kuna City Council finds Case No. 16-07-AN is consistent with Kuna’s Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho State Code and Kuna City Ordinances.

K. Proposed Decision by the Council:

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

Based on the facts outlined in staff’s report and any public testimony at the public hearing, the City Council of Kuna, Idaho, hereby approve/conditionally approve/deny Case No. 16-07-AN; a request for annexation from Robert Law, with the following conditions of approval:

1. The subject parcel has its own private water and sewer systems and currently does not require City services. City sewer services are considered “unavailable” to the property. If the site system fails or the use of the property is changed or expanded beyond its current use or that proposed in this application or facilities are extended within 300’ of the property, the City recommends ultimate connection to City facilities. Upon connection to City facilities, applicant shall to abide by any relevant water or sewer reimbursement policies and agreements and is subject to any relevant connection fees.
2. All future development submittals are required to include the lighting, landscaping, drainage and development plans as required by Planning and Zoning. All site improvements are prohibited prior to approval of the following agencies. The applicant/owner shall obtain written approval on letterhead or may be written/stamped on the approved construction plans from the agencies noted:
 - a. Central District Health Department (CDHD).
 - b. The Kuna Fire District shall approve all site development and building plans.
 - c. The Boise-Kuna Irrigation District shall approval any modifications to the existing irrigation system.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. Any site improvements shall require the property owner to comply with the provisions set forth in Title 5 of Kuna City Code (KCC).
5. At the time of any future development, submit a petition to the City (as necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).
6. Applicant shall obtain a business license with the Kuna City Clerk in order to continue operating the ‘non-conforming’ automobile repair shop on site.
7. All city staff and any other agency recommended requirements shall be complied with.
8. All federal, state and local laws and ordinances shall be complied with.



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

Annexation Checklist

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

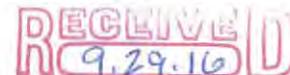
Project name: annexation	Applicant: Robert Law
------------------------------------	---------------------------------

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 annexation and the availability of public services. If reason for annexation 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 annexation property, Street names and names of surrounding subdivisions.	
	Legal description of the annexation area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	
	Recorded warranty deed for the property.	
	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (All parties involved)	
N/A	Development Agreement & Development Agreement Checklist	
	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.

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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 Fax: 208.922.5989
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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

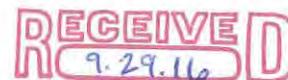
For Office Use Only	
File Number (s)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Robert Law</u>	Phone Number: <u>888-7076</u>
Address: <u>3815 W. Columbia</u>	E-Mail: <u>rokalaw@msn.com</u>
City, State, Zip: <u>Meridian, Idaho 83642</u>	Fax #: _____
Applicant (Developer): _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>3815 W. Columbia Meridian Idaho 83642</u>
Site Location (Cross Streets): <u>Between BlakKat and 10 mile roads</u>
Parcel Number (s): <u>51310120600</u>
Section, Township, Range: <u>10 2N 1W</u>
Property size : <u>.91</u>
Current land use: <u>RR</u> Proposed land use: _____
Current zoning district: <u>Ada County</u> Proposed zoning district: <u>A</u>



Project Description

Project / subdivision name: ROBERT LAW ANNEXATION

General description of proposed project / request: _____

Type of use proposed (check all that apply):

Residential my home

Commercial I repair vehicles

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: _____ 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: Robert Law Date: 30 Sep 2016





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Planning & Zoning
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Annexation Checklist

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

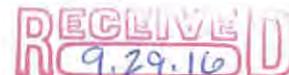
Project name: <i>annexation</i>	Applicant: <i>Robert Law</i>
---	--

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

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

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

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
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Contact/Applicant Information

Owners of Record: <u>Robert Law</u>	Phone Number: <u>888-7076</u>
Address: <u>3815 W. Columbia rd</u>	E-Mail: <u>rob.law@msn.com</u>
City, State, Zip: <u>Meridian ID 83642</u>	Fax #: _____
Applicant (Developer): _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>3815 W. Columbia rd</u>	
Site Location (Cross Streets): <u>Between Blackcat & Ten Mile rds</u>	
Parcel Number (s): <u>513101201000</u>	
Section, Township, Range: <u>10 2N 1W</u>	
Property size: <u>.91 Acres</u>	
Current land use: <u>RR</u>	Proposed land use: <u>C1</u>
Current zoning district: _____	Proposed zoning district: _____



Project Description

Project / subdivision name: Robert Law annexation
 General description of proposed project / request: annex property to continue operating his Automotive repair business
 Type of use proposed (check all that apply):
 Residential residence
 Commercial vehicle repair
 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: Residence & shop
 Any existing buildings to remain? Yes No
 Number of residential units: 1 Number of building lots: _____
 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): _____
 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: _____ 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: _____

Project Description

Project / subdivision name: ROBERT LAW ANNEXATION -
 General description of proposed project / request: _____
 Type of use proposed (check all that apply):
 Residential my home
 Commercial I repair vehicles,
 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: _____ 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: Robert Law Date: 30 Sep 2016





AERIAL MAP

S Old Farm Ln

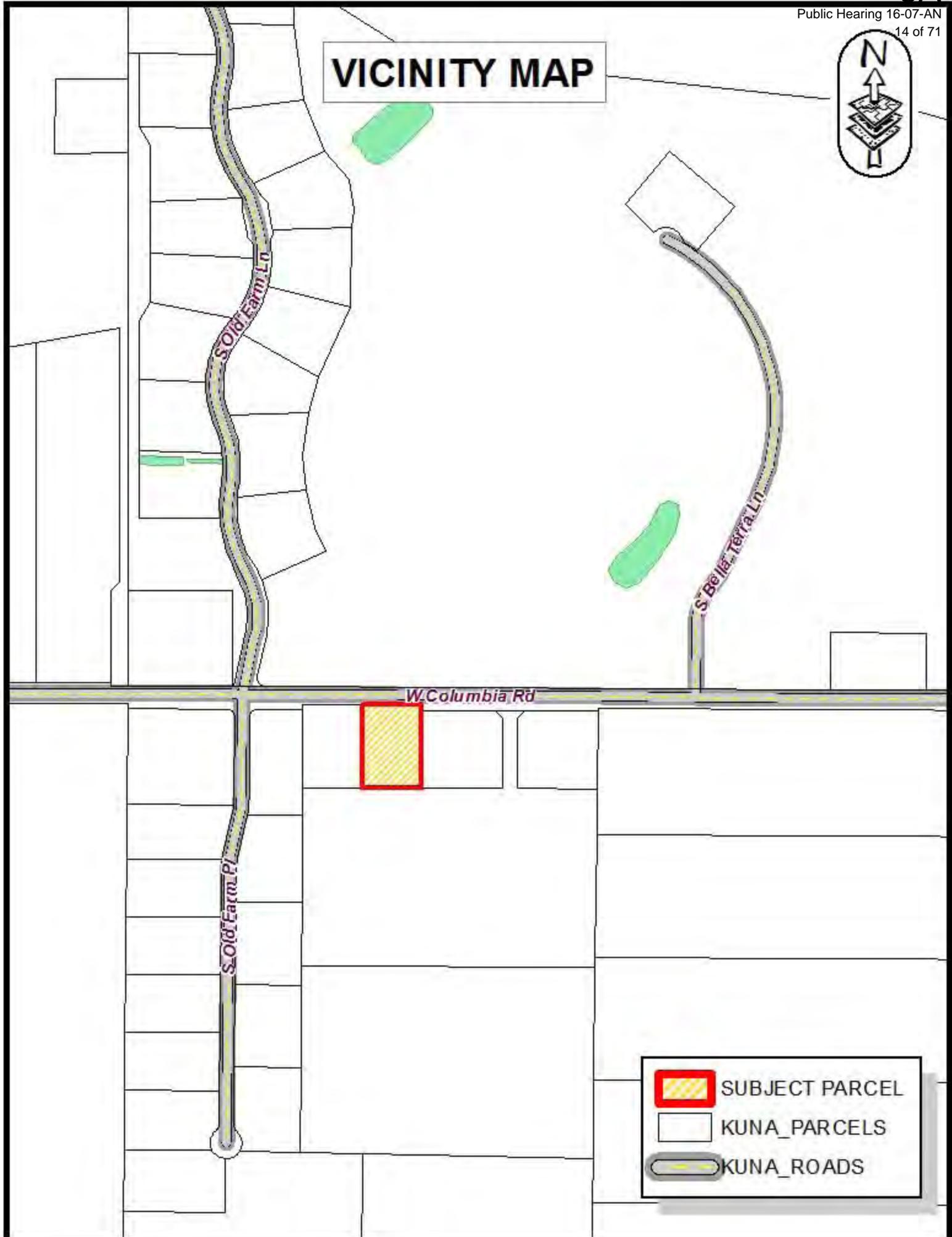
W Columbia Rd

S Old Farm Pl



	SUBJECT PARCEL
	KUNA_PARCELS
	KUNA_ROADS

VICINITY MAP



	SUBJECT PARCEL
	KUNA_PARCELS
	KUNA_ROADS

10

QUIT CLAIM DEED

FOR VALUE RECEIVED

1856000668

C. Russell Durrant and Marie B. Durrant,

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto

Robert Powell Law and Katherine Lee Law, Husband and Wife

GRANTEE(S), whose current address is: 3815 W Columbia Rd., Meridian, Id. 83642
the following described real property in Ada County, State of Idaho,
more particularly described as follows, to wit:

Commencing at the NW corner of the East 1/4 of Section 10, T2N, R1W, B.M.,
thence Easterly along Section line a distance of 661.8 ft. to the Real
Point of Beginning; thence Southerly 260 ft. to a point, thence Easterly
168 ft. to a point, thence Northerly 260 ft. to a point, thence Westerly
168 ft. to the Real Point of Beginning.

EXCEPT Ditch and road right-of-ways.

95023366
BOISE TITLE & ESCROW

RECORDED
J. DAVID NAVARRO
BOISE ID

3-27-1995

'95 APR 7 PM 3 49

Dated:

FEE 300
RECORDED BY REQUEST

C. Russell Durrant
C. Russell Durrant

Marie B. Durrant
Marie B. Durrant

STATE OF Utah, County of Davis, ss.

On this 27th day of March
in the year of 1995, before me, the undersigned, a Notary
Public in and for said State, personally appeared
C. Russell Durrant
Marie B. Durrant

known or identified to me to be the person(s) whose name
etc. subscribed to the within instrument, and
acknowledged to me that they executed the same.

Signature: Shirley Baird

Name: Shirley Baird
(Type or print)

Residing at: Kaysville, Utah
My commission expires: July 8, 1996



Jim and Pat Clayton
3865 West Columbia Rd.
Meridian, Idaho 83642

To whom it may concern,
As direct neighbors of Robert and Kathy Law, we have no reservations about them pursuing the annexation of their property to Kuna. I was assured that there would be no impact on us or our property through this action of theirs.

Jim and Pat Clayton Oct.17, 2016
James B. Clayton
Patricia J. Clayton

Neighborhood Meeting.
October 20, 2016
7:00 PM

The invitations were sent out one week prior and the meeting was held as planned. One person, Joe Guido, attended. Joe was very supportive of our proposal and thought it was ridiculous that Ada County had taken action against us. He mentioned that many of the people that he knows also know us and they all consider us to be an asset to this community.

In addition our neighbor to the west, Jim Clayton, who was unable to attend the meeting, did give us a note of his thoughts on the subject. He wrote:

To whom it may concern.

As direct neighbors of Robert and Kathy Law, we have no reservations about them pursuing the annexation of their property to Kuna. I was assured that there would be no impact on us or our property through this action of theirs.

A copy of this note is included.



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: ANNEXATION

Date and time of neighborhood meeting: _____

Location of neighborhood meeting: _____

SITE INFORMATION: Parcel 0600

Location: Quarter: NW4/NE4 Section: 10 Township: 2N Range: 1W Total Acres: 2.91

Subdivision Name: _____

Lot: _____ Block: _____

Site Address: 3815 W. Columbia
Meridian, Idaho 83642

Tax Parcel Number(s): 51310120600

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

CURRENT PROPERTY OWNER:

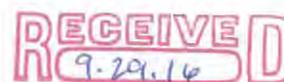
Name: Robert Law

Address: 3815 W. Columbia City: Meridian State: Idaho Zip: 83642

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

Name: Robert Law Business (if applicable): _____

Address: 3815 W. Columbia City: Meridian State: Idaho Zip: 83642



PROPOSED USE:

Application Type

- Annexation
- Re-zone
- Subdivision (Sketch Plat and/or Prelim. Plat)
- Special Use
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

Brief Description

I propose to annex my home into Kuna.
 I plan to continue repairing vehicles at
 my home as I have done for 34
 years.

APPLICANT:

Name: Robert Law
 Address: 3815 W. Columbia
 City: Meridian State: Idaho Zip: 83642
 Telephone: 888-7076 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.



Robert Law

Signature: (Applicant)

Date 30 Sep 2016

SIGN IN SHEET

PROJECT NAME: Robert Law Annexation

Date: _____

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	_____	_____	_____	_____
2	_____	_____	_____	_____
3	_____	_____	_____	_____
4	_____	_____	_____	_____
5	_____	_____	_____	_____
6	_____	_____	_____	_____
7	_____	_____	_____	_____
8	_____	_____	_____	_____
9	_____	_____	_____	_____
10	_____	_____	_____	_____
11	_____	_____	_____	_____
12	_____	_____	_____	_____
13	_____	_____	_____	_____
14	_____	_____	_____	_____
15	_____	_____	_____	_____
16	_____	_____	_____	_____
17	_____	_____	_____	_____
18	_____	_____	_____	_____
19	_____	_____	_____	_____
20	_____	_____	_____	_____
21	_____	_____	_____	_____
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23	_____	_____	_____	_____
24	_____	_____	_____	_____
25	_____	_____	_____	_____
26	_____	_____	_____	_____
27	_____	_____	_____	_____
28	_____	_____	_____	_____
29	_____	_____	_____	_____
30	_____	_____	_____	_____

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
DURRANT C RUSSELL & MARIE B LIVING TRUST	DURRANT C RUSSELL TRUSTEE	8397 S OLD FARM PL	MERIDIAN, ID 83642-0000
PROCTOR DOWIE T	PROCTOR CHELBY D	3729 W COLUMBIARD	MERIDIAN, ID 83642-0000
VAN WEY KELLY	VAN WEY JUSTIN J	8054 S OLD FARM PL	MERIDIAN, ID 83642-0000
IRONHORSE SUBDIMSION OA INC		7795 S OLD FARM LN	MERIDIAN, ID 83642-0000
WHITE VERAP S		8142 S OLD FARM PL	MERIDIAN, ID 83642-0000
LAW ROBERT POWELL	LAW KATHERINE LEE	3815 W COLUMBIARD	MERIDIAN, ID 83642-7113
CLAYTON JAMES B	CLAYTON PATRICIA J	3865 W COLUMBIARD	MERIDIAN, ID 83642-7113
JOYCE DON P &	JOYCE CAROL J	3723 W COLUMBIARD	MERIDIAN, ID 83642-7113
COTTONWOOD CROSSING FARMS LLC		7744 S BELLATERRALN	MERIDIAN, ID 83642-0000

You are invited to attend a brief neighborhood meeting to be held at the home of Robert and Katherine Law regarding our intention of being annexed into Kuna. The purpose of the meeting will be to discuss the continuance of our home based business. The meeting will be held at 3815 West Columbia rd. on Thursday, October 20 at 7:00 PM.

Robert and Katherine Law.

You are invited to attend a brief neighborhood meeting to be held at the home of Robert and Katherine Law regarding our intention of being annexed into Kuna. The purpose of the meeting will be to discuss the continuance of our home based business. The meeting will be held at 3815 West Columbia rd. on Thursday, October 20 at 7:00 PM.

Robert and Katherine Law.



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

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

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

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

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

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

A *Robert Saw*
Applicant/agent signature

30 sep 2016
Date

February 14, 2017

RECEIVED
3-7-17

To whom it may concern,

Robert Law has lived and done mechanic work in his shop on Columbia Road for at least thirty five years. His business of repairing motor vehicles has been a blessing to us and most of the neighbors. No matter what the problem he has been able to help us, sometimes manufacturing a part for an older tractor or car. His work is always done with exactness and if there was an emergency, he would work it in or stay up late to get it done. So many times he was the only one close enough to help with something that was not running and had to be towed over to his business.

This area has changed a lot over the years but his business is still very much needed here.

Please give him the right to keep his business open and stay in our area. Robert is the kind of person whose talents and abilities will be missed very much if he is forced to leave and take his business somewhere else.

Sincerely,

Ann Durrant

Ann Durrant
7700 South Ten Mile Road
Meridian, Idaho 83642

Untitled

Jim Lowe <jim@farmsteadfestival.com>

Wed 1/18/2017 12:41 PM

Inbox

To: rokalaw@msn.com <rokalaw@msn.com>;

Ada County Planning and Zoning:

I am writing to ask for your consideration and leniency with regard to Robert Law's mechanic enterprise located at 3815 W Columbia Road in Meridian. As I understand, Mr. Law's activities are under scrutiny as a commercial operation on property zoned as rural residential. While I recognize the need to guide land uses through the zoning process, I believe it would be most appropriate to allow Robert to continue operating his shop for the following reasons:

Robert's shop is unobtrusive and fits nicely within the character of the community. Unless somebody were to tell you differently, you would not distinguish Robert's property from any other in the area. There is no "commercial" footprint-- no signs, no traffic, no parking lot. Just a home with a backyard shop similar to many other homes in the area.

Robert's shop and its location is an asset to the community. Robert is a go-to resource for local residents and farmers. I farm in the Meridian and Kuna area and rely on Robert's expertise to troubleshoot and repair my equipment on a regular basis. Sometimes that happens at his shop. Other times he meets me in a field. Either way, it is a great value for me to be able to access his services without moving my farm equipment outside of the local area.

Robert has a long history of stability and trustworthiness. This is not an operation that has popped up overnight, nor is it an enterprise that aims to hire employees, market, or expand in any kind of a commercial way. To the contrary, Robert is a one-man-show who is approaching retirement. As long as he is willing and able to offer his services, it would greatly benefit our community for him to be allowed to do so.

As a person who lives in the area, knows Robert personally, and uses his services regularly, I ask that you forgo enforcement of zoning regulations relating to Robert Law's mechanic enterprise. After many, many years of operation, Robert's services to his neighbors and community embody the very community character the concept of zoning is designed to protect.

Respectfully,

Jim Lowe
The Farmstead Corn Maze
1820 N. Firebrick Drive
Kuna, ID 83634
(208) 921-2326

--
Jim Lowe
208-921-2326

January 18, 2017

To Whom It May Concern:

Kuna City Planning and Zoning

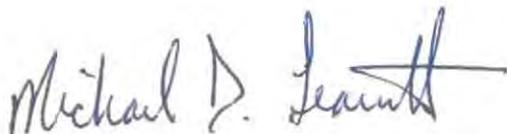
Subject: Robert Law's auto repair shop on Columbia Rd

I understand that there has recently been some concern raised regarding the auto-repair shop that Robert Law has operated for many years at his residence, just east of Ten Mile on Columbia Rd. I'm writing this letter in strong support of allowing this operation to continue at the current location.

I grew up just a half of a mile down the road from Robert and Kathy Law in a house where my parents still reside, so I am very familiar with the area as it used to be and as it now is. I have always found his property and buildings to be clean, well-kept and in good repair. I do not believe that his current business in any way detracts from the area or the surroundings. In addition, Robert and Kathy have lived and operated their business at this location long before most of the neighboring houses even existed.

For many years I have taken my cars and trucks to Robert for service and repair. I have always received outstanding service at a fair and honest price. I consider Robert Law and his business to be an excellent asset to the area and community and I very much hope that he will be allowed to continue to provide this service at its present location, without restrictions, long into the future.

Sincerely

A handwritten signature in blue ink that reads "Michael D. Leavitt". The signature is written in a cursive style with a long horizontal stroke at the end.

Michael D. Leavitt

January 21, 2017

To: The City of Kuna Planning and Zoning Commission

We are writing on behalf of Robert and Kathy Law. Robert has done mechanic work for us and many others all over the valley for thirty plus years. He is a knowledgeable and an expert mechanic. He can repair all kinds of equipment from diesel engines to lawn mower engines.

I no longer farm but when I did his work was invaluable to me. He was able to work on any kind of equipment and in the event that he was too busy to work on something right at the time he could often explain how to fix so I could get it going myself. He is able to fix any kind of equipment from balers to combines.

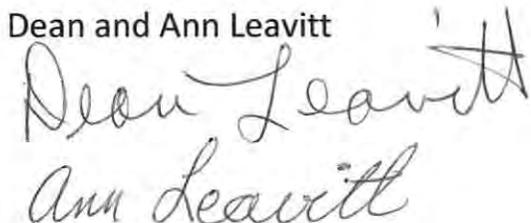
Robert is also very reliable and completely honest. You never have to question whether the work needs to be done or if it is the right fix for your problem, or if it will be done right. It would be a great loss to many people if Robert were unable to keep his business going.

His place is always very neat and clean and always presentable. You would almost not know there is a mechanic shop there. We have been neighbors for years and there has never been any sign of unpleasant clutter or litter and no sign of engine parts around. He has plenty of parking for the vehicles he is working on and there is no evidence of partly done work outside his shop. There is nothing that could ever be called a nuisance.

We sincerely hope that the city of Kuna will allow Robert and Katy Law to continue to run their business on Columbia Road, as he has done for all these years.

Yours Truly,

Dean and Ann Leavitt



Dean Leavitt
Ann Leavitt

1/16/2017

To the City of Kuna, Planning and Zoning.

To Whom it May Concern.

My name is Mike De La Pena, I have a small Feedlot / Cattle operation in the South Nampa area .and I would like to tell you how important Mr. Robert Laws Repair shop is to our farming operation. Mr. Law is a highly skilled Diesel and Gas engine mechanic whom I have been able to rely on to repair and maintain my older equipment for many years. Mr. Law is one of the few people left in the world who is able to repair just about every type of tractor or any farm implement that was made before the 1970's. Long before computers were added to equipment. Without his knowledge and expertize I don't think our farming operation would be able to survive. He is a vital member of the farming Community in and around Kuna/Nampa and Meridian. I would hope that you would take into consideration, how much he does for so many different farmers in the two counties. I was in need of someone to repair my tractors years ago and a friend recommended Mr. Law to me and I've depended upon Mr. Law for more years than I can remember now, to keep my equipment running. He is a very honest and affordable businessman and a real necessity to our business being able to continue. I would hope that this letter might help you in considering how to handle Mr. laws' needs. If you have any questions, please feel free to contact me at; 208-850-9511.

Sincerely,



Mike De La Pena
4715 High Hope Ln.
Nampa, ID 83686

January 21, 2017

Dear Kuna Planning and Zoning,

Robert Law has asked me to write a letter to you expressing my opinion and recommendations as it relates to your decision in enforcing zoning rules against the operation of his garage located at 3815 W Columbia, Meridian, Idaho 83642 or allowing him an exemption or exception.

I have known Robert Law for over 25 years and have been using his services performed in his garage for over 23 years. I have found him to be an honest and upright individual with high standards.

I do not believe that his neighbors or others in the community have concerns with the location of his operations. In fact, I would suggest that most of his neighbors in the rural community with tractors and farm vehicles welcome his presence so close to their operations. His location makes it very convenient for them. As a neighbor he often drives to the broken tractor or vehicle to help in time of need. I know, as one of his neighbors, his location has allowed him to provide the kind of flexibility in serving he would not have in a garage located in town. It allows him a better connection to those he serves.

In evaluating Robert's situation, I can't help but feel like he has few good options if an exemption or an exception can't be made. He has spent his career building a customer base and goodwill out of his Columbia location. He is now over 63 years old. He invested his time and energy into the garage he currently operates. To ask him to re-establish a new garage at this time, would mean abandoning his current garage and making new investment at a time when Robert needs to reap the benefits of the garage he invested in. He would have to increase his efforts to cover costs of the new facility and work additional hours and find new customers at a time when health and age generally don't cooperate.

The choice you have to make has a great impact on my friend Robert. I ask you to consider the impact you will have on this upstanding member of the community in making your determination. I would ask that you make efforts to find a solution that allows Robert to work his remaining years without having to relocate and re-establish.

Yours Truly,

Jared Affleck
2680 S Gold Bar
Meridian, ID 83642

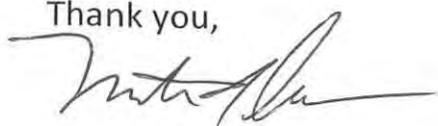
Ada County / Kuna,

January 18, 2017

I am writing this letter of support and appreciation for Robert Law, a friend, neighbor and our family mechanic. Robert Law has maintained and completed repairs on our family's seven automobiles and three farm tractors for more than 10 years. Robert is an integral part of our family lives and extremely important to our small acreage custom farming business. If Robert was forced out of business, this would be devastating and would force us out of business. Our custom farming business over the last 10 years, had served 100+ customers per year in South Meridian / Kuna area which equates to well over 1,000 services. We provide this key niche service that is beneficial to both our customers and the overall rural community which include weed control (mowing and spraying), planting and maintaining acreages. Without Robert Law's mechanical services for our tractors and equipment, we would be forced to use the Commercial Tractor dealers for repair in Caldwell Idaho. Due to the high cost and amount of travel required this would force us to close our business which would impact 100+ Ada County Residents per year.

Please contact me if you would like further clarification or let me know how I can help support Robert Law to maintain his business, along with our business.

Thank you,



Monte Anderson

Anderson Custom Farming LLC

1730 Suzan Drive

Meridian, Idaho 83642

208-890-7297



1/18/17

Ada County Planning and Zoning

Kuna City Planning and Zoning

Re: Robert Law Mechanic business located at 3815 Columbia Rd.

To Whom it may concern:

I am a neighbor and customer.

Robert Law has serviced the residents of the county and Kuna area for many years. He has performed mechanic services for me for 7 years. His work quality and integrity are top notch. We need this service in this location as other options are significantly farther away. We need his quality of service because other options do not measure up.

His place is kept clean and there is no unsightly accumulation of equipment or parts. The business is not a detractor for the neighborhood. There are no parking or ingress or egress issues.

Please find a way to allow him to continue his much appreciated and needed service for this community.

Sincerely

Bill Bach



8115 Old Farm Place

Meridian, ID 83642

January 18, 2017

Re: Robert Law Mechanic Service

To Whom It May Concern,

Over the past 10 years we have had the privilege to associate with Robert Law. Time and time again we have requested his assistance to repair multiple vehicles for our growing family. We have come to expect the highest levels of dependability, consistency and integrity from Robert as both an individual and from the service he provides. In addition, the proximity of his service to our home eliminates one less item to coordinate in our hectic lives.

His dedication and commitment to everything he does is always apparent from honest billings to his willingness to provide the 'right' solution. He has been a great asset to us and a great community member.

With so many questionable business and those willing to take advantage of others, Robert is a champion of those willing to provide an honest service willing to help those around him. We continue to strongly recommend Robert to our friends and family.

If any additional information or details are desired, please do not hesitate to contact us at 208-859-9176.

Thank you,

A handwritten signature in blue ink, appearing to read 'Jeremy Hobbs', with a stylized flourish at the end.

Jeremy Hobbs and Family

(208) 859-9176
jeremyhobbs75@gmail.com

City of Kuna Planning and Zoning Committee
751 W 4th St., P.O. Box 13, Kuna, ID 83634
RE: Robert Law Auto Repair Business

January 18, 2017

To Whom It May Concern,

I am writing to this committee for the purpose of offering my thoughts and concerns regarding Robert Law and his auto repair business.

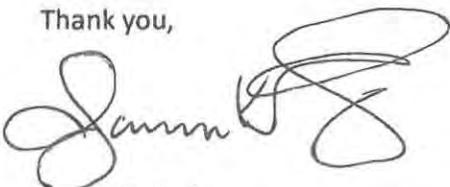
I have taken my vehicles to Robert Law for about 10 years now. My number one conclusion is that I have never before met a man, let alone a mechanic, that I felt was more honest in his dealings with others. I know that when I have repair work done by him, that I am not being misled or ripped off. In the rare cases when the issue with my vehicle was not 100% resolved, he would work on it until it was resolved. He is the only one that I trust with my vehicles.

Kuna has grown a lot in size since we moved here in the summer of 1997, but so far it has been able to maintain its small town feel. Robert epitomizes that feeling with his good natured personality, his work ethic, his honesty and trustworthiness. He is truly an asset to this city and to the surrounding communities. It would be a great loss to this city to push him out of working at his home. His business is only bringing good to our city.

We have neighbors blasting music. There are literally a hundred children in my sub-division that run around unsupervised like savages all summer long, screaming and causing disturbances. We have dogs barking, cats fighting, sheep bleating and roosters crowing throughout our neighborhoods. And nothing is done about it. Yet, we have this quiet, unassuming man working peacefully and professionally from his home, diligently working to provide for his family, and providing an honest and legitimate service to our community and he's being punished for it. This is maddening to my sensibilities.

I ask with all sincerity that you would please consider my words, and allow Robert to continue working from his home. Our community needs him there; my family needs him there; I need him there.

Thank you,



James K. Rudy
1749 W. Escondido St., Kuna ID, 83634
208-921-5617

Letter for the city

Marci Durrant <marcidurrant@yahoo.com>

Thu 1/19/2017 4:09 PM

Inbox

To: rokalaw@msn.com <rokalaw@msn.com>;

Dennis and Marci Durrant
[8352 S. Old Farm Place](#)
[Meridian, ID 83642](#)

January 29, 2017

City of Kuna Planning and Zoning
[715 W. 4th Street](#)
[Kuna, ID 83634](#)

RE: Robert Law

To whom it may concern:

Our family has lived near Robert and Kathy Law for the past 23 years. An additional 14 years before that, Dennis grew up just two houses down from them. Since 1979, Robert's shop has been a blessing to all of us who live nearby.

He keeps his property in tip top shape. Never have we been effected negatively by the fact that the business he runs to support his family happens to be in his backyard. He is a good neighbor. His business longevity is something to be praised, and preserved!

We wish to make it known that we fully support Robert Law's efforts to continue working from his backyard mechanic shop and hope the City of Kuna is able to put protections in place that will afford him that freedom in the future.

Sincerely,

Dennis and Marci Durrant
941-2443 850-5784

Kuna City Planning and Zoning,

January 19, 2017

My name is Ed Hodges. I live at 1805 Stroebel Rd Kuna Idaho. I have lived in Kuna for 60+ years.

I am writing this letter of support for Robert Law and the continuation of his business at 3815 W. Columbia Rd. I have used Robert as a mechanic for 35+ years to repair my farm equipment and personal vehicles. I have the upmost respect and trust for Robert and his business practices knowing that I will always be treated fair. His facility is small but has always been clean and well taken care of. In my opinion it would be a great loss to the community to close this small business.

Thank You for your consideration in this matter,

Ed Hodges (208) 880-7451

Planning zoning Kuna City

Conrad Zeyer <conrad.zeyer@gmail.com>

Thu 1/19/2017 1:15 PM

Inbox

To: rokalaw@msn.com <rokalaw@msn.com>;

Planing and Zoning for city of Kuna or to whom it may concern:

I would like to express my feelings concerning Robert Law and his repair business on his property located at [3815 W. Columbia road, Meridian, Idaho 83642](#). Robert has done repair work for us on tractors and vehides for twenty five years. I have not seen his shop and parking area cluttered with tractors or cars but rather organized and moved out in a timely manor. He has offered a good service to the community and to us as farmers. His service has also caused me to do more business in the city of Kuna since I am in that area. I would request that you allow him to continue to operate his business in it's present location.

Thank you,

Conrad Zeyer
18006 S. Can-Ada Rd.
Melba, Idaho 83641

Tel. 208-495-2829
208-800-2312

January 19, 2017

To Whom It May Concern:

This letter is intended to provide support for Robert Law. My husband and I have used Robert to repair our cars for several years now. He has been a bastion of goodness in the sometimes less-than-stellar car repair world. He is honest, trustworthy and dependable. He charges extremely reasonable prices and treats his clients well. He is certainly not getting rich charging what he does, but he is a great help to many struggling with car repairs.

Not only that, but he is a wonderful person and I would love to have him for a next door neighbor. He keeps his property clean and tidy; his work is all done behind his house so everything always looks nice and well kept. He doesn't make loud noise or anything else that could be considered a nuisance.

Robert and his family are an absolute asset to the area and a great part of our community!

If you have any questions regarding this matter, I would be happy to add additional details.

I fully support Robert Law and his efforts.

Thank you,



Jennifer Gozart

Jengozart@outlook.com

208-447-6961

January 19, 2017

Kuna City Planning and Zoning:
Committee members,

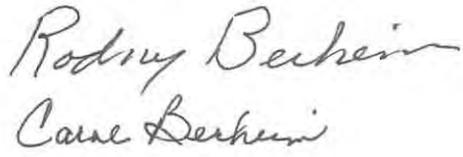
This letter is to express support of Robert Law who is a mechanic we have used for farm equipment repairs for over ten years. (Ten years is the number of years I reviewed in my record books, so it probably has been longer than that).

When we called Robert (usually in a panic to get something going), he would load up the tools he needed and come to get us going. With the cattle, and the farm work, that is very important. On occasion we would take something to his house as he had more equipment there to accomplish the fix.

Robert provides a very valuable service with his knowledge, and his willingness to make "farm calls". When we've been to his place we saw only a neat homestead with a barn in back that he worked in. Never saw a traffic problem of any sort.

We believe Robert provides a valuable service to folks like us, and causes no problems in doing so.

Rodney & Carol Berheim



Rodney Berheim
Carol Berheim

5341 E. Kuna Mora Rd.
Kuna, ID.
(208) 922-5976

Gabriel M. Haws

8127 S. Buffalo Creek Lane
Meridian, ID 83642

January 19, 2017

Kuna City Planning and Zoning

Re: Robert Law, Mechanic Shop

To Whom It May Concern,

I have known Robert Law for the past 12 years. During that time he has been my auto mechanic. I wish to give a letter of support and recommendation for him and his business.

I know Robert to be absolutely trustworthy. That is why I chose him to be our auto mechanic. One of things that I like best about him is that he will not overbill and under perform. His work is done well and he is fair and reasonable with his prices and timely on the performance of his work.

Robert has assisted our family and extended family a number of times to assist us in a pinch. In those moments he did not take advantage of us in a moment of weakness.

I continue to take my cars back to Robert when they have mechanical issues because he continues to perform well. He is a really good mechanic that is very practical and logical in his approach. He is the antithesis of fly by night outfit that is looking to make a quick dollar. He is committed to the community and to the people within in the community. He is and will be an asset to Kuna.

Sincerely,

Gabe Haws

Jan. 19, 2017

To whom it may concern:

Robert Law is a great mechanic who has helped us with so many problems that we've had with various vehicles over the years! He does not live in a neighborhood with CCAP^s; he has enough land to handle the extra vehicles without making his home look bad from the road. He has always treated us fairly and been honest about what needs to be fixed and what he's done to repair vehicles. He is an asset to our community and to us personally. I don't believe any neighbors have complained about his business being there. Anyone who knows Robert Law or has had him work on their vehicles would recognize his good character and integrity.

It is difficult to find good, honest, trustworthy mechanics! We don't know what we'll do if Robert is no longer able to fix our cars in a reasonable location for us. His location has enabled us to drop our cars off and get rides home, so we weren't stuck waiting for hours someplace.

I see no reason that Robert should have to stop working from his shop at his house. Please allow him to continue to help the many people in this area who rely on his expertise!

Sincerely -

Roy & Angela Spaulding
2801 S. Bluegrass Dr.
Nampa, ID 83686

To Whom It May Concern,

We have used Robert Law to fix our vehicles for quite a while now. He is a good man. It has come to our attention that he may not be allowed to continue his practice from his home. We would be extremely disappointed with this! He is a fairly short distance from where we live and has always been very fair and honest. We trust him.

If there were multiple complaints from neighbors being bothered by him, or if he was causing undue noise, or if he kept a trashy place one could see looking into his business. As is, so far as we have ever seen, he isn't bothering anyone, doesn't have undue noise, and keeps a tidy exterior.

We want him to stay in business and stay where he is at.

Respectfully,

Travis and Maaike Myers

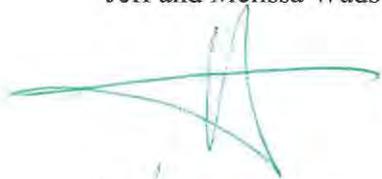
Travis + Maaike Myers

To whom it may concern:

January 18, 2017

We have been using Robert Law for our vehicle needs for several years now. He has been nothing but honest and loyal, a man of integrity. He has been an asset to us and to the community. We feel it important that he continue to operate his business as he has been doing so. We are so confident in his work that we have referred family and friends to him and they feel the same way. He doesn't infringe on anyone else's life. There have been no complaints by neighbors and he is a quiet kind man. We can't see why a good honest man should have to stop doing what sustains his family.

Sincerely,
Jeff and Melissa Wadsworth



Melissa Wadsworth

January 19, 2017

Kuna Planning & Zoning

To Whom it may concern:

I am writing this letter in support of Mr. Robert Law on Columbia Rd who operates a mechanics business on his property that has benefited all who use his services. He is a good, honest man who has helped me many times over the last 35 years I have known him with the mechanics of my automobiles. His business has benefited our community and has helped many, including farmers, keep their tractors in good running order. Mr. Law has provided a valuable service to this community and I would appreciate his services in the future. And in his current location

Robert and Kathy Law

MIKE VICKIE RIGBY <michaelandvickie@msn.com>

Wed 1/18/2017 8:04 PM

Inbox

To: rokalaw@msn.com <rokalaw@msn.com>;

Ada County and Kuna planning and zoning departments.

Robert Law has been my personal mechanic since 1988 when we moved into the area. I also have six children who have benefited many times from his services. He has always been prompt and honest and fair. He has even rescued us when we have broken down on the road. Without his personified service, our vehicle expenses would have been much higher and taken longer. We would like to respectfully request your consideration in allowing him to continue to provide this service to us and others. I have personally seen many others who have benefited from his generosity over the years.

Sincerely, Mike and Vickie Rigby

Sent from my iPhone

Mechanic business- Robert Law

Rocky Elsasser <elsarock1@yahoo.com>

Thu 1/19/2017 8:12 AM

Inbox

To: rokalaw@msn.com <rokalaw@msn.com>;

To whom it may concern-

My name is Rocky Elsasser and I have lived in the Kuna area for the past 10 years. Over this period of time, Robert Law has been my car mechanic. Robert has always treated me fairly. I have continued to use him for his honesty, integrity, and skills with regards to mechanic work. It has come to my understanding, he might be forced to shut down his business (of many decades) of good hard work. It would be a huge loss to the community to lose such a great and honest mechanic. It has been a rare case, I have called Robert for some mechanic work and he able to get my car in right away. This leads me to believe that many members of our community use his services. He is so good at what he does. I have been willing to wait rather than take my car to someone else. Again, I repeat, it would be a detriment to our community to lose his services.

Please feel free to contact me with any questions.

Sincerely,

Rocky Elsasser
208-867-3450

Sent from my iPhone

Fwd: Mr. Laws Auto Service

Rocky Elsasser <elsarock1@yahoo.com>

Thu 1/19/2017 8:11 AM

Inbox

To: rokalaw@msn.com <rokalaw@msn.com>;

Sent from my iPhone

Begin forwarded message:

From: Randy Hulbert <rwhulbert@gmail.com>

Date: January 18, 2017 at 3:29:32 PM MST

To: Rocky Elsasser <elsarock1@yahoo.com>

Subject: Mr. Laws Auto Service

To Ada County or to whom it may concern:

It has come to my attention that Mr. Law may not be able to continue to provide the service he has done so for so many years. I have taken our vehicles to him and am willing to drive from Boise to Kuna because of the honest and reliable service he provides. Please allow this valuable service to continue. At least allow Mr. Law to apply for a permit/license and see if you get any complaints.

Thanks for your consideration.

Randy Hulbert

[5013 N Rivervista Way](#)
[Garden City ID 83714](#)

Annexation of Law property to Kuna

Thu 1/19/2017 9:32 AM

To: rokalaw@msn.com <rokalaw@msn.com>;

To Whom It May Concern:

This letter is regarding Robert and Kathy Law and their property at 3815 W. Columbia Road, currently in Meridian Idaho, and the property being annexed into the city of Kuna Idaho. He has had his business at the 3815 Columbia Road address for at least 35 years without issue.

I have known the Laws for 8 years. Robert has done work for me, both pro-bono (when I was in dire financial straits) and for which I have paid him. I mean that he has literally saved me a number of times... my ability to get work and deal with transportation issues and more. He is one of the most honest and hard working people I have known my entire life. I would be "sunk" without his advice and work.

I ask, recommend -whatever it takes- that the Laws be allowed to keep their business open at the 3815 Columbia Road address by being annexed into Kuna Idaho.

I am open to questions or concerns at the phone number below.

Sincerely,

Greg Clark

Greg Clark, BSHCA, RT(R)
Director, Provider Relations
Imaging and Vein Centers of Idaho
Advanced Open Imaging
208-794-4195

Robert Law

JARED BROOKE WHITING <JAREDBROOKE2@msn.com>

Thu 1/19/2017 8:53 PM

Inbox

To: rokalaw@msn.com <rokalaw@msn.com>;

Kuna City Planning and Zoning: January 19, 2017

My name is Jared Whiting. I have resided in the Kuna Idaho area for 37 years (my entire life). I remember as a kid, my Dad would take our car troubles to Robert Law because of his honesty, integrity, and knowledge of mechanics. I can appreciate why my Dad took our cars to Robert Law. As an adult, I now prefer to take my family cars to Robert for those exact same reasons. Never once have I felt like Robert was dishonest or took advantage of me. He's the only mechanic I know I can trust.

It has come to my attention that there is an issue/problem with Robert fixing cars on his own property. This seems absolutely ridiculous to me! Especially since he lives outside of town, and outside of a subdivision. I would ask that you continue to let Robert run his mechanic shop just like he has always done. Kuna Idaho is a great town with great people. Please don't embarrass our community by making this mans livelihood an issue. Doesn't Kuna have other issues we can worry about?

Thank you,

Jared Whiting

January 20, 2017

To whom it may concern.

As neighbors of Robert and Kathy Law for the past 18 years we have never experienced any negative impact as a result of the auto business they run out of their home. Their property is well maintained, traffic or noise have never been an issue.

Regards,

Tom and Lori Kelly
8260 S. Old Farm Pl.
Meridian, ID 83642

Letter of Recommendation

R SHANE WHITING <MELAWHITING@msn.com>

Fri 1/20/2017 12:59 PM

Inbox

To: Kathy Law <rokalaw@msn.com>;

TO: Kuna City Planning and Zoning

FROM: Shane and Mela Whiting

RE: Robert Law

DATE: January 19, 2017

We were asked to write a letter of recommendation, and very happy to do so, for Robert Law, based on our association with him for over the past 35 years. Robert is one of the most honest, ethical, and admirable person we know. He has been the mechanic for all our vehicles for over 30 years. He is extremely knowledgeable and meticulous in his line of work. Not only has he worked on all of our vehicles but, he has worked on most of our children's cars and our friends and neighbors, as well. He is confident in what he can do and we would not hesitate to recommend him to anyone. He is a highly respected citizen in our community and a benefit to all who know him. It is our hope that he will be able to continue his work here in Kuna. He is truly an asset to our family and to this community as a whole.

Thank you for your time. We will be happy to provide any further information, if necessary.

Sincerely,

Shane Whiting

Mela C. Whiting

Ada County/

Kuna Zoning and Planning

763 W Avalon St # 113, Kuna, ID 83634

Friday, January 20, 2017

Dear Sir/Madam,

I have been Mr. Robert Law's customer for over 7 years. During this time, his professional services have been crucial in all of my family's auto repair needs. He has provided his services efficiently and promptly when I have required it, and has even been available over weekends when emergency repair has been needed.

As a 10 year resident of the city of Kuna, I have relied on Mr. Law's skilled work, reliability, and affordable prices for all my vehicles' needs. His rates and professional services are an asset to this community of working families for quality service and cost efficiency.

In times like these, it's not an easy task to find a competent and reasonably priced mechanic that one can trust. Mr. Robert Law provides to my family these elements that we so incredibly appreciate and look forward to continue to be able to access in the future, as we have in the past.

Sincerely,



Claudia Galaviz

654 N Shady Grove Way

Kuna, Idaho 83634

January 20, 2017

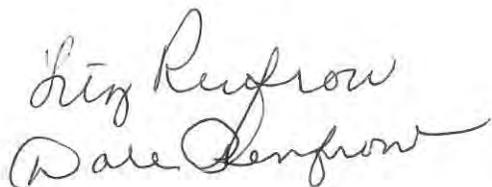
To Whom It May Concern:

We are writing this letter concerning our neighbor, Robert Law, in the hopes that we can save a friends business and livelihood. He is a mechanic and has had a shop in our neighborhood for as long as we can remember. Not once in all that time have we had one problem with him, his business or with any obnoxious or irritating noises.

We would like to have you give them every consideration that you can as these neighbors are hard to come by. They keep everything neat and orderly. They are EXCELLENT neighbors and it would be a tragedy to lose them when it is not necessary.

Dale and Liz Renfrow

8214 S. Old Farm Place

Handwritten signature of Dale Renfrow in cursive script.

Planning and zoning

LT <lthayes43@yahoo.com>

Sun 1/22/2017 12:40 PM

Inbox

To: rokalaw@msn.com <rokalaw@msn.com>;

Hi Robert and Kathy, I hope this is not too late...

To the Ada County and Kuna planning and zoning,

Robert Law has been our family mechanic for over 25 years. He has been very helpful with not only my personal vehicles but also with my children's vehicles. Robert is extremely honest and detailed in his work. I have referred everyone who has ever asked me if I know an honest mechanic. He has been working at the same location for probably over 35 years. He has helped many families who were struggling to find a good honest and reasonably priced mechanic. for the benefit of the community, please allow Robert Law to continue his services.

My contact information is:

Larry Hayes

208-941-7609

Thank you for your consideration,

Larry Hayes

Sent from my iPhone

9865 Highway 45
Nampa, ID 83686
January 20, 2017

Kuna City Planning and Zoning:

We are writing this letter in support of a zoning change for the Robert Law property.

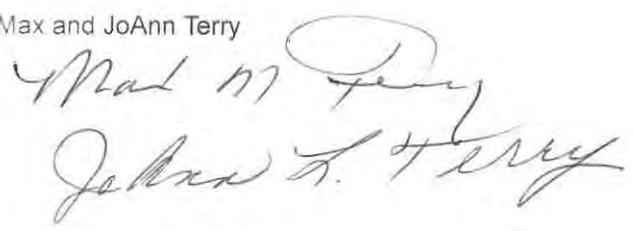
Robert has been doing mechanic work on our automobiles for the past 15 years. He is reliable and is an excellent mechanic. His work is always performed correctly and at a fair price.

If Robert is unable to continue, it would be a hardship on us and many of his customers.

We are requesting a zoning change in Robert's favor.

Respectfully,

Max and JoAnn Terry

Handwritten signatures of Max and JoAnn Terry in cursive script.

To Whom It May Concern:

I am writing this letter in support of Robert Law and his Business located on Columbia Rd.

In 1997 while attending Boise State University, my 1985 Buick developed a problem. Water would trickle out like a drinking fountain from the top of the engine. I could not tell where it was coming from nor could I figure out what to do next. I took it to Boise Auto and they said it would be \$75 to take a look. My girlfriend told me about Robert Law. Driving to Kuna to have my car looked at was a lot cheaper than paying \$75.

The rest, as they say, is history. Robert replaced a tiny U hose for next to nothing, I married my girlfriend and Robert has been taking care of my vehicle needs ever since.

One of my favorite stories is after taking the 85 Buick through a car wash, it would not start. I called Robert and he talked me through hitting the starter with a hammer. It started and I drove it to Robert's where he replaced the starter.

Over the years, he has continued to represent the best of Idaho. At work, our Operations Manager, needed to get a second bid on replacing the engine of a ramp equipped transport van. I suggested Robert. He was able to diagnose the real problem and save the company over \$3,000. At the time, the company was struggling trying to continue to provide services to individuals affected by disabilities. He did not know any of this but treated us like family, just like everyone else.

Robert may not realize what a long lasting impact he has had on local companies and families. As my family has out grown our vehicles, we would test drive vehicles and take them to Robert. After our 6th child, we started looking for a good used suburban. As we test drove many and decided on a "nice for us" one. We took it to Robert for a look over. We were so glad we did. It had "hidden" issues and based on Robert's information, we returned it to the dealer. Four weeks, later the dealer called when he found another one. This one passed and we still own the 1995 Green Suburban.

After baby number eight we started looking for a 12-passenger van. We repeated the process. Robert's advice after one horrible example of a van in our price range was "Maybe look for a van with less than 150,000 miles." We found one and have used it to travel to Salt Lake City for a Family Reunion and numerous campouts for the Boy Scouts.

Neighborhoods and businesses are how people judge communities. Robert Law, represents Kuna as an honest businessmen and a caring, stand up neighbor. Please support his request to annex his property so he can continue to serve Kuna and the surrounding area.

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



Cameron Watson
9154 W Rustica Dr
Boise ID 83709
208-869-1458



City of Kuna
Planning & Zoning Department

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

January 6, 2017

Notice is hereby given by the City of Kuna that the following action is under consideration for:

FILE NUMBER	16-07-AN (Annexation) by Robert Law
PROJECT DESCRIPTION	The applicant is requesting approvals for annexation of an approximately .91 acre +/- parcel into the City of Kuna with an 'A' (Agriculture) zoning designation.
SITE LOCATION	3815 W. Columbia Rd
Owner	Robert Law 3815 W. Columbia Rd Meridian, ID 83642
Representative	Robert Law
SCHEDULED HEARING DATE	Tuesday, February 21, 2017 6:00 P.m.
STAFF CONTACT	Nancy Stauffer, Planner Technician nstauffer@kunaid.gov Phone: 639-5342 Fax: 922.5989
We have enclosed information to assist you with your consideration and responses. The public hearing is at 6:00 p.m. or as soon as it may be heard located at Kuna City Hall 763 W. Avalon Kuna, ID 83634. No response within 15 business days will indicate you have no objection or concerns with this proposed action. We would appreciate any information you can supply us as to how this action would affect the services your agency provides.	

Encl: Application and supplemental documentation



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

MICHAEL L. BORZICK, GISP
GIS MANAGER

Telephone (208) 287-1726
Email: mborzick@kunaID.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: In place of the Kuna City Engineer
Michael L Borzick
GIS Manager

RE: Robert Law
Annexation
16-07AN, Zone C-1

DATE: February 14, 2017

The GIS Manager has reviewed the annexation request of the above applicant dated September 30, 2016. It is noted that specific development plans are provided but these comments are restricted to a request for Comp Plan Amendment, annexation and C-1 zoning designation. The recommendation of the GIS Manager is to proceed with this application and address any issues and conditions raised below in connection with this application. Accordingly, the GIS Manager provides the following comments:

1. Sanitary Sewer Needs

- a) The applicant’s property to be annexed is presently used for residential and vehicle repair purposes and does not require City services. As developed property, it will require municipal or community sewer service. The GIS Manager recommends connection to City facilities when those services become available (meaning within 300’ of the property).
- b) The property seems to have been served by its own septic tank and drain field. If the site system fails, system is deemed inoperable or the use of the property is changed or expanded beyond limits of the existing septic system the applicant will need to find an acceptable plan that is agreeable to the City Engineer.
- c) The nearest point of connection for the property is an 10-inch sewer main in W. Mason Creek Road 5,000 feet south and east of the property. When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
- d) Wastewater from the applicant’s property would be treated in the North Treatment Plant which has sufficient capacity to serve this site.

- e) Applicant must conform to City of Kuna Sewer Master Plan.
- f) Connection obligations are defined in KCC 5-16-4.B.4 and will include pre-payment of connection fees.
- g) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.

2. Potable Water Needs

- a) The applicant's property to be annexed is presently used for residential and vehicle repair purposes and does not require City services at present. As developed property, it may require municipal water service for potable and fire protection needs.
- b) The existing homestead appears to be served by its own well. If the site system fails or the use of the property is changed or expanded beyond that proposed in this application or facilities are extended within 300' of the property, the City Engineer recommends connection to City facilities
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) The nearest point of connection for the property is 50' north in an 12-inch water main in W. Columbia Road. When connecting to the water system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- e) Applicant must conform to City of Kuna Water Master Plan.
- f) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.

3. Pressure Irrigation

- a) The property's irrigation needs are presently served by its own well and from surface rights in the canal system. The city does not have pressure irrigation facilities in the vicinity and the costly extension of City facilities to the site for this project alone does not seem justified. Accordingly, the GIS Manager recommends reliance for the present on either the canals or utilization of the existing well of the applicant for their irrigation needs.
- b) Upon development, the GIS Manager recommends that surface rights be retained, down-stream rights are preserved and the applicant shall show how they intend to irrigate any landscaped portions of the project without the use of Public Potable Water.
- c) The nearest point of connection for the property is an 12-inch pressure irrigation main 1,800' East of the property within right-of-way of S Ten Mile Road. When connecting to the pressure irrigation system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- d) Applicant must conform to City of Kuna Irrigation Master Plan.
- e) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.

4. Grading and Storm Drainage

The following is not required for annexation but will be required when alteration of surface features is proposed (such as grading or paving) in connection with future land use applications:

- a) Please provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) If impervious area is increased, please provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Please provide detail drawings of drainage facilities for review. The City relies on the ACHD storm water policy as guidance for design.

- c) Any increase in quantity or rate of runoff or decrease in quality of runoff from the site compared to historical conditions must be detained, treated and released at rates no greater than historical amounts.
- d) If offsite disposal of storm water in excess of historical rates or conditions is proposed, or disposed at locations different than provided historically, the approval of the affected entities is required.

5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection (ie development) any conveyable water rights by deed and “Change of Ownership” form from IDWR that are presently associated with the property. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d) State the vertical datum used for elevations on all drawings.
- e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any **public** water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer’s engineer and the City’s inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City’s approval of final construction plans. **If no public water, sewer and irrigation construction work is done (such as with a stand-alone annexation), no fees are required.**

7. Right-of-Way

The subject property fronts on its south side on existing section line arterial streets (Columbia Road). The following conditions are related to these classified streets and future quarter line classified streets and apply at the time of development:

- a) Sufficient half right-of-way on the quarter line and section line for existing and future classified streets should be provided pursuant to City and ACHD standards.
- b) It is recommended approaches onto the classified streets comply with ACHD approach policies.
- c) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change or re-development.

8. As-Built Drawings

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer’s engineer. The city may help track changes, but will not be

responsible for the finished product. As-built drawings will be required before occupancy or final plat approval is granted. **If no public facilities are constructed (such as with a stand-alone annexation), no as-built drawings are required.**

9. Property Description

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

We look forward to working with you on this project. If we may be of further assistance, feel free to contact me at 287-1726.

Sincerely,

Michael L. Borzick

Michael L. Borzick
GIS Manager

BRIAN McDEVITT
CHAIRMAN OF THE BOARD

RICHARD DURRANT
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

13 January 2017

City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

RE: Robert Law 16-07-AN
3815 W. Columbia Rd.
Boise-Kuna Irrigation District BK-257 A
Messenger Lateral 25+00
Sec. 10, T2N, R1W, BM.

Nancy Stauffer, Planner Technician:

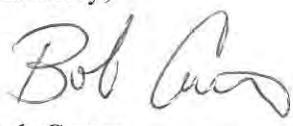
There are no Project facilities located on the above-mentioned property; however, it does in fact possess a valid water right.

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

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

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

Sincerely,



Bob Carter
Assistant Project Manager, BPBC

RECEIVED
FEB 07 2017
CITY OF KUNA

bdc/bc

cc: Clint McCormick Watermaster, Div; 2 BPBC
Lauren Boehlke Secretary-Treasurer, BKID
File

Exhibit
B-2



CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

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

Rezone # 16-07-AM

Conditional Use # _____

Preliminary / Final / Short Plat _____

City of Kuna

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

14. _____ Reviewed By: *Lowie Bady*
 _____ Date: 1/20/17

Exhibit
B-1

Trevor Kesner

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Monday, April 10, 2017 3:30 PM
To: Trevor Kesner
Subject: 315 Columbia Rd

Trevor,

The address of 3815 Columbia Rd can continue to be serviced by Republic Services. If you need anything else let me know.

Thanks,

--
Chad J. Gordon
J&M Sanitation Inc.
Office # (208) 922-3313
Fax # (208) 922-4033
Cell # (208) 941-6371
E-mail : chad.gordon@jmsanitation.com





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

Dear Property Owner:

NOTICE IS HEREBY GIVEN that the Kuna City Council is scheduled to hold a public hearing on **May 16, 2017** beginning at **6:00 pm** on the following case:

16-07-AN (Annexation); an annexation request for approximately 0.9 acres by Robert Law for an 'R-2' residential zoning designation.

The site is located at **3815 West Columbia Road, Kuna, ID.** (refer to adjacent map).

The public hearing will be held in the Kuna City Council Chambers at Kuna City Hall located at 751 West 4th Street, Kuna, Idaho.

All documents concerning public hearing items may be reviewed at Kuna City Hall, 751 West 4th 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 to the Commission at the hearing. Please note that all comments made to the Commission 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 and read into the record.



Please refer to the case name: **16-07-AN (Law Annexation)** in all correspondence concerning this case

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

LEGAL NOTICE

CITY OF KUNA
P.O. Box 13
Kuna, ID 83634
Phone: 922-5274
Fax: 922-5989

**Case # 16-05-AN
(Annexation)**

NOTICE IS HEREBY GIV-

EN, the Kuna City Council will hold a public hearing, Tuesday, May 16, 2017, at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St., Kuna, ID; in connection with a request from Robert Law to annex approximately 0.9 acres into the Kuna City limits with an R-2 (Residential) zoning designation. The site is located at 3815 West Columbia Road (APN #: S1310120600).

All persons wishing to testify must state his/her name and address for the record. No person shall speak until recognized by the Mayor. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments to the Council. Any written testimony must be received by 5:00 pm, May 11th, 2017, or it may not be considered. Please mail comments to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall at 751 W. 4th St., Kuna, ID.

Please do not contact anyone who would be involved in this decision-making process, which would include City Council Members, or the Mayor.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning
Department

**PUBLIC HEARING
NOTICE**

Kuna City Council
May 16, 2017, 6:00 pm.
751 West 4th Street
Purpose: Annexation of
1 acre into city of Kuna.

LOCATION:

3815 W. Columbia rd.
Case # 16-07-AN

APPLICANT:

Robert Law

City contact person:

Trevor Kesner; 922-5274

**PUBLIC HEARING
NOTICE**

Kuna City Council

May 16, 2017, 6:00 pm.

751 West 4th Street

**Purpose: Annexation of
1 acre into city of Kuna.**

LOCATION:

3815 W. Columbia rd.

Case # 16-07-AN

APPLICANT:

Robert Law

City contact person:

Trevor Kesner; 922-5274



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 3815 W. Columbia Rd. was posted as required per Kuna City Ordinance 5-1-5B. Sign posted May 1st, 2017. This form is required to be returned three (3) calendar days after posting and signs are to be removed from the site three (3) calendar days after the hearing.

DATED this 9th day of May, 2017.

Signature,

Trevor Kesner
Trevor Kesner, City of Kuna

STATE OF IDAHO)
County of ADA) : ss

On this 9th day of May, 2017, before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).

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

Troy Behunin
Notary Public
Residing at 751 W. 4th St. Kuna, ID.
Commission Expires 4 Nov. 2020





City of Kuna

City Council Staff Report

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

To: City Council

Case Numbers: 17-01-LLA (Lot Line Adjustment) Riverwood Homes

Location: 2315 N. Old Lace Avenue and 2335 N. Old Lace Avenue
Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Meeting Date: May 16, 2017

Applicant(s): Riverwood Homes Larry & Jean Furman
PO Box 344 2315 N. Old Lace Avenue
Meridian, ID 83642 Kuna, ID 83634

Representative: Greg Carter
Idaho Survey Group
1450 E. Watertower St., Ste. 130
Meridian, ID 83642

Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. Vicinity Maps
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Comprehensive Plan Analysis
- I. Proposed Decision by the Council
- J. Addendum – Application Documents

A. Course of Proceedings:

1. A Lot Line Adjustment (LLA) is designated in Kuna City Code (KCC) 1-14-3, as a public meeting, with the City Council as the decision making body. As a public meeting, this application does not require public notice as set forth in Idaho Code, Chapter 65; Idaho Local Land Use Planning Act. The guidelines for decision making by the City Council as outlined in KCC 1-14-3 have been adhered to.

a. Notifications

- i. Kuna City Engineer April 24, 2017
- ii. Applicant Completeness Letter April 24, 2017
- iii. Agenda May 16, 2017

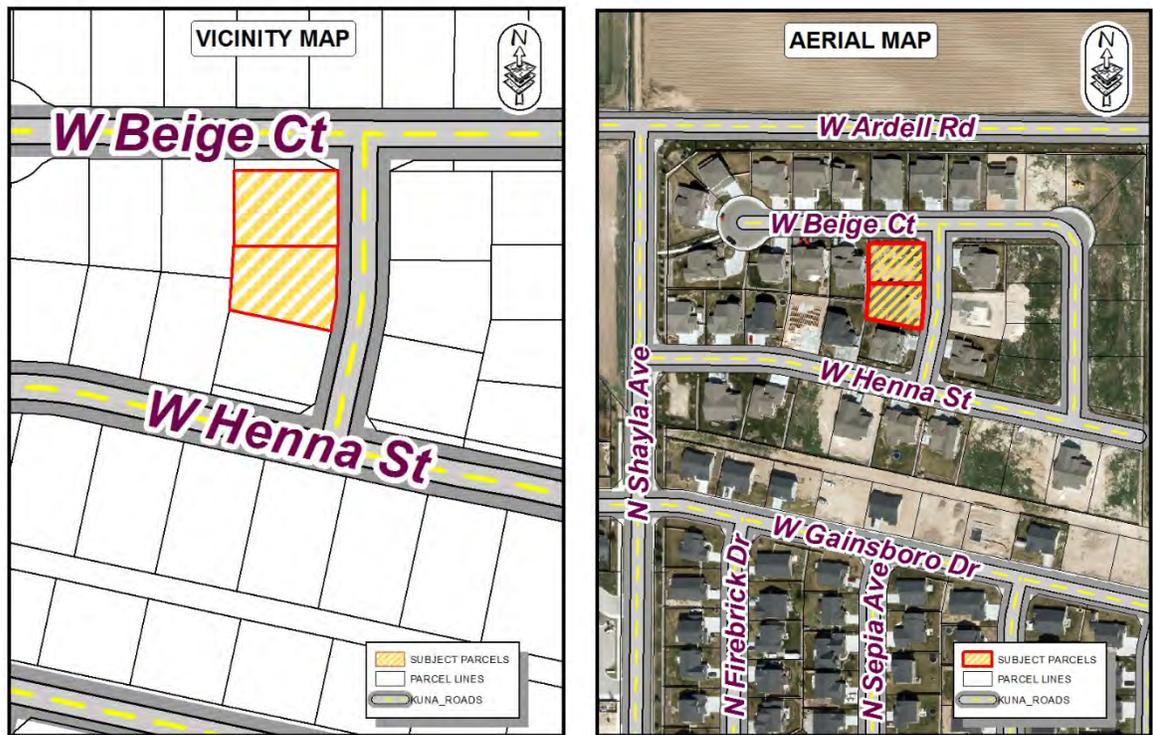
B. Applicants Request:

1. The applicant seeks Lot Line Adjustment approval to correct a setback oversight on the property line between building Lots 9 and 10, Block 2 within the Crimson Point North Subdivision No. 2. The proposed lot

line adjustment is intended to provide appropriate building setbacks for construction of a future residence on Lot 10, as the existing home on Lot 9 was ‘accidentally’ built within the northern side setbacks.

- The applicant has submitted all necessary documentation and materials for review.

C. Vicinity and Aerial Maps:



D. History:

The subject sites exists within a fully improved residential subdivision (Crimson Point North #2) with curb, gutter, sidewalk and existing sewer, water and pressure irrigation services provided to each parcel. No additional services are necessary. No utility lines exist within the side lot lines which are the subject of this application.

E. General Project Facts:

- Comprehensive Plan Designation:** The approved Future Land Use map indicates the subject parcels are within the *medium-low density residential* designation. In accordance with KCC 5-3-2, staff views this Lot Line Adjustment request to be consistent with the Future Land Use map.
- Surrounding Land Uses:**

Direction	Current Zoning	
North	R-6	Medium-Low Density Residential – Kuna City
South	R-6	Medium-Low Density Residential – Kuna City
East	R-6	Medium-Low Density Residential – Kuna City
West	R-6	Medium-Low Density Residential – Kuna City

- Parcel Numbers:** R1610630010 / R1610630020.

4. **Parcel Sizes and Current Zoning:**

- 2335 N. Old Lace Ave.: 0.168 acres - Zoning: R-6 (Medium-Low Density Residential)
- 2315 N. Old Lace Ave.: 0.167 acres - Zoning: R-6 (Medium-Low Density Residential)

5. **Services:**

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

6. **Existing Structures, Vegetation and Natural Features:** One of the parcels is unimproved (Lot 10) with any structures (vacant lot). The other parcel (Lot 9) contains an existing home which is currently occupied by the co-applicants (Larry & Jean Furman). Both parcels’ topography is generally flat. Kuna’s GIS/Mapping department has reviewed the applicant’s submitted legal descriptions of the proposed parcel configuration for accuracy and closure.

7. **Transportation / Connectivity:** Lot access to public roadways will remain at the frontage of each respective parcel’s existing address.

8. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts associated with this application.

F. **Staff Analysis:**

Staff views this proposed action to be consistent with other lots platted within the subdivision, the surrounding uses and the approved Future Land Use map designation. The recorded Crimson Point North Subdivision #2 final plat notes are applicable.

Staff forwards a recommendation of *approval* for Case No. 17-01-LLA to the Kuna City Council.

G. **Applicable Standards:**

1. City of Kuna Zoning Ordinance Title 5;
2. City of Kuna Special Developments Ordinance No. 2011-14
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. **Comprehensive Plan Analysis:**

The City Council may accept the Comprehensive Plan components as described below:

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

GOALS AND POLICY – Property Rights

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

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

GOALS AND POLICY –Land Use

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

I. Decision by the Council:

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

Based on the facts outlined in staff's report, the case file and any discussion at the public meeting, the City Council of Kuna, Idaho, hereby approves Case No. 17-01-LLA, a Lot Line Adjustment request by Riverwood Homes; with the following conditions of approval:

1. The owner shall provide a 5-foot wide public utility easement on 'Parcel A' parallel to the new lot line.
2. The owner shall vacate the easement on 'Parcel B' that is within the building envelope.
3. Have the applicant's representative engineer-surveyor record the following documents:
 - a. Record of Survey
 - b. Execute and record the necessary deeds to accomplish the property boundary adjustments as approved.
 - c. Provide copies of the **recorded** record of survey and recorded new deeds, to the Planning and Zoning Department as evidence of compliance.
 - d. Applicant and/or Owners shall complete the aforementioned conditions within one (1) year of the City Council's Order of Decision for this application.
4. The applicant shall adhere to all agency and staff recommendations.
5. The applicant shall comply with all federal, state and local laws.

RECEIVED
4-21-17



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

Lot Line Adjustment Checklist

A Lot Line Adjustment request does not require a public hearing, and will be scheduled for a regular City Council meeting as a regular agenda item.

Project name: RUBY CREEK LOTS 9+10 BLOCK 2	Applicant: RIVERWOOD HOMES
---	--------------------------------------

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
✓	Detailed submittal letter explaining how the project enhances and beautifies the community and types of services the project will provide and/or reason for the lot line adjustment.	✓
✓	Legal description of the property: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties).	✓
✓	8 1/2 x 11 vicinity map showing streets, driveways, property lines, etc.	✓
✓	A sketch showing the proposed lot line adjustment. The sketch shall include the following information: <ul style="list-style-type: none"> ◇ Current lot size including dimensions, square-footage and street frontage. ◇ Proposed new location of the lot line and new dimensions, square-footages and street frontages. ◇ Streets, surrounding land uses, etc. ◇ Existing and proposed public improvements including sidewalk, streets, lighting, landscaping, natural features, etc, if applicable. 	✓

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

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

RECEIVED
4-21-17



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)	17-01-LLA RIVERWOOD
Project name	2315 N. OLD LACE 2335 LACE
Date Received	4/21/17
Date Accepted/Complete	
Cross Reference Files	N/A
Commission Hearing Date	N/A
City Council Hearing Date	May 16, 2017

Contact/Applicant Information

Owners of Record: <u>LARRY + JEAN FURMAN</u>	Phone Number: _____
Address: <u>2315 N OLD LACE AVE</u>	E-Mail: <u>gandy1478@gmail.com</u>
City, State, Zip: <u>KUNA, ID 83634</u>	Fax #: _____
Applicant (Developer): <u>RIVERWOOD HOMES</u>	Phone Number: <u>208-854-7374</u>
Address: <u>PO Box 344</u>	E-Mail: <u>joshva@riverwoodhomes.com</u>
City, State, Zip: <u>MERIDIAN, ID 83680</u>	Fax #: _____
Engineer/Representative: <u>GREG CARTER</u>	Phone Number: <u>208-846-8570</u>
Address: <u>1450 E. WATERTOWER ST STE 130</u>	E-Mail: <u>gcarter@idahosurvey.com</u>
City, State, Zip: <u>MERIDIAN, ID 83642</u>	Fax #: _____

Subject Property Information

Site Address: <u>2315 and 2335 N. OLD LACE AVE, KUNA, ID 83634</u>
Site Location (Cross Streets): <u>NEAR SHAYLA AVE AND ARDELL RD</u>
Parcel Number (s): <u>R1610630010 / R1610630020</u>
Section, Township, Range: <u>2N, 1W, Sec. 15</u>
Property size : <u>2315 = .167 ACRES ; 2335 = .168 ACRES</u>
Current land use: <u>SINGLE-FAMILY</u> Proposed land use: <u>SINGLE-FAMILY</u>
Current zoning district: <u>R-6</u> Proposed zoning district: _____

Exhibit
B-1

Project Description

Project / subdivision name: CRIMSON POINT NORTH # 2

General description of proposed project / request: CHANGE LOT LINE BOUNDARY BETWEEN 2315 AND 2335 TO MATCH EXISTING FENCE

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

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

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: SINGLE-FAMILY

Any existing buildings to remain? Yes No

Number of residential units: 2 Number of building lots: 2

Number of common and/or other lots: N/A

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): N/A

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) N/A

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: JOSHUA FUGELMAN Date: 4-18-17
RIVERWOOD HOMES



RECEIVED
4-21-17

April 20, 2017

City of Kuna Planning & Zoning Department
PO Box 13
Kuna, ID 83634

To Whom It May Concern,

The following is an explanation for our application to adjust the property line between lots 9 and 10 of block 2 in Crimson Point North Subdivision, phase 2.

The house built by us, Riverwood Homes, on lot 9 was accidentally built within the side (North side) setback. This was discovered more than a year after the house sold and has been occupied. A fence was erected on the north side of lot 9. The fence aligns with the correct East property pin, but the western end of the fence is several feet into lot 10. Since Riverwood Homes still owns lot 10, and since the house on lot 9 was built within its northern setback, we propose adjusting the lot line between the two lots to be where the fence is currently situated. This will allow the lot 9 house to obtain a legal setback distance. Lot 10 will lose a small triangle of area, but the house under construction will still have sufficient distance from the proposed lot line (existing fence) to maintain minimum legal setback distance.

Please let us know if you have any questions.

Thank you.
Riverwood Homes
PO Box 344
Meridian, ID 83680

RECEIVED
4-21-17



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, <u>Larry R Furman</u>	<u>2315 N. Old Lace Ave.</u>
Name	Address
<u>Kuna</u>	<u>Idaho</u>
City	State
	<u>83634</u>
	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 Greg Carter 1450 E. Watertower St., Suite 130, Meridian, ID
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 18 day of April, 20 17

[Signature]
Signature

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

Amber Huber
Notary Public for Idaho

Residing at: Kuna, ID

My commission expires: 6/9/21





Instrument Report

▲ 2016012273					
Instrument	2016012273	Instrument ID	3960073	Reference	2016-012273
Old Instrument	-	Type	WRTY/QCD	Record Date	2016-02-12
Pages	-	Recording Fee	-	Return To	-
Grantors	RIVERWOOD HOMES INC	Grantees	FURMAN LARRY R TAYLOR JEAN A	Related Instruments	-
Transaction Code	-	Description	-		

Data not verified by landproDATA.com

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=1 CHE FOWLER
NEXTITLE - WASHINGTON
2016-012273
02/12/2016 02:37 PM
\$10.00



The grantees herein have read and approved the following: _____
Title File No.: NXID-0211050 *MMB*

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

Riverwood Homes, Inc., an Idaho Corporation

a corporation organized and existing under the laws of the State of Idaho, with its principal office at **PO Box 630, Meridian, ID 83680** of County of _____, State of Idaho, GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Larry R Furman and Jean A Taylor, husband and wife

GRANTEE(s), whose current address is: 2315 N Old Lace Ave, Kuna, ID 83634 the following described real property in Ada County, State of Idaho more particularly described as follows, to wit:

Lot 9 in Block 2 of Crimson Point North Subdivision No. 2, according to the official plat thereof, filed in Book 105 of Plats at Page(s) 14435-14437, official records of Ada County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with said Grantee(s), that 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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any), of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the Grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name to be hereunto affixed by its duly authorized officers this 12th day of February, 2016.

Riverwood Homes, Inc.
BY: *[Signature]*
Larry Squires
Secretary/Treasurer

STATE OF: Idaho)
COUNTY OF Ada)

On this 12th day of February, in the year of 2016, before me the undersigned Notary Public in and for said State, personally appeared Larry Squires, known or identified to me (or proved to me on the oath of ...) to be the Sec/Treasurer of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

[Signature]
Notary Public for _____
Residing at: _____ Residing in Boise, Idaho
My commission expires: _____ My Commission Expires 5/24/2017



RECORDED
4-21-17



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, GREG JOHNSON - RIVERWOOD HOMES, PO BOX 344
Name Address
MERIDIAN IDAHO 83690
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 GREG CARTER 1450 E. WATERTOWER ST STE 130
Name Address MERIDIAN

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 20TH day of APRIL, 2017

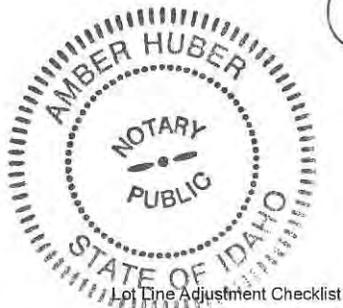
Gregory B Johnson
Signature

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

Amber Huber
Notary Public for Idaho

Residing at: Kuna, ID

My commission expires: 6/9/21





Instrument Report

▲ 2016060990					
Instrument	2016060990	Instrument ID	4008994	Reference	2016-060990
Old Instrument	-	Type	WRTY/QCD	Record Date	2016-07-11
Pages	-	Recording Fee	-	Return To	-
Grantors	WESTPARK COMPANY INC	Grantees	RIVERWOOD HOMES INC	Related Instruments	-
Transaction Code	-	Description	-		

Data not verified by landproDATA.com

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 LISA BATT
NEXTITLE - IDAHO
2016-060990
07/11/2016 08:05 AM
\$13.00



The grantees herein have read and approved the following: _____
Title File No.: NXID-0230218 *MMB*

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

The Westpark Company, Inc., an Idaho Corporation

a corporation organized and existing under the laws of the State of Idaho, with its principal office at **PO Box 344, Meridian, ID 83680** of County of , State of Idaho, GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Riverwood Homes, Inc., an Idaho Corporation

GRANTEE(s), whose current address is: **PO Box 344, Meridian, ID 83680** the following described real property in Ada County, State of Idaho more particularly described as follows, to wit:

Legal description attached hereto and made a part hereof marked Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with said Grantee(s), that 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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any), of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

The officers who sign this deed hereby certify that this deed and the transfer represented thereby was duly authorized under a resolution duly adopted by the board of directors of the Grantor at a lawful meeting duly held and attended by a quorum.

In witness whereof, the Grantor has caused its corporate name to be hereunto affixed by its duly authorized officers this 5th day of July, 2016.

The Westpark Company, Inc.

BY: *[Signature]*
Larry Squires
Secretary/Treasurer

STATE OF: Idaho
COUNTY OF: Ada

On this 8 day of July, in the year of 2016, before me the undersigned Notary Public in and for said State, personally appeared Larry Squires, known or identified to me (or proved to me on the oath of) to be the Secretary/Treasurer of the corporation that executed the instrument or the person who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

[Signature]
Residing at: Boise, Idaho
Notary Public for _____ Commission Expires: 5/10/18
Residing at: _____
My commission expires: _____



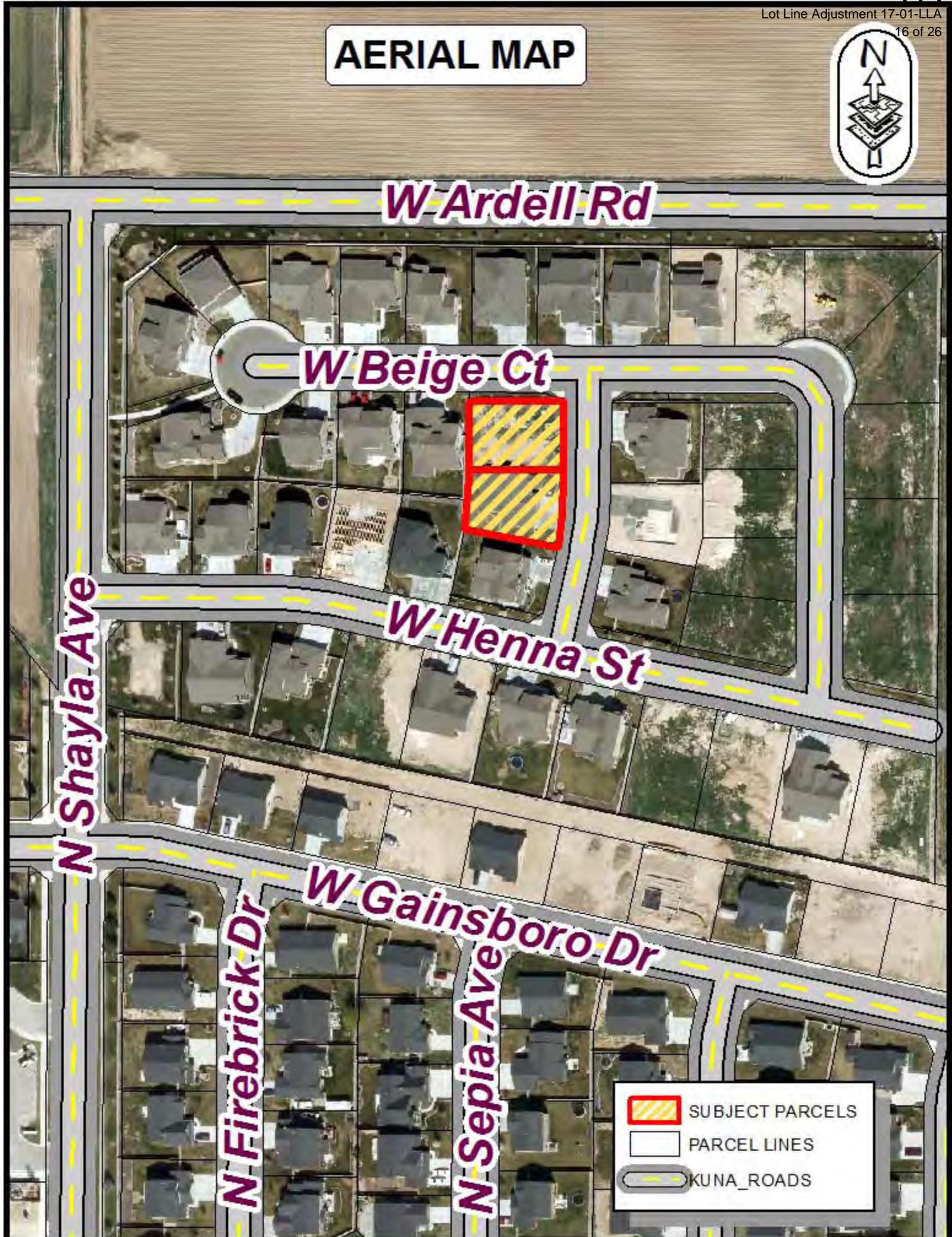
EXHIBIT "A"

Lot 4 in Block 1 of Crimson Point North No. 1, according to the official plat thereof, filed in Book 104 of Plats at Page(s) 14086 thru 14088, official records of Ada County, Idaho.

Lot 10 in Block 2 of Crimson Point North Subdivision No. 2, according to the official plat thereof, filed in Book 105 of Plats at Page(s) 14435 through 14437, official records of Ada County, Idaho.

Lot 33 in Block 2 and Lot 7 in Block 3 of Crimson Point North Subdivision No. 3, according to the official plat thereof, filed in Book 108 of Plats at Page(s) 15310-15312, official records of Ada County, Idaho.

AERIAL MAP



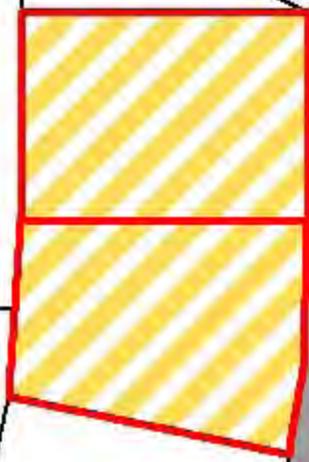
	SUBJECT PARCELS
	PARCEL LINES
	KUNA_ROADS

VICINITY MAP



W Beige Ct

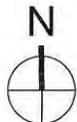
W Henna St



	SUBJECT PARCELS
	PARCEL LINES
	KUNA_ROADS

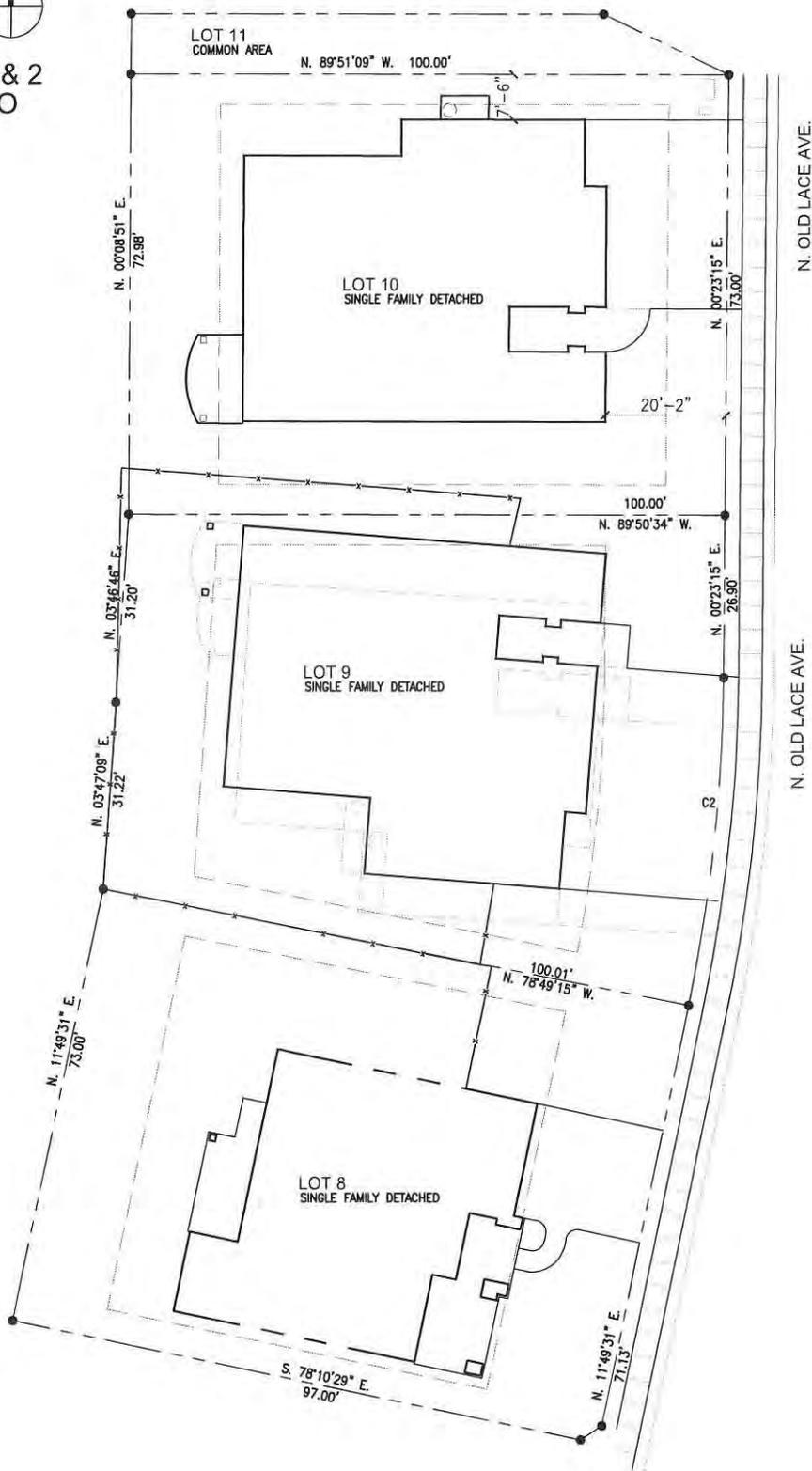
1 VICINITY MAP

SCALE: 1/30"=1'-0"



LOTS 8, 9, & 10 BLOCK 2
CRIMSON POINT NORTH 1 & 2
KUNA, ADA COUNTY, IDAHO

W. BEIGE CT.



RECEIVED
4-21-17

Exhibit
B-6

DRAWN BY:	JOSHUA
DATE:	4-20-2017

RIVERWOOD HOMES
 P.O. Box 344 Meridian, ID
 Ph. (208) 854-7356 Fx. (208) 888-9947

CRIMSON POINT NORTH PROPERTY ADJUSTMENT

THESE DRAWINGS AND DESIGNS SHALL NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS, WITHOUT THE WRITTEN CONSENT OF RIVERWOOD HOMES.

April 20, 2017

**Description For
Parcel A
2335 N. Old Lace Avenue**

A portion of Lot 10, Block 2, Crimson Point North Subdivision No.2 as filed in Book 105 of Plats at Pages 14435-14437, records of Ada County, Idaho, located in the NW 1/4 of the SE 1/4 of Section 15, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho being more particularly described as follows:

BEGINNING at the NE corner of said Lot 10;

thence along the East boundary line of said Lot 10 South 00°23'15" West, 73.00 feet to the SE corner of said Lot 10;

thence North 85°30'23" West, 100.29 feet to a point on the West boundary line of said Lot 10;

thence along said West boundary line North 00°08'51" East, 65.40 feet to the NW corner of said Lot 10;

thence along the North boundary line of said Lot 10 South 89°51'09" East, 100.31 feet to the **POINT OF BEGINNING**. Containing 6931 square feet, more or less.





IDAHO
SURVEY
GROUP

7A
Lot Line Adjustment 17-01-LLA
1450 East Watertower St. 21 of 26
Suite 130
Meridian, Idaho 83642

Phone (208) 846-8570
Fax (208) 884-5399

April 17, 2017

**CLOSURE SHEET FOR
PARCEL A
2335 N. OLD LACE AVE.**

Course: South 00°23'15" East Distance: 73.00'
Course: North 85°30'23" West Distance: 100.29'
Course: North 00°08'51" East Distance: 65.40'
Course: South 89°51'09" East Distance: 100.03'

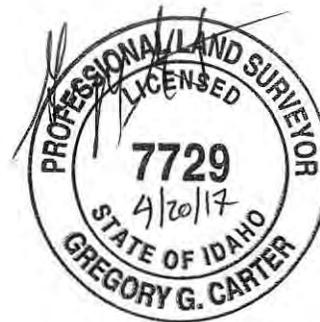
Perimeter: 339.0'

Area: 6,391 s.f.

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.003 Course: South 74°18'05" West

Precision 1:113,000



April 20, 2017

**Description For
Parcel B
2315 N. Old Lace Avenue**

Lot 9 and a portion of Lot 10, Block 2, Crimson Point North Subdivision No.2 as filed in Book 105 of Plats at Pages 14435-14437, records of Ada County, Idaho, located in the NW 1/4 of the SE 1/4 of Section 15, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, being more particularly described as follows:

BEGINNING at the NE corner of said Lot 9;

thence along the East boundary line of said Lot 9 the following 2 courses and distances:

thence South 00°23'15" West, 26.90 feet;

thence 54.90 feet along the arc of a curve to the right, said curve having a radius of 275.00 feet, a central angle of 11°26'19" and a long chord of 54.81 feet which bears South 06°06'13" West to the SE corner of said Lot 9;

thence along the southerly boundary line of said Lot 9 North 78°49'15" West, 100.01 feet to the SW corner of said Lot 9;

thence along the West boundary line of said Lot 9 the following 2 courses and distances:

thence North 03°47'09" East, 31.22 feet;

thence North 03°46'46" East, 31.20 feet to the NE corner of said Lot 9;

thence along the West boundary line of said Lot 10 North 00°08'51" East, 7.58 feet;

thence leaving said West boundary line South 85°30'23" East, 100.29 feet to the **POINT OF BEGINNING**. Containing 7669 square feet, more or less.





IDAHO
SURVEY
GROUP

7A
Lot Line Adjustment 17-01-LLA
1450 East Watertower St. 23 of 26
Suite 130
Meridian, Idaho 83642

Phone (208) 846-8570
Fax (208) 884-5399

April 17, 2017

**CLOSURE SHEET FOR
PARCEL B
2315 N. OLD LACE AVE.**

Course: South 00°23'15" East Distance: 26.90'

Course: Arc Length: 54.90' Radius: 475.00 Central Angle: 11°26'19"
Chord Bearing: South 06°06'13" West Chord Dist: 54.81'

Course: North 78°49'15" West Distance: 100.01'

Course: North 03°47'09" East Distance: 31.22'

Course: North 03°46'46" East Distance: 31.20'

Course: North 00°08'51" East Distance: 7.58'

Course: South 85°30'23" East Distance: 100.29'

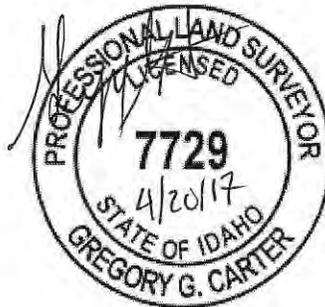
Perimeter: 352.01'

Area: 7,669 s.f.

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.004 Course: South 49°17'27" West

Precision 1:88,000



RIVERWOOD HOMES, INC.
Invoice Number

Description
House & Lot Inventory-ID

Date

Invoice Amount

Discount

Amount Paid

300.00

4/20/17

8150

Kuna, City of

\$300.00

RECEIPT		DATE <u>4-21-2017</u>	No. 126317
RECEIVED FROM <u>Riverwood Homes</u>		\$ <u>300.00</u>	
<u>Lot Line Adjustment App Fees</u>		DOLLARS	
<input type="radio"/> FOR RENT	<u>Lots 9 & 10 / Bk 2 (200) lot split (100) ENR FEE</u>		
<input checked="" type="radio"/> FOR			
ACCOUNT		<input type="radio"/> CASH	FROM <u>CRIMSON POINT North</u> TO _____
PAYMENT	<u>#8150</u>	<input checked="" type="radio"/> CHECK	
BAL. DUE		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	
		BY <u>T.K.</u>	3-11



CITY OF KUNA

PLANNING & ZONING DEPARTMENT

7A
Lot Line Adjustment 17-01-LLA
451 W. 4th Street 25 of 26
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

April 25, 2017

Riverwood Homes
PO Box 344
Meridian, ID 83680

Subject: 17-01--LLA: Riverwood Homes; Lot 9 & 10, Block 2, Crimson Point North Subdivision No. 2 Lot Line Adjustment

Dear Applicant:

The City of Kuna Planning and Zoning Department is in receipt of your application for a Lot Line Adjustment for Lots 9 and 10; Block 2 of the Crimson Point North Subdivision No. 2 (a.k.a. 2315 and 2335 N. Old Lace Avenue, Kuna, ID). The application as submitted is deemed complete as of April 25, 2017.

A Lot Line Adjustment is designated in Kuna City Code 1-14-3 (KCC), as a public meeting with the City Council as the decision-making body. As a public meeting, this application does not require public notice as set forth in Idaho Code, Chapter 65, Idaho Local Land Use Planning Act.

Your application is scheduled for a public meeting with the Kuna City Council on **May 16th, 2017** at 6:00 pm in Council chambers, or as soon after as it may be heard. Please plan on attending to answer any questions the Council may have regarding your application.

If you have any questions, feel free contact our office. Please reference case # **17-01-LLA** in any future correspondence.

Regards,

Trevor Kesner, MRCP
Planner II

Cc: Wendy Howell, City of Kuna, Director of Planning Services
Greg Carter, Idaho Survey Group

Trevor Kesner

From: Antonio Conti
Sent: Monday, April 24, 2017 11:40 AM
To: Trevor Kesner
Cc: Mike Borzick
Subject: RE: Proposed Lot Line Adjustment - Crimson Point North Sub #2; Lot 10/Lot 9, Block 2

Trevor,

We are not opposed to the lot line adjustment. We would like to provide the following comment/request.

- 1. The owner will have to provide an easement on Parcel A 5' wide parallel to the new lot line
- 2. The owner should vacate the easement on Parcel B that is within the building envelope.

Let me know if you have any questions.

Antonio Marcel Conti
City Engineer

From: Trevor Kesner
Sent: Monday, April 24, 2017 10:39 AM
To: Antonio Conti <aconti@kunaID.gov>
Cc: Mike Borzick <mborzick@kunaid.gov>
Subject: Proposed Lot Line Adjustment - Crimson Point North Sub #2; Lot 10/Lot 9, Block 2

Please let me know if you have any comments, suggestions, recommendations or issues with this proposed LLA. I propose taking it to City Council on May 16th, 2017.

Thanks much.

Trevor Kesner, MRCP
Planner II
KUNA PLANNING & ZONING DEPT.
(208) 387-7731
tkesner@kunaid.gov



City of Kuna
751 W. 4th Street
Kuna, ID 83634

CONFIDENTIALITY NOTICE

This e-mail and any attachments may contain confidential or privileged information. If you are not the intended recipient, you are not authorized to use or distribute any information included in this e-mail or its attachments. If you receive this e-mail in error, please delete it from your system and contact the sender.





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

ANTONIO M CONTI
CITY ENGINEER

Telephone (208) 639-5343; Fax (208) 287-1731
Email: aconti@kunaid.gov

MEMORANDUM

TO: Mayor Stear and Members of City Council

FROM: Antonio M Conti
Kuna City Engineer

RE: Kuna Public Works Projects
2016 Sewer Master Plan
Amendment to Consultant Agreement

DATE: May 8, 2017

REQUEST: Approve Resolution for Amendment to Toothman-Orton Agreement

The City Engineer proposes to amend the Sewer Master Plan contract with Toothman-Orton to include an analysis of the capacity of the South Plant. The analysis is needed to give us an understanding of the capacity left in the Plant and the ability to serve new projects in the watershed.

The existing contract with Toothman-Orton is for a not to exceed amount of \$159,300. The current Additional Service Authorization No. 1 is requesting for an additional \$7,840 for a total project cost not to exceed 167,140.

The City Engineer requests the attached Additional Service Authorization No. 1 is approved. A resolution is attached, which if approved, authorizes the Mayor, Clerk and City Engineer to execute the requisite documents. The FY2016-17 Sewer budget has \$196,867 in unexpended funds in the contingency fund for this amendment.

Attachments:

**RESOLUTION NO. R39-2017
CITY OF KUNA, IDAHO**

RESOLUTION AWARDDING AMENDMENT TO CONTRACT FOR CONSULTING SERVICES TO T-O ENGINEERS IN THE AMOUNT OF \$7,840.00 FOR PREPARATION OF AN AMENDED SEWER MASTER PLAN; DIRECTING EXPENDITURE OF FUNDS FROM THE SEWER FUND FOR SAID WORK; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID CONSULTANT.

WHEREAS, the City of Kuna, Idaho has determined it to be in said City's best interest to prepare an Amended Sewer Master Plan; and

WHEREAS, the City of Kuna, Idaho has already selected T-O Engineers from its registry of qualified consultants to contract with them for design services on the basis of their being best qualified to provide consultant services for preparation of an Amended Sewer Master Plan:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Mayor, City Engineer and City Clerk of said city are hereby authorized to execute that certain agreement titled "Additional Service Authorization No. 1", by and between said city and T-O Engineers, which Agreement is for additional consulting services related to preparation of an Amended Sewer Master Plan, which agreement and associated scope of work is estimated to cost seven thousand eight hundred forty dollars (\$7,840) and which Agreement is attached hereto, and made a part hereof, as if set forth in full.

PASSED BY THE COUNCIL of Kuna, Idaho this 16th day of May, 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 16th day of May, 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



2471 S. Titanium Place
Meridian, ID 83642
Ph: (208) 323-2288 • Fax: (208) 323-2399

T·O ENGINEERS

ADDITIONAL SERVICES AUTHORIZATION #1 (Please expedite return of signed form.)

DATE: 4/19/2017

Contract/Project No: 160146 TO1 Project Name: Kuna Sewer Master Plan

Name of Client: City of Kuna

Address: PO Box 13

City/State: Kuna, ID Zip Code: 83634 Telephone: 208-287-1727

Description of Services to be Provided by Consultant: Evaluation of the South Lagoon Treatment Facility as described in Exhibit 1-1 – Keller's Scope of Work.

T-O Billing Reference Description:

Budget Estimate: \$7,840 T & M (Estimate Only) T & M (Not to Exceed)
(Additional services are performed on a time and materials basis unless otherwise shown in writing)

Additional Service Requested By: _____

Additional Service Request Rec'd By: _____ via Verbal Written

Special Conditions: _____

The Terms and Conditions of the original contract, M15175/160146, dated 8/2/2016, above are incorporated and made a part of this Agreement.

Offered by T-O Engineers (Consultant):
William H. Russell May 8th, 2017
Signature Date

William H. Russell / President
Printed Name/Title

Accepted by Client:

Signature Date

Printed Name/Title

Name of Client

- Work will not proceed until authorization is signed by client
- Work will proceed based on Client's verbal and or email authorization

**AMENDMENT TO CLIENT-SUBCONSULTANT AGREEMENT
Amendment No. 1**

The Effective Date of this Amendment is: April 24, 2017.

Background Data

Effective Date of Owner-Engineer Agreement: 8/22/16

Client: T-O Engineers, Inc.

Subconsultant: Keller Associates, Inc.

Project: WW Treatment Plant Master Plan

Nature of Amendment: [Check those that are applicable and delete those that are inapplicable.]

- Additional Services to be performed by Subconsultant
- Modifications to services of Engineer
- Modifications to responsibilities of Owner
- Modifications of payment to Engineer
- Modifications to time(s) for rendering services
- Modifications to other terms and conditions of the Agreement

Description of Modifications:

Exhibit 1-1

In addition to the current scope of work, the Client would like Subconsultant to add an evaluation of the current capacity of the South Lagoon Treatment Facility (Modified Task 3) and options for long term planning and upgrades of the South Lagoon Treatment Facility (Modified Task 4).

Task 1 – Includes management for the added scope of work.

Task 2 – No change.

Task 3 – Add the following for the Kuna South Lagoon Treatment Facility:

- Review the treatment performance to compare with design criteria.
- Update the plant hydraulic model looking at the 20 year flows.
- Provide a plant redundancy and capacity analysis.

Assumptions:

- 20 year flows will be obtained from the current plant flow data and the growth projections used in the water and wastewater planning. Peaking factors will be supplied from the collection model done by Client.
- A condition assessment of the Kuna South Lagoon Treatment Facility is not included. Review is for capacity assessment only.

Deliverables and Schedule:

- Capacity and Redundancy Memo
- 40 days from notice to proceed on this task

Task 4 – Add the following for the Kuna South Lagoon Treatment Facility:

- Based on a 20-year planning boundary provide an upgrade option for the North Membrane Plant, South Lagoon Plant, or a new satellite plant.
- Provide Class 5 level capital cost for upgrade options at North Membrane Plant, at South Lagoon Plant, or at a new satellite plant.
- Detailed O&M/life cycle cost are not included in this task only a projection of existing O&M costs.

Assumptions:

- Land application assumes Class C reuse and assumes same crop and conditions that exist at the current land application site.

Client Responsibilities:

- Provide flow criteria information including peaking factors.
- Allow communication with City to obtain necessary loading information at the existing plants and O&M cost information.

Deliverables:

Exhibit 1-1

Memo summarizing the basis of cost and the cost estimates.

Task 5 – No Change

Optional Task – Sampling Review. The influent data received from the City at the Kuna North Membrane Plant shows numbers for BOD and TSS that are higher than typical municipal waste. If authorized to proceed, subconsultant shall visit the plant and review the sampling intake and discuss procedures and lab analysis. Based on this visit, subconsultant shall provide recommendations as part of the memo in Task 4 deliverables for data collection and analysis.

Agreement Summary:

Original agreement amount:	\$	<u>21,660</u>
Net change for prior amendments:	\$	<u>0</u>
This amendment amount:	\$	<u>7,840</u>
Adjusted Agreement amount without optional task:	\$	<u>29,500</u>
Optional Task – Sampling Review	\$	<u>1,055</u>
Adjusted Agreement amount with optional task:	\$	<u>30,555</u>

Change in time for services (days or date, as applicable): Not Applicable

The foregoing Agreement Summary is for reference only and does not alter the terms of the Agreement, including those set forth in Exhibit C.

Client and Subconsultant hereby agree to modify the above-referenced Agreement as set forth in this Amendment. All provisions of the Agreement not modified by this or previous Amendments remain in effect.

Client:

Subconsultant:

Keller Associates, Inc.

By: *William H Russell*

By: *James Bledsoe*

Print name: William H. Russell

Print name: James Bledsoe

Title: President

Title: Principal

Date Signed: 4-21-2017

Date Signed: 4-20-2017

CITY OF KUNA
PO BOX 13 KUNA, ID 83643 * 754 W 4TH * PH. 208.922.5546 * FAX 208.922.5989 *
JMARSH@KUNAID.GOV

TO: MAYOR STEAR AND MEMBERS OF KUNA CITY COUNCIL
FROM: John Marsh – Kuna City Treasurer
SUBJECT: SUPPLEMENTAL INSURANCE
DATE: 5/11/2017

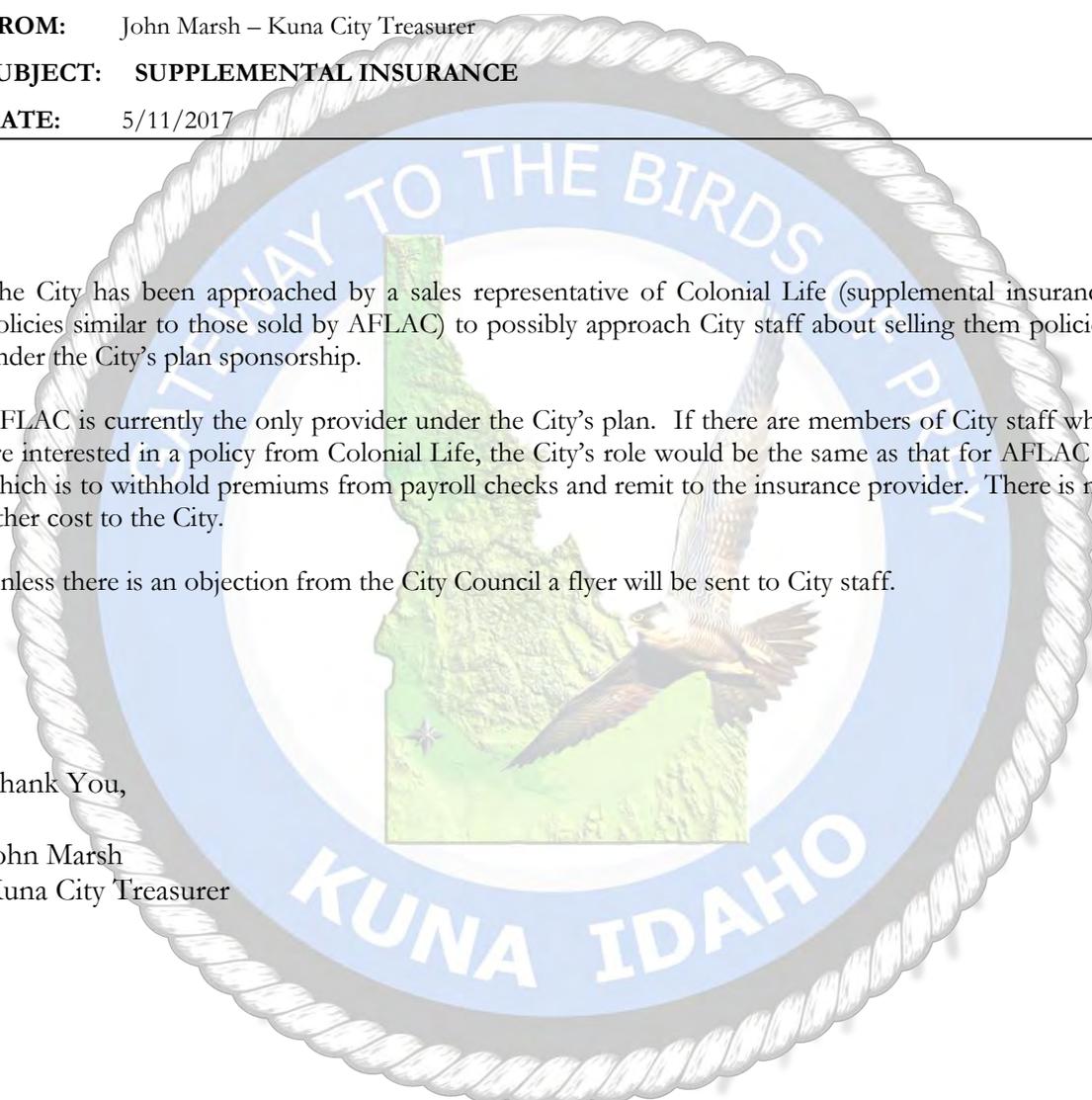
The City has been approached by a sales representative of Colonial Life (supplemental insurance policies similar to those sold by AFLAC) to possibly approach City staff about selling them policies under the City’s plan sponsorship.

AFLAC is currently the only provider under the City’s plan. If there are members of City staff who are interested in a policy from Colonial Life, the City’s role would be the same as that for AFLAC – which is to withhold premiums from payroll checks and remit to the insurance provider. There is no other cost to the City.

Unless there is an objection from the City Council a flyer will be sent to City staff.

Thank You,

John Marsh
Kuna City Treasurer



CITY OF KUNA

**PO BOX 13 KUNA, ID 83643 * 751 W 4TH * PH. 208.922.5546 * FAX 208.922.5989 *
JMARSH@CITYOFKUNA.COM**

TO: MAYOR STEAR AND MEMBERS OF KUNA CITY COUNCIL
FROM: John Marsh – Kuna City Treasurer
SUBJECT: **TENTATIVE CITY OF KUNA FYE 2018 BUDGET WORKSHOP CALENDAR**
DATE: 5/11/2017

The attached budget calendar is merely a suggestion and subject to revision based upon discussion by the City Council. The preliminary dates were placed solely as workshops occurring during regularly scheduled City Council meetings.

The public hearing date (required to be communicated to Ada County) proposed for the FYE 2018 annual budget appropriation pursuant to Idaho Code 50-1002 is as follows:

- **Date:** Tuesday, August 15, 2017 (Regularly Scheduled City Council meeting)
- **Time:** 6:00 PM Mountain Daylight Time
- **Place:** Kuna City Council Chambers at 751 W. 4th Street, Kuna, Idaho 83634

Per Idaho Code Sections 50-1002 & 1007 & 63-803(3), the deadline for certification of the adopted property tax levy to the Ada County Commissioners is Thursday, September 7, 2017 (the Thursday preceding the 2nd Monday in September). The budget must be adopted prior to this date.

There is no action to be taken on this item other than a discussion of preferences. All necessary supporting documents will be provided prior to each budget workshop date.

Thank You,

John Marsh
Kuna City Treasurer

KUNA TENTATIVE BUDGET CALENDAR FYE 2018

PROJECT/EVENT	FYE 2018 BUDGET WORKSHOPS	All budget workshop dates below are subject to change during the course of the budget-setting process as needed. Budget workshops were chosen to occur during regularly scheduled City Council meetings but may be changed at the discretion of City Council.
ORGANIZER	JOHN MARSH	

PROJECT PHASE	STARTING	ENDING	PROJECT PHASE	STARTING	ENDING
WORKSHOP	6.20.2017	6.20.2017	CERTIFICATION OF PROPERTY TAX LEVY TO ADA COUNTY COMMISSIONERS (DUE NO LATER THAN 9.7.17 - THURS. PRECEDING 2 ND MONDAY IN SEPT.)	8.16.2017	9.7.2017
WORKSHOP	7.5.2017	7.5.2017			
WORKSHOP (ADOPTION OF TENTATIVE BUDGET)	7.18.2017	7.18.2017			
PUBLISH PUBLIC HEARING NOTICE TWO CONSECUTIVE WEEKS	7.31.2017	8.7.2017	PUBLISH ANNUAL APPROPRIATION ORDINANCE ONE TIME	9.11.2017	9.11.2017
PUBLIC HEARING & ADOPTION OF ANNUAL APPROPRIATION ORDINANCE	8.15.2017	8.15.2017		[Select Date]	[Select Date]
				[Select Date]	[Select Date]
				[Select Date]	[Select Date]
				[Select Date]	[Select Date]
				[Select Date]	[Select Date]

MAY							JUNE							JULY							AUGUST							SEPTEMBER							OCTOBER						
S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	3	4	5	6					1	2	3							1			1	2	3	4	5						1	2	1	2	3	4	5	6	7
7	8	9	10	11	12	13	4	5	6	7	8	9	10	2	3	4	5	6	7	8	6	7	8	9	10	11	12	3	4	5	6	7	8	9	8	9	10	11	12	13	14
14	15	16	17	18	19	20	11	12	13	14	15	16	17	9	10	11	12	13	14	15	13	14	15	16	17	18	19	10	11	12	13	14	15	16	15	16	17	18	19	20	21
21	22	23	24	25	26	27	18	19	20	21	22	23	24	16	17	18	19	20	21	22	20	21	22	23	24	25	26	17	18	19	20	21	22	23	22	23	24	25	26	27	28
28	29	30	31				25	26	27	28	29	30	23	24	25	26	27	28	29	27	28	29	30	31			24	25	26	27	28	29	30	29	30	31					
													30	31																											

(Space above reserved for recording)

KUNA CITY ORDINANCE NO. 2017-06
Kuna Hill Development, LLC

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1313428000 SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the owner of the parcel of real property situated in the unincorporated area of Ada County and as more particularly described in Section 2 of this ordinance, has requested, in writing, annexation of said real property to the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on April 11, 2017 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on April 25, 2017) where it was recommended to the Mayor and Council that the annexation and zoning request be approved with a zoning classification of R-6; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on May 2, 2017, on the proposed annexation and zoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved on May 16, 2017) where it determined that the requested annexation should be granted with a zoning classification R-6; and

WHEREAS, the zoning classification of R-6 is appropriate to meet the requirements of the Kuna City Code and should be granted.

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

Section 1: The Kuna City Council hereby finds and declares that the real property described below is contiguous to the City, that said property can be reasonably assumed to be

used for the orderly development of the City, and that the owner of said property has requested, in writing, annexation thereof to the City.

Section 2: The real parcel, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly known as Parcel No. **S1313428000**; and more particularly described in “Exhibit A” – Legal Description and “Exhibit B” – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

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

Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as R-6, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the R-6 zoning land use classification.

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

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

DATED this 16th day of May 2017.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A

KUNA HILL DEVELOPMENT, LLC ANNEXATION

Legal Description

A parcel of land situated in the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southeast corner of the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian (the section corner common to Sections 13 & 24, Range 1 West, and 18 & 19, Range 1 East);

Thence N88°45'41"W, 973.49 feet along the south line of the southeast quarter;

Thence N00°11'35"E, 48.01 feet parallel with and 973.33 feet from the east line of the southeast quarter to the north right-of-way line of E. Deer Flat Road, the POINT OF BEGINNING:

Thence N88°45'41"W, 1657.45 feet along the north right-of-way line of E. Deer Flat Road to the west line of the southeast quarter;

Thence N00°10'26"E, 2597.57 feet along the west line of the southeast quarter to the northwest corner of the southeast quarter (the center quarter-section corner of Section 13);

Thence S88°51'58"E, 1971.63 feet along the north line of the southeast quarter;

Thence S00°11'35"W, 1753.96 feet parallel with and 660.00 feet from the east line of the southeast quarter to the center line of the Kuna Canal;

Thence N70°46'49"W, 174.05 feet along the center line of the Kuna Canal;

Thence 151.82 feet on a curve to the left, having a radius of 500.00 feet, a central angle of 17°23'50", a chord bearing of N79°28'44"W, and a chord length of 151.24 feet, along the center line of the Kuna Canal;

Thence S00°11'35"W, 925.34 feet parallel with and 973.33 feet from the east line of the southeast quarter to the POINT OF BEGINNING.

