

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 83634

City Council Meeting AGENDA Wednesday, July 5, 2017

6:00 P.M. REGULAR CITY COUNCIL

- 1. *Call to Order and Roll Call***
- 2. *Invocation:*** None
- 3. *Pledge of Allegiance:*** Mayor Stear
- 4. *Consent Agenda:***

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

A. City Council Meeting Minutes:

- I. Regular City Council Minutes, June 20, 2017**

B. Accounts Payable Dated June 29, 2017 in the Amount of \$548,909.40

C. Resolutions

- I. Consideration to approve Resolution No. R46-2017 Authorizing Challenger Development, Inc. Reimbursement Agreement – Memory Ranch Regional Lift Station Project**

**A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO
AUTHORIZING THE EXECUTION OF THE REIMBURSEMENT
AGREEMENT WITH CHALLENGER DEVELOPMENT, INC. IN THE
AMOUNT OF \$212,888.00.**

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at 922-5546. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

2. Consideration to approve Resolution No. R47-2017 Authorizing Ensign Development Group, LLC. Reimbursement Agreement – Ensign No. 1 Pressure Irrigation Trunk Project

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE EXECUTION OF A REIMBURSEMENT AGREEMENT WITH ENSIGN DEVELOPMENT GROUP, LLC. IN THE AMOUNT OF \$28,596.92.

3. Consideration to approve Resolution No. R48-2017 Authorizing Ensign Development Group, LLC. Reimbursement Agreement – Ensign No. 1 Pressure Irrigation Trunk Project

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE EXECUTION OF THE REIMBURSEMENT AGREEMENT WITH ENSIGN DEVELOPMENT GROUP, LLC. IN THE AMOUNT OF \$2,866.58.

4. Consideration to approve Resolution No. R49-2017 Authorizing the Transfer of Certain Records to the Idaho State Historical Society

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE TRANSFER OF PERMANENT CITY RECORDS TO THE IDAHO STATE HISTORICAL SOCIETY.

5. *Community Reports or Requests:*

- A. Presentation of Fiscal Year Ending June 30, 2016 Annual Audit – Bailey & Company, Chtd. Certified Public Accountants

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

- A. Public Hearing and Consideration to approve Case No. 17-02-S (Subdivision) for Sailor Shores Meadows Subdivision #2 – Trevor Kesner, Planner II

A preliminary plat request from Thomas Maile to subdivide an approximately 1.78-acre parcel within an existing R-6 zone into eight (8) residential building lots and three (3) common lots. The subject site is located approximately 600 feet south of the intersection of Kuna Road and Sailer Place, and is addressed as 245 S. Sailer Place, Kuna, Idaho.

- B. Public Hearing and Consideration to approve Case No. 17-02-ZC (Rezone) for Darius Elison, One Call Restoration – Jace Hellman, Planner I

A request to rezone a parcel's current R-6 (Medium-Density Residential) zoning designation to a C-2 (Area Commercial District) zoning designation. The site is located at 315 East Avalon St., Kuna, Idaho.

- C. Public Hearing and Consideration to approve Case No. 16-04-S (Pre Plat) for TNT Estates Subdivision – Troy Behunin, Planner III

Applicant requests approval for a preliminary plat over approximately 4.70 acres of land already zoned R-12 (High Density Residential). Applicant proposes to subdivide the parcel into nine buildable lots and one common lot. The site is located near the northeast corner (NEC) of Deer Flat Road and School Avenue. Address is 550 W. Deer Flat Rd.

7. *Business Items:* None

8. *Budget Workshop*

- A. Fiscal Year 2018 Budget Presentation – John Marsh, City Treasurer
Documents will be provided separately by City Treasurer John Marsh.

9. *Ordinances:* None

10. *Mayor/Council Announcements:*

11. *Executive Session:*

- A. Adjourn to Executive Session Pursuant to Idaho Code 74-206(d) for the Purpose of Discussing an Indigency Request

12. *Adjournment:*

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Greg McPherson, Council Member

Kuna City Hall Council Chamber, 751 W 4th Street, Kuna, Idaho 83634

**City Council Meeting
MINUTES
Tuesday, June 20, 2017**

6:00 P.M. REGULAR CITY COUNCIL

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
Wendy Howell, P & Z Director
Antonio Conti, City Engineer
Bobby Withrow, Parks Director
Bob Bachman, Public Works Director
John Marsh, City Treasurer

2. Invocation: Karen Hernandez, United Methodist Church

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda:
(Timestamp 00:02:13)

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A. City Council Meeting Minutes:

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I. Regular City Council Minutes, June 6, 2017

B. Accounts Payable Dated June 15, 2017 in the Amount of \$398,686.34

C. Final Plat

I. Consideration to approve 16-16-FP (Final Plat) for Greyhawk Subdivision No. 6

Kent Brown Planning Services, representing Greyhawk Land Company, LLC, is requesting Final Plat approval for the sixth phase of the Greyhawk Subdivision. The final plat for Greyhawk Subdivision No. 6 proposes twenty-one (21) residential building lots and three (3) common lots on a total of approximately 5.32 acres. The site is located approximately 1550 feet South of Hubbard Road and East of Kay Avenue, Kuna.

2. Consideration to approve 17-01-FP (Final Plat) for Journey's End Subdivision No. 2

Steve Arnold, with A Team Land Consultants, is requesting Final Plat approval for the second phase of Journey's End Subdivision. The final plat for Journey's End Subdivision No. 2 proposes ten (10) total four-plex lots and one (1) common lot for the future construction of 32 multi-family units. Two (2) of the ten (10) lots have been previously plated with phase 1 in order to correct a setback. The property contains approximately 2.4 acres and is located at the 987 East Kuna Road, between Kay Avenue and Sailer Place.

D. Resolutions

~~*I.* Consideration to approve Resolution No. R42-2017 Awarding Contract for Water Rights Application Support to Keller Associates, Inc.~~

~~A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AWARDING CONTRACT FOR THE WATER RIGHTS APPLICATION SUPPORT TO KELLER ASSOCIATES, INC. IN THE AMOUNT OF \$2,565.00; DIRECTING EXPENDITURE OF FUNDS FROM THE WATER FUNDS FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID PROPOSER.~~

Council President Cardoza moved to move item 4.D.1 to item 8.E. 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:*

- A. Request for funds to hire a full time Economic Development Person for Fiscal Year 2018 – Mike Smith, Kuna Economic Development Committee Member
(Timestamp 00:04:00)

Mike Smith, Kuna Economic Development Committee Member, presented to Council that the committee had discussed having an economic development person many times. As a group of volunteers they had been able to reach out to little restaurants and gas stations but continued to notice other communities the same size or smaller than Kuna were going with a full time economic development position working for the city. The committee felt Kuna could use such a position. He asked Council to consider budgeting some funds for an economic development person's salary, benefits, and creating a full time position with the City of Kuna. This person would reach out to different businesses, manufacturers, or anything that would bring more good paying jobs to Kuna.

The Mountain Home Economic Development person was full time and they hadn't even reached the population numbers Kuna had. It also had come to Mr. Smith's attention that they had hired a second full time person. Meetings he attended in Canyon County always had Nampa's or Caldwell's Economic Development person as well. Mr. Smith and the committee felt it was time to look at creating that position within the City of Kuna. They discussed some numbers and thought to get someone qualified a \$60,000.00 salary would be on the high end plus benefits. He commented on all the things happening such as the Youth Ranch building in Middleton and Chobani building in Twin Falls. Kuna only found out about those types of things when they read about them so someone was needed for Kuna that could be out there rattling cages all the time to bring in industry. He stood for questions.

Council Member Buban-Vonder Haar asked Mr. Smith to expand on why the committee settled on full time versus part time.

Mr. Smith explained the reason he really felt it should be a full time position was he felt it should be somebody who was completely dedicated and they would know that was what they were working for all the time. He also personally felt it needed to be a position that was up for review every year. They didn't want to create another position where someone just sat at a desk and made a few phone calls. They wanted the position to be accountable and they wanted to see results.

Council Member Jones asked if the Economic Development Committee would like to be part of the hiring process.

Mr. Smith replied they would not be opposed to that. They could put together some of the criteria. He felt Council should probably review the job description Planning & Zoning Director Wendy Howell had for the position and add anything they saw fit before approving to budget for it. The committee would also review it. As far as the interviewing process, they could have some input but he did feel that since the position would most likely be reporting to Ms. Howell the final decision should be hers or whoever does the hiring for the City.

Council Member Jones asked if Mr. Smith thought hiring someone with experience would be valuable.

Mr. Smith responded absolutely. If Kuna could steal someone it would be wonderful.

Council Member Jones was concerned about putting the cart before the horse by hiring an advisor that could land a big company before Kuna was ready for it, especially in regards to infrastructure.

Mr. Smith agreed but, knowing the way wheels of government work, if they started getting the position in the works then, by the time someone was hired for the position, the comprehensive plan committee would have already been meeting and perhaps they could line a big company up that would help pay to bring infrastructure out to their location. Places for big companies to go were getting harder to come by all the time but Kuna had miles and miles of desert.

Mayor Stear added the committee had discussed that bringing an economic development person on staff sooner rather than later would be beneficial to the comprehensive plan and allow them to have some input on the plan and its design.

Mr. Smith added they might have a feel for what needed to be done and how many acres were needed. There weren't very many places to put a manufacturing business.

Council Member Jones supported what the committee wanted to do especially the idea of progress reports.

Mayor Stear felt an Economic Development person could pay for their position. In the past he tried to follow up on information about people looking for places and it only took two weeks for the information to become outdated. If someone was not on top of it they would be behind in a matter of weeks.

Mr. Smith said there were a lot of things that needed to be done. He felt everyone was concerned with the community evacuating every day. As homes continued to be built in Kuna there would need to be places for those people to go to work every day.

Mayor Stear thanked Mr. Smith. If Council was interested in doing this they would put something together to present at budget time for further discussion.

B. Request for funds of \$4,500.00 for Fiscal Year 2018 for the Kuna Arts Commission – Ronnie Soldano, Kuna Arts Commissioner
(Timestamp 00:17:33)

Ronnie Soldano, Kuna Arts Commissioner, introduced himself. The Kuna Arts Commission was excited and ready to go. They were looking for \$4,500.00 to get things started off right. He explained the breakdown of what the money would be used for. The vision the commission had, a lot of the members had done their due diligence on what had been successful in other cities, was to have people drawn to Kuna as an art city. The revenues generated from that would help facilitate the Economic Development position that was just discussed but in order to do that they would need the backing of the Council to facilitate that. He stood for questions.

Council Member Jones asked about the \$1,000.00 Mr. Soldano had said would be used to pay artists and performers. He wanted to know if the money would be to pay the artists themselves or to pay for venues for the artists to display in.

Mr. Soldano explained it was for both. He personally felt it should be higher. The average artist might perform for 2 hours at \$200.00 which was good. They could pull in maybe 3 or 4 bands and they would need to do media promotions. He felt it was critical for the quality they wanted.

Council Member Jones was concerned about paying for an event versus encouraging artists to come to Kuna. He mentioned Boise's grant program for artists to help pay for their product which was a tangible item that could be displayed. He felt it would be better to go towards displays like the City Hall Art Display or having someone design an entry way to the city.

City Clerk Chris Engels clarified the conversation that occurred during the commission meeting on that subject was that when there was a larger event that promoted all types of artists; performing, painting, display artists, there should be some small funding available to compensate them for their performance or display. It was not about renting a facility but about compensating artists in all mediums.

Mr. Soldano added that as they created larger venues they wanted to bring in good bands. They wanted quality instead of mediocrity and wanted to do their part to help facilitate that.

Council President Cardoza asked if Mr. Soldano realized that once they started to pay artist to come out and play it would be harder and harder to get volunteers.

Mr. Soldano agreed with that to a certain extent. Up and coming musicians knew they had to pay their dues but they also knew if they could get in with people who

were established they would get seen. There were plenty of people who would want to ride the coattails of known musicians.

Council President Cardoza replied \$1,000.00 would not go very far.

Mr. Soldano agreed. However, they were not starting with a lot of venues, a summer venue and a winter venue, so they would be able to bring in a little higher dollar entertainer or entertainers. He had contacted some entertainers he knew that had traveled throughout the world and they had agreed to play for Kuna at \$200.00 an hour for 2 hours. That was not going to happen all the time going forward but it was an amazing gesture to help Kuna get things started.

Council President Cardoza asked how long it would be before they came to Council wanting a facility.

Mr. Soldano replied as soon as possible. He and the commission wanted to be a part of the direction Council wanted to take Kuna and would do whatever they could to bring that to fruition. They knew quality entertainment would be a part of that.

Council President Cardoza felt the greenbelt had good potential for that.

Mr. Soldano would love to see an amphitheater in Kuna.

Council Member Jones clarified they were not looking for funds for actual art exhibits through the town.

Mr. Soldano deferred to Ms. Engels.

Ms. Engels explained the intent of the commission was to promote all aspects of art. Visual and performing arts were equated the same. When they worked on the budget they wanted to look at, promote, and offer opportunities to all types of artists.

Mayor Stear and the Council thanked Mr. Soldano.

Mayor Stear noted this was the commissions attempt at a startup and it would take them a little while to get things set up and moving.

- C. Request for matching funds to continue the Kuna Middle School After School Program in the Fall of 2018 – Cathy Gealy, Kuna Middle School After School Program Administrator
(Timestamp 00:33:04)

Cathy Gealy, Kuna Middle School After School Program Administrator, passed out a handout and shared the mission and goals of their program as listed in that brochure. The program was funded by the 2013 award of the Idaho 21st Century Community Learning Center 5 year grant. They were entering their fifth year and

were at 70% of their original funding. They expected to apply for the grant again but it was unusual for those grants to be refunded. There would be a lot of returning applicants, they expected another 25 applicants to apply for refunding, and the proposed Trump Budget cuts all federal funding for after school programs. The 21st Century is funded through what used be the No Child Left Behind Act which was federal funds that were administered by the State Department of Education. It was funded again for that year so they would make it through their last year. For this reason she was looking for other funding sources to keep the program going beyond June of 2018.

Ms. Gealy requested the Kuna City Council consider contributing \$10,000.00 to the Kuna Middle School After School Program for the fiscal year beginning in October of 2018. She expected they would be able to run the program at its current level for about \$110,000.00 a year with 90% of that cost being personnel, most of which were certified teachers to help tutor, help with homework, and provide enrichment activities. She gave a rundown of staffing and explained the students they serve. She shared some of the activities they provided and invited Council to checkout their Facebook page and website for more information and to visit there program anytime during the school year. She shared some upcoming events and meetings they were also welcome to attend.

Council Member Buban-Vonder Haar clarified any funding from Council would be effective October 2018.

Ms. Gealy confirmed that and added their current funding would end June of 2018. She had a little bridge.

Council Member Buban-Vonder Haar appreciated Ms. Gealy approaching Council so early. October 2018 would technically be Fiscal Year 2019 for the City of Kuna so that gave Council plenty of time to figure it out.

Council Member Jones asked if Ms. Gealy had a deadline for when she needed the funding.

Ms. Gealy would need a commitment by the end of June 2018.

Council Member Jones clarified she would not need the funds until October 2018.

Ms. Gealy replied that was correct. She added that if they applied for and did not receive the 21st Century grant that would give them a little more flexibility in the kind of program.

Council Member Jones asked when they would know about that funding.

Ms. Gealy responded they would write the application in December 2017 and submit in January 2018. They would know mid-April of 2018 if they had been re-funded. She reiterated the statistics for being refunded were not good.

Council President Cardoza asked if the Kuna School District was supporting the program.

Ms. Gealy said the Kuna School District was incredibly supportive. They provided a large amount in terms of match funds, a building to meet, office supplies, student ID cards, and tremendous support from the administration.

Council President Cardoza asked if she was anticipating any financial aid from the school district.

Ms. Gealy had made that request but had not taken it to the school board yet. She added that any suggestions on improving her presentation or of other places she might go for funding would be appreciated.

Council President Cardoza asked how the students got home from the program.

Ms. Gealy replied they did not provide transportation so most of their students walked and some were picked up by their families.

Mayor Stear thanked Ms. Gealy for all the things she did for the City.

Ms. Gealy shared she had gotten an award for an AmeriCore Member to do the Bicycle Project. She thanked Council for hearing her request.

Council President Cardoza confirmed it was a \$10,000.00 request.

Mayor Stear said it was and the program as a whole would take \$110,000.00 a year to run.

- D.** Ada County Prosecutor's Office funding request for Fiscal Year 2018– Tamera Kelly, Ada County Deputy Prosecutor
(Timestamp 00:44:12)

Tamera Kelly, Ada County Deputy Prosecutor, had not arrived yet.

Mayor Stear explained this was just a breakdown of cost and the City's bill for services used.

City Treasurer John Marsh reviewed the request from the Ada County Prosecutor's office. It was also explained in Ms. Kelly's letter in the Council Packet.

Council President Cardoza asked what was allotted to the Ada County Prosecutor's office the previous year.

Mr. Marsh replied \$50,794.00 and they were asking for \$52,552.00 for the upcoming year so it was a 3.5% increase.

Ms. Kelly arrived and gave her presentation after Police Chief John McDaniel's.
(Timestamp 01:08:22)

Ms. Kelly reviewed the letter she sent to Council and their request of \$52,552.00. She noted they were asking for more than they had in previous years but the number of misdemeanors had gone down. Overall there was a fairly large decrease in misdemeanor cases filed by her office in the last fiscal year. The number of Kuna cases going down made prosecution for each a little more expensive. They increased their starting salary October 1, 2016 so all the people in the misdemeanor division were all paid basically the same amount. That also caused an increase in cost. In regards to the contract, the amount they were asking for was just for the attorneys in cases they filed. She reviewed all the services they provided that were not in the contract amount.

Ms. Kelly explained they also changed software that was supposed to bring them more efficiency but did not. That caused a big delay on her reports. Her report did look different but she said there was actually a little more information. If there was any issue with the reports she was happy to modify them or provide a summary in her e-mail to Council. She expressed the Ada County Prosecutor's Office's appreciation of the contract they had with Kuna.

Ms. Kelly briefly reviewed the increase in felony cases although Kuna would not be charged for those. There were some changes coming to that division but none of them would affect the request she was making to Council. She stood for questions.

Council Member Jones commented on his appreciation of Ms. Kelly's department's increase in Fine Revenue in the previous 2 years.

Council President Cardoza clarified if a COLA was given to the Ada County Prosecutor's Office by the County Commissioners it would not affect this.

Ms. Kelly said no and added they did not have COLAs in that way. She explained how their COLAs worked.

Council President Cardoza noted she was only asking for \$1,758.00 more than the last year.

Ms. Kelly replied he was correct.

Mayor Stear and Council thanked Ms. Kelly for her presentation.

E. Kuna City Police Fiscal Year 2018 Budget Presentation – Police Chief Jon McDaniel
(Timestamp 00:46:01)

Kuna Police Chief Jon McDaniel shared some of his background and that he had been out of the day to day police world for about 6 ½ years before taking the Kuna Police Chief position. He was shocked by how the calls had changed with all the growth coming in. That year, 1 of his deputy was involved in 2 police involved shootings in an 8 month period, there was an armed robbery at the Jacksons and the Chevron in last 2 weeks, and that week they had another aggravated assault with a gun involved. What used to be more of a rarity was becoming more of a common call.

Chief McDaniel explained there had not been an increase for the police department in 8 years. He was requesting funding for 1 patrolman for each side of the week. He explained how that would help and the staffing studies used to determine what staffing was needed. He also asked for help for Kuna's 2 detectives for the next summer. Additional funds would allow them to keep 1 of their 3 school resource officers for juvenile enforcement. Normally they left Kuna when the school district was not paying for them. They could also help out with referrals and more.

Chief McDaniel reviewed the annual summary that was included in the Council Packet. There had not been an increase for 8 years and during those 8 years there was a 27% increase in population. They were at .7 officers per 1000. The Idaho average was at 1.6 officers per person. Kuna didn't need to be at that number but it would be nice to work towards that number instead of going the opposite direction. He expanded on growth, past and potential, in Kuna and the effects on law enforcement.

Chief McDaniel believed the Kuna Police Department was providing a high level of service at a cost that was a bargain. The cost for the 2 deputies might be an eye opener at first glance. He pointed out the specialized support staff the contract included and that the deputies were constantly using. He explained staffing in each department and team. He stood for questions.

Council Member Buban-Vonder Haar clarified Chief McDaniel was asking for 2 deputies, a car, and a .25 SRO. If he had to prioritize would the deputies and the car be the most important.

Chief McDaniel hesitantly replied yes but explained the value of having the SRO officer.

Council Member Buban-Vonder Haar, as a side note, thanked Chief McDaniel and his staff for all the work they do.

Chief McDaniel appreciated that. He pointed out that for a little more money they were able to do all those extra things versus a smaller city like Burley.

Council Member Buban-Vonder Haar asked if Chief McDaniel knew if County Commissioners were likely to approve a COLA.

Chief McDaniel replied the Sheriff presented the previous week and there was no word yet. They probably wouldn't know for another month. He would let Council know as soon as he heard.

Council President Cardoza noted COLA was listed at 4% in packet given to Council.

Chief McDaniel said it was put in at 0 - 4% to be prepared but they were optimistic.

Council President Cardoza asked why the shared services credit went up drastically with 2 deputies, a car, and an SRO.

Chief McDaniel deferred to Nolan Presnell but was pleased to announce the Sheriff agreed to a flat 7% for the shared services credit.

Nolan Presnell explained the credit went up because it was a flat 7% on total costs. The higher the costs; the higher the credit.

Council President Cardoza clarified it would be 7% flat regardless of the shared responses.

Mr. Presnell replied yes and it was assuming with more deputies there would be more responses outside and inside the city of Kuna.

Council President Cardoza asked if that meant the Sheriff was expecting Kuna's policemen to respond more outside of Kuna.

Mr. Presnell said it would be at the same rate.

Council Member Buban-Vonder Haar explained with more policemen there would be more responses. She did not think it was an expectation that Kuna would respond more without getting credit for it.

Chief McDaniel added, if it had been kept at the same shared services level which changed each year, this year Kuna would have been hit.

Mr. Presnell explained that with the calls going up but not the number of deputies Kuna would have been charged for that. The flat 7% was beneficial to Kuna.

Council President Cardoza asked why an unmarked car was a third less operating as opposed to a marked car.

Mr. Presnell replied the unmarked cars were typically non-police rated vehicles and did not have all the same equipment as a police rated vehicle. They could also be run for 8 years while the police vehicles could only be run for 5 years.

Council President Cardoza asked what an unmarked car was used for.

Mr. Presnell said it was a detective vehicle.

Council Member Jones clarified all the police cars were pursuit rated.

Mr. Presnell said they were.

Council Member Jones asked if Chief McDaniel's goal was to have 1 officer per 1,000 population.

Chief McDaniel said it was.

Council Member Jones thought that was a good goal and matched the current comp plan. He said based on that they were looking at 2 officers per year over the next 5 years to catch up.

Chief McDaniel said yes, based on their projection^{2s}. He shared a copy of their 5 year staffing plan with Council and explained where they thought they would be in 5 years. He said their next request would be for a detective at least.

Council Member Jones stated even at that rate Kuna would still be less than the Idaho average.

Chief McDaniel stated Kuna was behind the ball on staff but also on a police station. He felt Kuna would need to be really creative in getting caught up and was looking forward to the comp plan meetings to discuss ways they might be able to do that.

Mayor Stear and Council thanked Chief McDaniel for his presentation.

Tamera Kelly, Ada County Deputy Prosecutor, arrived. Council returned to her presentation.

6. Budget Workshop
(Timestamp 01:15:15)

City Treasurer John Marsh briefly reviewed the items presented to Council and Council's direction for each.

Mayor Stear said there was no direction for the Economic Development Committee's request because they still needed to put together a budget to give to Council.

Council President Cardoza thought \$50,000.00 was low for a qualified applicant.

Mayor Stear responded Planning & Zoning Director Wendy Howell had done quite a bit of research on that and they would get back to Council on that budget request.

Council Member Jones was not opposed to anything presented that night but could not agree to any of it without seeing the total numbers. He suggested Mr. Marsh pencil each item in as a line item for discussion during the budget workshops like he had done in the past.

Council was in agreement with doing that for all of the items presented that night.

A. Ada County Prosecutor Budget Proposal FYE 2018 – John Marsh, City Treasurer

B. Ada County Sheriff Budget Proposal FYE 2018 – John Marsh, City Treasurer

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

8. **Business Items:**

A. Consideration to approve Resolution No. R43-2017 Authorizing the Destruction of Certain Records – Chris Engels, City Clerk

(Timestamp 01:18:31)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE DESTRUCTION OF CERTAIN RECORDS

City Clerk Chris Engels explained these records were temporary or semi-permanent records that required Council's approval to be destroyed. They were not permanent and the City had met the time needed to hold them. She asked for Council's consideration and approval and stood for questions.

Mayor Stear added there was a list included in the packet. He noted the Clerk's Office had gotten through quite a bit. He asked Ms. Engels how many pallets were ready to go.

Ms. Engels said she had 2 pallets of permanent records. She would be asking Council permission to move them to State Archives at the next council meeting. They had also cleared out 2 more pallets that could be destroyed and another pallet and a half that had been scanned and index. She thanked Council for allowing for some staff help.

Council Member Buban-Vonder Haar moved to approve Resolution No. R43-2017. Seconded by Council President Cardoza. Motion carried 4-0.

- B.** Consideration to approve Resolution No. R44-2017 Amending City Parks and City Public Property Fees Pertaining to City Hall Parking Lot – Richard Roats, City Attorney
(Timestamp 01:20:22)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING RESOLUTION NO. R21-2017 TO ADD A NEW SECTION TO THE KUNA CITY HALL PARKING LOT, RE-DESIGNATE THE SECTIONS- NORTH, CENTER AND SOUTH, AND PROVIDE AN EFFECTIVE DATE.

City Attorney Richard Roats explained how the parking lot had originally been sectioned off. There had been some use and interest in continued used of what would be called the north section. He stood for questions.

Mayor Stear added how the need for this amendment came about through a miscommunication when the previous resolution was approved and how this amendment was the best solution for the time being.

Council President Cardoza asked why the line on the north section did not go north and south evenly.

Mr. Roats said there had been an interest in renting those parking spaces by that section.

Council President Cardoza confirmed the parking would still be available for the greenbelt.

Mr. Roats explained everything on the west would be for greenbelt parking during an event and everything on the east would be for event parking.

Council Member Buban-Vonder Haar asked if there were parking spaces to the east of the north section.

Mr. Roats said there weren't.

Council Member Buban-Vonder Haar was concerned Sandstone Plaza or other areas would be burden with parking due to a lack of available parking at events held in the City Hall Parking Lot.

Mr. Roats had not been to an event held in the parking lot so he was not sure if there was enough parking or if more was needed. He said that could be monitored and if it needed to be brought back to Council it could be.

Council Member Buban-Vonder Haar was unsure of how parking would work if the 3 sections were rented separately.

Mr. Roats said they had not come across that detail.

City Clerk Chris Engels explained they required an SEP, Special Event Plan. If there was an event in place mobile vendors were not allowed within 750 feet unless that event approves it. Events are not layered in unless one approves the next. If it was a private event, which they had not been approached by a private event yet, they would take a look at the parking plan for that and try to facilitate it.

Council Member Buban-Vonder Haar asked if there had been any parking issues with there being only 10 spaces.

Ms. Engels said she had not attended an event held in the parking lot yet but had received no complaints. Typically the community was really good about letting them know if there wasn't enough parking available or if it was dangerous to cross the street or any of those kinds of things and she had not received any feedback like that regarding this.

Council Member Buban-Vonder Haar was concerned about burdening the parking lots of other businesses.

Ms. Engels explained as part of the event plan they do not allow an event to use another businesses parking lot unless they provide a letter from that property owner.

Council President Cardoza shared he had driven by an event held at the parking lot a few weeks prior and parking was all the way down School Street, up to the gymnasium, and in Sandstone Plaza. He asked Sandstone Plaza property owner Ana Paz her feelings on people parking there.

Ms. Paz explained she had been approached about the parking lot being used and for the time being she did not have an issue with it but she did not know how she would feel about it once their business was there full time.

Council Member Buban-Vonder Haar felt bad for Hippie Swirl, the Vape Shop, and other businesses already there if the events were making it harder for them to have regular customers.

Council President Cardoza thought the event that was going on at the parking lot regularly that year was over before Cowgirls started using that lot but if they had a restaurant there and they were open until 10 it would be a problem.

Mayor Stear said if they could get through that year they could reevaluate what needed to be done differently for the next year or if it became problematic not rent out the parking lot at all.

Council Member Buban-Vonder Haar requested staff keep a close eye on the parking issue.

Ms. Engels added staff recommended to event planners they talk to the school district about any rules to encourage parking at Indian Creek if they think they are going to have a lot of parking.

Council Member Jones stated when the previous resolution was being discussed they were not wanting to rent the grass area due to planned renovations. He asked if those renovations were no longer in the works.

Mr. Roats explained the goal was to get through that year. He was not aware of plans for renovations between then and the end of the year. If there were they would come back.

Council Member Jones was concerned about the loss of the parking spaces. There were about 110 parking spaces and approximately 60 were contained in the south and center spots so half were being used with those sections and then there were 7 on either side of the grass area so that was another 14 no longer available. He was fine with the idea of renting out the grass area alone. It would work fine for vendors and not take away parking spaces.

Council Member Buban-Vonder Haar suggested changing the boundary lines to free up 7 spaces.

Council Member Jones would rather take away the patron/vendor side parking and leave the 7 for the greenbelt side. He understood what Council Member Buban-Vonder Haar was saying and he was fine either way.

Council Member Buban-Vonder Haar thought it would be good to put up signage to make it really clear.

Council Member Jones was fine with giving them 7 parking spaces and all the grass at the same price as the other sections with the east side remaining parking.

Mayor Stear said if that was the way Council wanted to do things they could pull the SEPs that had already been issued and reissue them.

Council Member Jones said they as a City would have to accept the mistake made and the miscommunication that occurred. The map only included the south and center and did not show those other spaces as vendors. He also clarified a temporary vendor was still considered a temporary vendor and should not be put under an SEP to allow them to use those parking spaces. He gave the example of a fireworks stand.

Mr. Roats said that was correct but deferred to Ms. Engels.

Ms. Engels explained in the code as she understood it there were certain public or City owned parking lots that were excluded but she did not know that it included all the parking lots.

Mr. Roats said it included all the City owned parking lots but to answer Council Member Jones' question, they would not prohibit a special event for a day, they would process it as a Special Event Plan.

Council Member Jones asked how a temporary vendor would fall under a Special Event Plan. That issue was supposed to be discussed before implementing it.

Mr. Roats said he would be happy to sit down to go through the code with Council Member Jones but the request for that night was to cover the uses that had been approved previously.

Council Member Buban-Vonder Haar clarified Council Member Jones was talking about discussing something like a fireworks stand that would be there overnight.

Council Member Jones said that was correct.

Council Member Buban-Vonder Haar believed that was separate and distinct from what they were discussing that evening which was a Special Event Permit which would be for a single day use.

Council Member Jones was fine with whatever Council decided for the parking spaces.

Council Member Buban-Vonder Haar said she would like to re-evaluate the parking issue once they got through the season but did not want the City to fall into the trap of having already allowed it. She wanted to make sure if there were issues it would come back to Council.

Ms. Engels clarified the north side spaces on the east side would not be included for any new SEPs issued but they would be for those who were already renting them.

Council Member Buban-Vonder Haar said yes but, if they found those who had already been issued an SEP including those spaces were creating parking spaces elsewhere, they revisit it and possibly impose that restriction on existing SEPs.

Ms. Engels said she would talk with the existing SEP, work through that process with them, and see about getting it resolved. She would also see if there was a possibility of moving up to the grass.

Council President Cardoza asked if it would just be easier to accept R44-2017 for the remainder of the year.

Mayor Stear responded yes but staff would follow Council's direction for going forward.

Council Member Buban-Vonder Haar asked how the motion should be stated to reflect the change in the map.

Mr. Roats explained how to make the motion.

Council Member Buban-Vonder Haar moved to approve Resolution No. R44-2017 with a modified map showing the portion of parking to the east side of the north block as not being part of the rental. Seconded by Council Member McPherson. Motion carried 4-0.

- C. Consideration to approve Resolution No. R45-2017 Awarding Contract for Orchard Lift Station Replacement Project to Keller Associates, Inc. – Antonio Conti, City Engineering
(Timestamp 01:44:38)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AWARDING CONTRACT FOR DESIGN AND CONSTRUCTION ADMINISTRATION OF THE ORCHARD LIFT STATION REPLACEMENT PROJECT TO KELLER ASSOCIATES, INC. IN THE AMOUNT OF \$240,200.00; DIRECTING EXPENDITURE OF FUNDS FROM THE SANITARY SEWER FUNDS FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID PROPOSER.

City Engineer Antonio Conti explained the project. It had been going on for a couple years and gave a little of its history. He was requesting permission to hire Keller to move forward with the project. It was budgeted for that year for about half a million dollars for the design. They also had it slated for the next year for a little more for construction. If the contract was awarded that night or at the next meeting the expectation was to put the project out for bid in January 2018 with construction starting in March of 2018. He stood for questions.

Council Member Jones asked if Mr. Conti was satisfied with everything.

Mr. Conti said he was even though it was a bit of a struggle with Keller.

Council President Cardoza asked if the lift station was already in the plans for Young's development.

Mr. Conti replied that was correct.

Council President Cardoza asked if it was already budgeted and accounted for.

Mr. Conti explained it was not actually in that plat. He explained where it was located. He had met with the land owner who was looking to move it a little. Also there were some flood zone issues. It was not plat approved; they just had easements.

Council President Cardoza had thought it was in a right-of-way south of the carwash.

Mr. Conti said it was south of the lumber yard and adjacent to the creek.

Mayor Stear thought it was originally designed to be down by the bottom part of Orchard but that was when it was smaller and now it was expanded.

Council President Cardoza asked how far east this would serve.

Mr. Conti said all the way to Falcon Crest. They had easements secured all the way to Strobel.

Council Member Buban-Vonder Haar moved to approve Resolution No. R45-2017. 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.

- D.** Consideration to approve moving Jake Adams to the Building Department and to hire a new person to fill facilities maintenance position. – Bob Bachman, Public Works Director
(Timestamp 01:51:02)

Public Works Director Bob Bachman reviewed the position and the need for it before the next fiscal year. He stood for questions.

Council Member Jones asked if Jake Adams was certified to do everything he needed him to do.

Mr. Bachman replied he had 6 months to get certified once he stepped into that role. He could work under Mr. Bachman's and Inspector Jerry Coulter's licenses until then.

Council Member Jones clarified he would be an apprentice inspector until then.

Mr. Bachman said that was correct.

Mayor Stear added he had already done some training and they were already able to test it out to see if it would work out.

Mr. Bachman said that had been nice. He explained that process.

Council Member Jones asked if there were any budget issues with hiring another person for the remainder of the year.

Mr. Bachman said moving Mr. Adams would have to come from the contingency fund. He explained the breakdown of budgeting for his pay.

Council Member Jones asked if he needed Council's approval for that number coming out of contingency.

Mr. Bachman said he did need their approval but he did not have the number yet. He was just coming to Council to see if they were interested in pursuing this right away or waiting. The wage would be the same as what Mr. Adams came in at it would just be moved over. He would have to look that up to see what it was.

Council Member Jones felt that if Mr. Bachman was concerned enough to come to Council it should be addressed.

Mr. Bachman said there was a lot coming that would make the demand even higher and he did not see a way around it.

Council Member Jones thought it could also put a burden on Planning & Zoning.

Mr. Bachman said it put a burden on customer service more than anything else.

Mayor Stear stated Council's direction was to go forward and to let them know the numbers when he got them.

E. Consideration to approve Resolution No. R42-2017 Awarding Contract for Water Rights Application Support to Keller Associates, Inc.
(Timestamp 01:55:20)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AWARDING CONTRACT FOR THE WATER RIGHTS APPLICATION SUPPORT TO KELLER ASSOCIATES, INC. IN THE AMOUNT OF \$2,565.00; DIRECTING EXPENDITURE OF FUNDS FROM THE WATER FUNDS FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID PROPOSER.

City Engineer Antonio Conti explained how water rights work, the deficiencies with the water rights they came across, and how that related to the Water Master Plan. He also explained why he needed Keller Associates' help instead of doing it himself. He stood for questions.

Council President Cardoza clarified there was no one qualified within the City to do this.

Mr. Conti said not that he knew of.

Council Member Buban-Vonder Haar asked City Attorney Richard Roats if ICRMP let the City indemnify.

Mr. Roats said no.

Council Member Buban-Vonder Haar noted an indemnity clause on page 4 of 7 for 4.D.1. under standard terms and conditions listed as number 8.

Mr. Roats explained it indemnified the other party for negligent acts. If the City were to be negligent they would indemnify them for the City's negligent act and they would do the same under their insurance policy. It was indemnifying any negligence the City did that the other party was charged with.

Council Member Buban-Vonder Haar wanted to be sure they would not get in trouble with ICRMP for including a term they were not allowed to include.

Mr. Roats replied he discussed that language when the contract was reviewed.

Council Member McPherson asked Mr. Roats if he was fine with the contract.

Mr. Roats responded yes.

Council Member Buban-Vonder Haar moved to approve Resolution No. R42-2017. Seconded by Council Member Jones. Motion carried 4-0.

9. Ordinances:

- A. Consideration to approve Ordinance No. 2017-09 Annexing Renascence Farms, LLC and Mason Creek Farms, LLC Properties
(Timestamp 02:01:20)

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTIES INTO THE CITY OF KUNA, IDAHO, TO WIT:

PARCEL NO. S1235336450 OWNED BY GAVIN & JESSICA KEMPE,
SUCCESSORS IN INTEREST TO OWNERS DOUG ROBERTS & SUSAN
HICKMAN,

PARCEL NO. S1234417520 OWNED BY WATERS EDGE FARM LLC,
SUCCESSOR IN INTEREST TO ALAN & KATHRYN COLSON,

PARCEL NO. R0967660156 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. R0967660155 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234142351 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234212935 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234212405 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234121105 OWNED BY RENASCENCE FARMS, LLC,
PARCEL NO. R0967660151 OWNED BY RENASCENCE FARMS, LLC,
PARCEL NO. S1234244200 OWNED BY BRENT F & LESLIE L ANDERSON,
PARCEL NO. S1234131300 OWNED BY MELVIN A & JEANNE A
SPAULDING,
PARCEL NO. S1235347051 OWNED BY MASON CREEK FARMS, LLC.

ALL PROPERTIES SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTIES; 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

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-09. Seconded by Council Member Jones. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-09. 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.

Council Member Buban-Vonder Haar moved to approve the summary publication of Ordinance No. 2017-09. Seconded by Council Member Jones. Motion carried 4-0.

10. Mayor/Council Announcements:

(Timestamp 02:05:24)

Council Member Jones asked about Idaho Power and the pole.

Public Works Director Bob Bachman responded they were waiting on Cable One. It should be done in the next few days.

Mayor Stear updated Council that staff and he met with Meridian to discuss how best to service areas out where the recent annexation on the other side of Lake Hazel took place. They agreed it would be best to let the experts look at that and make a determination. He

felt the meeting went really well. The intent was to let staff deal with it and make a suggestion. Any decisions made to adjust Area City Impact Lines or anything like that would go before both Councils.

Council Member Buban-Vonder Haar reminded everyone the next Council meeting would be on a Wednesday.

11. Executive Session:

- A. Adjourn to Executive Session Pursuant to Idaho Code 74-206(b) for the Purpose of Discussing a Personnel Matter
(Timestamp 02:07:35)

Council Member Buban-Vonder Haar moved to adjourn to Executive Session pursuant to Idaho Code 74-206(b) for the purpose of discussing a personnel matter. 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.

Council Member Buban-Vonder Haar moved to leave the Executive Session. Seconded by Council Member McPherson. Motion carried 4-0.

12. Adjournment: 8:12 PM

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 07.05.2017*

1. Budget: Commissioner Ronnie Soldano will present to Council on June 20, 2017 at 6:00 pm.

The Arts Commission would like to ask for \$4,500.00

The funds would go to:

\$1,000.00-Pay artists or performers at summer event or other events that arise

\$2,000.00-Media/Ads/Printing/Face Book-Summer & Winter Artist and Crafters event including general business cards

\$ 500.00-Facility/Janitorial Fees/Staffing – Indoor Events (Winter, Paint and Sip etc)

\$1,000.00-Sponsor/Meet & Greet for quarterly art displays in City Hall (\$250 each)

\$4,500.00

21st Century Community Learning Centers

US Department of Education

The 21st CCLC program is established under Title IV Part B of the *No Child Left Behind (NCLB) Act of 2001*.

In keeping with the overall goals of NCLB, the 21st CCLC program has **three primary purposes**:

- ⇒ *To provide students with out-of-school time academic enrichment opportunities* specifically designed to help them achieve local and state achievement goals in primary academic subjects;
- ⇒ *To provide students with a broad array of additional activities* that, while different from school-day activities, complement and reinforce school-day learning; and
- ⇒ *To provide adult family members of 21st CCLC students with opportunities in language-learning, literacy, and related educational activities.*

The 21st CCLC program is designed to serve students attending low-performing and high-poverty schools.

For additional information, visit the US Department of Education's 21st CCLC website.

Source—PPICS

What is 21st CCLC?

21st Century Community Learning Centers

Idaho State Department of Education

"The 21st CCLC programs have demonstrated powerful outcomes in deterring delinquency and improving academic performance," said Superintendent of Public Instruction Tom Luna. *"This is a great opportunity for Idaho communities to provide quality, structured programming for youth during the time of day when they need it most."*

Source—SDE

Kuna School District Kuna Learning Center

Kuna Middle School
Afterschool Program
1360 W Boise St.
Kuna, ID 83634

Phone: 208-955-0261
Email: afterschool@kunaschools.org
Website: www.kunaschools.org

Kuna Learning Center

21st Century Community
Learning Centers



Kuna Middle School Afterschool Program

2017-2018

Kuna Learning Center

Afterschool Program

Kuna Middle School

Mission

The mission of the Kuna Middle School (KMS) Afterschool Program is to provide unique out-of-school time opportunities for Kuna youth to learn, improve academically, explore and exercise in a constructive, safe place.

Goals

The goals of the program are to improve academic achievement, social skills and behaviors of participants; improve family involvement and parenting skills; encourage healthy living; and reduce crime and delinquency.

Funding

The Kuna Middle School Afterschool Program is funded by the 2013 award of the Idaho 21st Century Community Learning Center (CCLC) five-year grant.

Program Description

The KMS Afterschool Program offers enrichment activities in science and technology, healthy living and physical fitness, the arts, literacy, and homework help. Through hands-on activities students build communication, self-responsibility, and social skills.

Students engage in service-learning opportunities and complete a community service project during the year.

The program provides students with a rich, stimulating environment much different from the regular school day.

Best of all, the program is a great place for students to have fun and be with friends.

In addition, several family nights are hosted to encourage participation of the families of students.

The Afterschool Program serves grades 7 and 8 reaching 75 students.

Community Support

Broad-based community involvement and support helps to build a high-quality sustainable program.

A Community Advisory Board provides transparency and sustainability.

Volunteer!

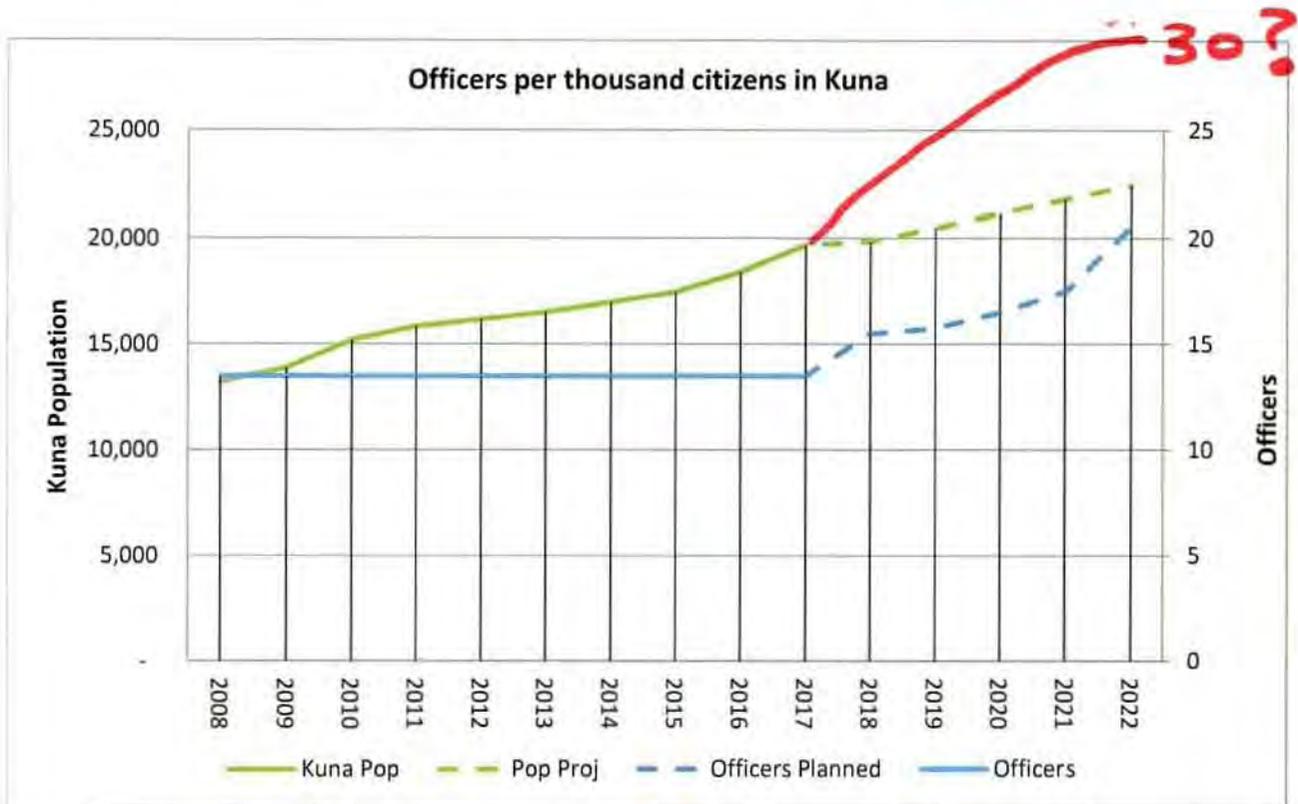
A core team of staff supports our students each day.

If you would like to volunteer your time, talents and/or other resources, please contact the Afterschool Program at Kuna Middle School.

Schedule

The KMS Afterschool Program will meet everyday school is in session, beginning September 5, 2017 until May 24, 2018 Monday—Thursday, from the last bell until 6:00 pm.

Five year staffing plan



Year	Cost	Note
2018	\$ 290,639	Two patrol deputies (one for each team), .25 summer juvenile enforcement, one marked patrol vehicle
2019		
2020	\$ 87,217	Upgrade summer juvenile enforcement to full time detective, plus unmarked vehicle
2021	\$ 120,058	Neighborhood contact officer, plus marked vehicle
2022	\$ 263,352	Two patrol deputies

Please note: the above figures are estimates based on current costs, and will not be the actual cost increases to the contract. The above numbers do not include COLAs or price increases we may experience in the next 5 years.

The final contract cost will include any applicable COLA increases, cost/price increases, benefit cost increases, or other cost increases to items charged in the contract. The ACSO's policy is to pass cost increases to the contract cities only when the cost increases occur, and only in the exact amount of the increases.

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.	4117465-000	5632	<u>DRIPLINE PARTS. CLOCKS, BATTERIES FOR CLOCKS, 4 IN COUPLERS, J MORFIN, PARKS, MAY 17</u>	05/19/2017	445.42	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/17		
Total 4117465-000:						445.42	.00					
Total 2M COMPANY, INC.:						445.42	.00					
A COMPANY, INC.												
1463	A COMPANY, INC.	B-276940		<u>RENTAL HITECH RESTROOM, SN#GT168, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, WINCHESTER PARK, 5-29-17 TO 6-25-17, EOW, PARKS, JUN 17</u>	06/25/2017	90.50	.00	01-6212 RENT-EQUIPMENT	1004	6/17		
Total B-276940:						90.50	.00					
1463	A COMPANY, INC.	B-276953		<u>RENTAL HITECH RESTROOM, SN#GT651, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, SEGO PRAIRIE/NICHOLSON PARK, EOW, 5-29-17 TO 6-25-17, PARKS, JUN 17</u>	06/25/2017	90.50	.00	01-6212 RENT-EQUIPMENT	1004	6/17		
Total B-276953:						90.50	.00					
1463	A COMPANY, INC.	B-276997		<u>RENTAL HITECH RESTROOM, SN#BBT416, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, SADIE CREEK PARK, EOW, 5-29-17 TO 6-25-17, PARKS, JUNE 17</u>	06/25/2017	90.50	.00	01-6212 RENT-EQUIPMENT	1004	6/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 2

Report dates: 6/16/2017-6/29/2017

Jun 29, 2017 04:09PM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total B-276997:						90.50	.00					
1463	A COMPANY, INC.	B-277001		<u>RENTAL HITECH RESTROOM, SN#T273, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, CITY FARM, EOW, 5-29-17 TO 6-25-17, SEWER, JUN 17</u>	06/25/2017	90.50	.00	21-6212 RENT- EQUIPMENT	0	6/17		
Total B-277001:						90.50	.00					
1463	A COMPANY, INC.	B-277113		<u>RENTAL HITECH RESTROOM, SN#KG717, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, ARBOR RIDGE PARK, EOW, 5-29-17 TO 6-25- 17, PARKS, JUN17</u>	06/25/2017	90.50	.00	01-6212 RENT- EQUIPMENT	1004	6/17		
Total B-277113:						90.50	.00					
1463	A COMPANY, INC.	B-277114		<u>RENTAL HITECH RESTROOM, SN#GT65, RENTAL 10.00, SERVICE 73.00, DAMAGE WAIVER 7.50, THE FARM PARK, EOW, 5-29-17 TO 6-25-17, PARKS, JUN 17</u>	06/25/2017	90.50	.00	01-6212 RENT- EQUIPMENT	1004	6/17		
Total B-277114:						90.50	.00					
1463	A COMPANY, INC.	B-277840		<u>RENTAL HITECH RESTROOM, SN#ADA508, RENTAL 10.00, SERVICE 130.00, DAMAGE WAIVER 7.50, AMERICAN DISABILITIES ACT UNIT, EOW, 5-29-17 TO 6-25-17, CITY HALL, JUN 17</u>	06/25/2017	147.50	.00	01-6212 RENT- EQUIPMENT	1004	6/17		
Total B-277840:						147.50	.00					
Total A COMPANY, INC.:						690.50	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 3

Report dates: 6/16/2017-6/29/2017

Jun 29, 2017 04:09PM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14328		<u>ACHD SHOP RENT FOR JULY, PARKS, JUN 17</u>	06/15/2017	148.50	.00	01-6211 RENT-BUILDINGS & LAND	1004	6/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14328		<u>ACHD SHOP RENT FOR JULY, WATER, JUN 17</u>	06/15/2017	126.00	.00	20-6211 RENT-BUILDINGS & LAND	0	6/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14328		<u>ACHD SHOP RENT FOR JULY, SEWER, JUN 17</u>	06/15/2017	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	6/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14328		<u>ACHD SHOP RENT FOR JULY, PI, JUN 17</u>	06/15/2017	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	6/17		
Total 14328:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	JULY 2017		<u>PROSECUTORIAL SERVICES JULY 17</u>	06/21/2017	4,232.81	.00	01-6203 PROSECUTORIAL SERVICES	0	6/17		
Total JULY 2017:						4,232.81	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,232.81	.00					
Agnew Beck Consulting, Inc.												
1883	Agnew Beck Consulting, Inc.	6569		<u>PROFESSIONAL SERVICES, REVIEW REFINE & IMPLEMENT COMPREHENSIVE PLAN REWRITE, JUN 17</u>	06/14/2017	6,278.75	.00	01-6202 PROFESSIONAL SERVICES	1003	6/17		
Total 6569:						6,278.75	.00					
Total Agnew Beck Consulting, Inc.:						6,278.75	.00					
AIR FILTER SUPERSTORE WHOLESALE LLC												
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	127573		<u>AIR FILTERS FOR SR CENTER, 16X25X2 PLEAT AND AX35 BELT, SR CTR, MAY 17</u>	05/31/2017	14.02	.00	01-6140 MAINT. & REPAIR BUILDING	1001	6/17		

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1876	AIR FILTER SUPERSTORE WHOLESALE LLC	127573		<u>AIR FILTERS FOR SADIE CRK WHEELHOUSE AND BUTLER WELL, 20X20X2 SC PLEAST, A48 BELT, B47 BELT @ BUTLER, MAY 17, WATER</u>	05/31/2017	20.91	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	6/17		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	127573		<u>AIR FILTERS FOR SADIE CRK WHEELHOUSE AND BUTLER WELL, 20X20X2 SC PLEAST, A48 BELT, B47 BELT @ BUTLER, MAY 17, SEWER</u>	05/31/2017	20.91	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	6/17		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	127573		<u>AIR FILTERS FOR SADIE CRK WHEELHOUSE AND BUTLER WELL, 20X20X2 SC PLEAST, A48 BELT, B47 BELT @ BUTLER, MAY 17, PI</u>	05/31/2017	7.96	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	6/17		
Total 127573:						63.80	.00					
Total AIR FILTER SUPERSTORE WHOLESALE LLC:						63.80	.00					
ALLOWAY ELECTRIC CO												
1087	ALLOWAY ELECTRIC CO	42933	5697	<u>STREETLIGHT REPAIRED, LOC 1917 N COOL SPRINGS AVE, D.CROSSLEY, JUN.17</u>	06/22/2017	214.85	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1002	6/17		
Total 42933:						214.85	.00					
Total ALLOWAY ELECTRIC CO:						214.85	.00					
ARTCO (US, INC.)												
1435	ARTCO (US, INC.)	171460654	5756	<u>NEW BUSINESS CARDS FOR B BACHMAN, PUBLIC WORKS DIRECTOR, JUNE 17</u>	06/26/2017	10.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	6/17		
1435	ARTCO (US, INC.)	171460654	5756	<u>NEW BUSINESS CARDS FOR B BACHMAN, PUBLIC WORKS DIRECTOR, JUNE 17, P&Z</u>	06/26/2017	22.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	6/17		
1435	ARTCO (US, INC.)	171460654	5756	<u>NEW BUSINESS CARDS FOR B BACHMAN, PUBLIC WORKS DIRECTOR, JUNE 17, BLDG IN</u>	06/26/2017	4.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	6/17		

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1435	ARTCO (US, INC.)	171460654	5756	<u>NEW BUSINESS CARDS FOR B BACHMAN, PUBLIC WORKS DIRECTOR, JUNE 17, WATER</u>	06/26/2017	1.60	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	6/17		
1435	ARTCO (US, INC.)	171460654	5756	<u>NEW BUSINESS CARDS FOR B BACHMAN, PUBLIC WORKS DIRECTOR, JUNE 17, SEWER</u>	06/26/2017	1.60	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	6/17		
1435	ARTCO (US, INC.)	171460654	5756	<u>NEW BUSINESS CARDS FOR B BACHMAN, PUBLIC WORKS DIRECTOR, JUNE 17, PI</u>	06/26/2017	.80	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	6/17		
Total 171460654:						40.00	.00					
Total ARTCO (US, INC.):						40.00	.00					
AUTOZONE, INC.												
1606	AUTOZONE, INC.	4126370033		<u>ADJ IGNITION SPARK TESTER, BLADE VALVE TAPPET FEELER GUAGE FOR FLEET MAINTENANCE, JUNE 17</u>	06/19/2017	1.48	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	6/17		
1606	AUTOZONE, INC.	4126370033		<u>ADJ IGNITION SPARK TESTER, BLADE VALVE TAPPET FEELER GUAGE FOR FLEET MAINTENANCE, JUNE 17, PARKS</u>	06/19/2017	4.87	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	6/17		
1606	AUTOZONE, INC.	4126370033		<u>ADJ IGNITION SPARK TESTER, BLADE VALVE TAPPET FEELER GUAGE FOR FLEET MAINTENANCE, JUNE 17, BLDG INS</u>	06/19/2017	1.63	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1005	6/17		
1606	AUTOZONE, INC.	4126370033		<u>ADJ IGNITION SPARK TESTER, BLADE VALVE TAPPET FEELER GUAGE FOR FLEET MAINTENANCE, JUNE 17, WATER</u>	06/19/2017	2.96	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	6/17		
1606	AUTOZONE, INC.	4126370033		<u>ADJ IGNITION SPARK TESTER, BLADE VALVE TAPPET FEELER GUAGE FOR FLEET MAINTENANCE, JUNE 17, SEWER</u>	06/19/2017	3.10	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	6/17		

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1606	AUTOZONE, INC.	4126370033		<u>ADJ IGNITION SPARK TESTER, BLADE VALVE TAPPET FEELER GUAGE FOR FLEET MAINTENANCE, JUNE 17, PI</u>	06/19/2017	.72	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	6/17		
Total 4126370033:						14.76	.00					
Total AUTOZONE, INC.:						14.76	.00					
BAILEY ENGINEERING, INC.												
1812	BAILEY ENGINEERING, INC.	7297		<u>PROFESSIONAL SERVICES MEMORY RANCH LIFT STATION, JUN 17, SEWER</u>	06/23/2017	325.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	0	6/17		
Total 7297:						325.00	.00					
Total BAILEY ENGINEERING, INC.:						325.00	.00					
BENDER ELECTRIC LLC												
1751	BENDER ELECTRIC LLC	2017-68	5777	<u>GREENBELT ELECTRICAL INSTALLATION, LIGHTING PROJECT ON GREENBELT, B BACHMAN, JUN 17</u>	06/15/2017	4,056.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1015	6/17		
Total 2017-68:						4,056.00	.00					
Total BENDER ELECTRIC LLC:						4,056.00	.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	3011	5536	<u>14" DIAMOND BLADE TO CUT ASPHALT ON GREENBELT, J ADAMS, PARKS, MAY 17</u>	05/01/2017	118.00	.00	<u>01-6175 SMALL TOOLS</u>	1004	6/17		
Total 3011:						118.00	.00					
Total BIG SKY RENTALS LLC:						118.00	.00					
BUREAU OF OCCUPATIONAL LICENSE												
1091	BUREAU OF OCCUPATIONAL LICENSE	06192017BOL		<u>LICENSE RENEWAL, #DWD1- 20401, J.COX, WATER</u>	06/19/2017	24.00	24.00	<u>20-6075 DUES & MEMBERSHIPS</u>	0	6/17	06/19/2017	

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1091	BUREAU OF OCCUPATIONAL LICENSE	06192017BOL		<u>LICENSE RENEWAL, #DWD1-20401, J.COX, P.I</u>	06/19/2017	6.00	6.00	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	6/17	06/19/2017	
Total 06192017BOL:						30.00	30.00					
Total BUREAU OF OCCUPATIONAL LICENSE:						30.00	30.00					
BUSY BEE SAND & GRAVEL												
10	BUSY BEE SAND & GRAVEL	0016860	5738	<u>WASTE REMOVAL FEE, CONCRETE CHUNKS, JUN.'17 - PARKS</u>	06/16/2017	60.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1080	6/17		
Total 0016860:						60.00	.00					
10	BUSY BEE SAND & GRAVEL	0016993	5763	<u>JUNK LOADS OF CONCRETE TO BUSY BEE FROM BEHIND CITY HALL, J MORFIN, JUNE 17</u>	06/23/2017	120.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1080	6/17		
Total 0016993:						120.00	.00					
Total BUSY BEE SAND & GRAVEL:						180.00	.00					
C. H. SPENCER & COMPANY												
1607	C. H. SPENCER & COMPANY	400998658		<u>230 VOLT STARTER KIT FOR BACK UP PUMP FOR LIFT STATION, STOCK, T FLEMMING, SEWER, JUN 17</u>	06/06/2017	200.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	6/17		
Total 400998658:						200.00	.00					
Total C. H. SPENCER & COMPANY:						200.00	.00					
CAMPBELL TRACTOR & IMPLEMENT COMPANY												
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N70368	5751	<u>FUEL PUMP FOR JOHN DEERE GATOR, B GILLOGLY, PARKS, JUNE 17</u>	06/21/2017	124.80	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	6/17		

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Total N70368:						124.80	.00					
Total CAMPBELL TRACTOR & IMPLEMENT COMPANY:						124.80	.00					
CATEGORY FIVE TECHNOLOGIES INC												
1879	CATEGORY FIVE TECHNOLOGIES INC	8816	5715	<u>DRINKING FOUNTAIN ON THE GREENBELT, MAYOR'S YOUTH COUNCIL, JUN.'17</u>	06/09/2017	3,899.06	.00	<u>03-6374 EXP-HIGH FIVE YOUTH COUNCIL</u>	0	6/17		
Total 8816:						3,899.06	.00					
Total CATEGORY FIVE TECHNOLOGIES INC:						3,899.06	.00					
DEBBIE CROSSLEY												
867	DEBBIE CROSSLEY	062017		<u>REIMBURSEMENT LICENSE RENEWALS FOR D CROSSLEY, DWD3-16635, WASTE WATER COLLECTION OPERATOR CLASS II, WASTEWATER TREATMENT OPERATOR CLASS II, JUNE 17, SEWER</u>	06/20/2017	90.00	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	6/17		
Total 062017:						90.00	.00					
Total DEBBIE CROSSLEY:						90.00	.00					
GREEN'S SAND & GRAVEL												
536	GREEN'S SAND & GRAVEL	5869	5733	<u>TOPSOIL, FOR THE YARD BEHIND PIZZA HUT AND ALONG THE GREENBELT, J.MORFIN, JUN.'17</u>	06/15/2017	1,792.00	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/17		
Total 5869:						1,792.00	.00					
Total GREEN'S SAND & GRAVEL:						1,792.00	.00					
HD SUPPLY WATERWORKS LTD												
63	HD SUPPLY WATERWORKS LTD	H140382		<u>RADIO UPGRADE, C DEYOUNG, WATER, JUN 17</u>	06/13/2017	2,150.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	6/17		

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Total H140382:						2,150.00	.00					
63	HD SUPPLY WATERWORKS LTD	H282536	5732	<u>CLEAR WATER SCREEN REPLACEMENT FOR CRIMSON POINT PI STATION, C.DEYOUNG, JUN.'17</u>	06/15/2017	205.66	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/17		
Total H282536:						205.66	.00					
63	HD SUPPLY WATERWORKS LTD	H321237	5710	<u>METERS, METER LIDS, GASKETS, AND ANTENNAS, NEW INSTALLS, B.BURR, JUN.'17</u>	06/12/2017	2,835.38	.00	20-6020 CAPITAL IMPROVEMENTS	0	6/17		
Total H321237:						2,835.38	.00					
Total HD SUPPLY WATERWORKS LTD:						5,191.04	.00					
HOCOCHAN HOLDINGS, INC.												
1619	HOCOCHAN HOLDINGS, INC.	AR548050		<u>MONTHLY COPIER LEASE, MX4110N AND MXM503N, 6-1-17 TO 6-30-17 PERIOD, JUNE 17</u>	06/12/2017	71.34	.00	01-6052 CONTRACT SERVICES	0	6/17		
1619	HOCOCHAN HOLDINGS, INC.	AR548050		<u>MONTHLY COPIER LEASE, MX4110N AND MXM503N, 6-1-17 TO 6-30-17 PERIOD, JUNE 17, P&Z</u>	06/12/2017	40.76	.00	01-6052 CONTRACT SERVICES	1003	6/17		
1619	HOCOCHAN HOLDINGS, INC.	AR548050		<u>MONTHLY COPIER LEASE, MX4110N AND MXM503N, 6-1-17 TO 6-30-17 PERIOD, JUNE 17, WATER</u>	06/12/2017	94.10	.00	20-6052 CONTRACT SERVICES	0	6/17		
1619	HOCOCHAN HOLDINGS, INC.	AR548050		<u>MONTHLY COPIER LEASE, MX4110N AND MXM503N, 6-1-17 TO 6-30-17 PERIOD, JUNE 17, SEWER</u>	06/12/2017	116.27	.00	21-6052 CONTRACT SERVICES	0	6/17		
1619	HOCOCHAN HOLDINGS, INC.	AR548050		<u>MONTHLY COPIER LEASE, MX4110N AND MXM503N, 6-1-17 TO 6-30-17 PERIOD, JUNE 17, PI</u>	06/12/2017	31.03	.00	25-6052 CONTRACT SERVICES	0	6/17		

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Total AR548050:						353.50	.00					
1619	HOCOCHAN HOLDINGS, INC.	AR548051		<u>MONTHLY COPIER CARE, MX4110N, MXM503N, PERIOD 5 -1-17 TO 5-31-17, B&W</u>	06/12/2017	46.57	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	6/17		
1619	HOCOCHAN HOLDINGS, INC.	AR548051		<u>MONTHLY COPIER CARE, MX4110N, MXM503N, PERIOD 5 -1-17 TO 5-31-17, B&W, P&Z</u>	06/12/2017	16.64	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	6/17		
1619	HOCOCHAN HOLDINGS, INC.	AR548051		<u>MONTHLY COPIER CARE, MX4110N, MXM503N, PERIOD 5 -1-17 TO 5-31-17, B&W, WATER</u>	06/12/2017	43.26	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/17		
1619	HOCOCHAN HOLDINGS, INC.	AR548051		<u>MONTHLY COPIER CARE, MX4110N, MXM503N, PERIOD 5 -1-17 TO 5-31-17, B&W, SEWER</u>	06/12/2017	43.26	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/17		
1619	HOCOCHAN HOLDINGS, INC.	AR548051		<u>MONTHLY COPIER CARE, MX4110N, MXM503N, PERIOD 5 -1-17 TO 5-31-17, B&W, PI</u>	06/12/2017	16.64	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/17		
1619	HOCOCHAN HOLDINGS, INC.	AR548051		<u>MONTHLY COPIER CARE, MX4110N, MXM503N, PERIOD 5 -1-17 TO 5-31-17, COLOR, MAY 17</u>	06/12/2017	66.91	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	6/17		
1619	HOCOCHAN HOLDINGS, INC.	AR548051		<u>MONTHLY COPIER CARE, MX4110N, MXM503N, PERIOD 5 -1-17 TO 5-31-17, COLOR, MAY 17, P&Z</u>	06/12/2017	23.91	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	6/17		
1619	HOCOCHAN HOLDINGS, INC.	AR548051		<u>MONTHLY COPIER CARE, MX4110N, MXM503N, PERIOD 5 -1-17 TO 5-31-17, COLOR, MAY 17, WATER</u>	06/12/2017	62.15	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/17		
1619	HOCOCHAN HOLDINGS, INC.	AR548051		<u>MONTHLY COPIER CARE, MX4110N, MXM503N, PERIOD 5 -1-17 TO 5-31-17, COLOR, MAY 17, SEWER</u>	06/12/2017	62.15	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/17		
1619	HOCOCHAN HOLDINGS, INC.	AR548051		<u>MONTHLY COPIER CARE, MX4110N, MXM503N, PERIOD 5 -1-17 TO 5-31-17, COLOR, MAY 17, PI</u>	06/12/2017	23.91	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/17		

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Total AR548051:						405.40	.00					
Total HOCOCHAN HOLDINGS, INC.:						758.90	.00					
HOME DEPOT CREDIT SERVICES												
29	HOME DEPOT CREDIT SERVICES	062117		<u>BANK FEES, JUN 17</u>	06/21/2017	60.60	.00	<u>01-6505 BANK FEES</u>	0	6/17		
Total 062117:						60.60	.00					
Total HOME DEPOT CREDIT SERVICES:						60.60	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	062820171		<u>ELECTRIC SERVICE FOR JUNE 2017 - ADMIN</u>	06/28/2017	182.50	.00	<u>01-6290 UTILITIES</u>	0	6/17		
38	IDAHO POWER CO	062820171		<u>ELECTRIC SERVICE FOR JUNE 2017 - SENIOR CENTER</u>	06/28/2017	304.08	.00	<u>01-6290 UTILITIES</u>	1001	6/17		
38	IDAHO POWER CO	062820171		<u>ELECTRIC SERVICE FOR JUNE 2017 - STREET LIGHTS</u>	06/28/2017	6,151.29	.00	<u>01-6290 UTILITIES</u>	1002	6/17		
38	IDAHO POWER CO	062820171		<u>ELECTRIC SERVICE FOR JUNE 2017 - P & Z</u>	06/28/2017	47.09	.00	<u>01-6290 UTILITIES</u>	1003	6/17		
38	IDAHO POWER CO	062820171		<u>ELECTRIC SERVICE FOR JUNE 2017 - PARKS</u>	06/28/2017	971.68	.00	<u>01-6290 UTILITIES</u>	1004	6/17		
38	IDAHO POWER CO	062820171		<u>ELECTRIC SERVICE FOR JUNE 2017 - WATER</u>	06/28/2017	14,095.86	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	6/17		
38	IDAHO POWER CO	062820171		<u>ELECTRIC SERVICE FOR JUNE 2017 - SEWER</u>	06/28/2017	18,626.41	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	6/17		
38	IDAHO POWER CO	062820171		<u>ELECTRIC SERVICE FOR JUNE 2017 - FARM</u>	06/28/2017	13,246.36	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/17		
38	IDAHO POWER CO	062820171		<u>ELECTRIC SERVICE FOR JUNE 2017 - P.I</u>	06/28/2017	13,153.57	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	6/17		
Total 062820171:						66,778.84	.00					

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Total IDAHO POWER CO:						66,778.84	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1050867A	5659	<u>AD#1626911, LEGAL NOTICE, CITY COUNCIL HEARING, TNT, T.BEHUNIN, JUN'17 - P & Z</u>	06/14/2017	58.28	58.28	01-6125 LEGAL PUBLICATIONS	1003	6/17	06/26/2017	
Total 1050867A:						58.28	58.28					
1802	IDAHO PRESS TRIBUNE, LLC	1050867B		<u>AD#1628874 & #1628917, LEGAL NOTICE, KUNA DOWNTOWN REVITALIZATION BIDS, JUN.'17</u>	06/14/2017	410.20	410.20	01-6125 LEGAL PUBLICATIONS	1073	6/17	06/26/2017	
1802	IDAHO PRESS TRIBUNE, LLC	1050867B		<u>AD#1630122 & #1630144, LEGAL NOTICES, ORDINANCE 2017-07 & 2017-08, JUN.'17</u>	06/14/2017	92.14	92.14	01-6125 LEGAL PUBLICATIONS	0	6/17	06/26/2017	
Total 1050867B:						502.34	502.34					
Total IDAHO PRESS TRIBUNE, LLC:						560.62	560.62					
IDAHO TOOL & EQUIPMENT, INC.												
1667	IDAHO TOOL & EQUIPMENT, INC.	1421115-0001-	5678	<u>RIVET GUN AND RIVETS, B.GILLOGLY, JUN.'17, WATER</u>	06/01/2017	36.96	.00	20-6175 SMALL TOOLS	0	6/17		
1667	IDAHO TOOL & EQUIPMENT, INC.	1421115-0001-	5678	<u>RIVET GUN AND RIVETS, B.GILLOGLY, JUN.'17, SEWER</u>	06/01/2017	36.96	.00	21-6175 SMALL TOOLS	0	6/17		
Total 1421115-0001-01:						73.92	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						73.92	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	100404		<u>SET UP B BACHMAN WITH GORDON'S PC. JUN 17</u>	06/11/2017	22.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	6/17		
1595	INTEGRINET SOLUTIONS, INC.	100404		<u>SET UP B BACHMAN WITH GORDON'S PC. JUN 17, PARKS</u>	06/11/2017	48.40	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	6/17		

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1595	INTEGRINET SOLUTIONS, INC.	100404		<u>SET UP B BACHMAN WITH GORDON'S PC. JUN 17, BLD INSP</u>	06/11/2017	8.80	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1005	6/17		
1595	INTEGRINET SOLUTIONS, INC.	100404		<u>SET UP B BACHMAN WITH GORDON'S PC. JUN 17, WATER</u>	06/11/2017	3.52	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	6/17		
1595	INTEGRINET SOLUTIONS, INC.	100404		<u>SET UP B BACHMAN WITH GORDON'S PC. JUN 17, SEWER</u>	06/11/2017	3.52	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/17		
1595	INTEGRINET SOLUTIONS, INC.	100404		<u>SET UP B BACHMAN WITH GORDON'S PC. JUN 17, PI</u>	06/11/2017	1.76	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/17		
1595	INTEGRINET SOLUTIONS, INC.	100404		<u>CHECKED T BEHUNIN'S PC AFTER HARD DRIVE WARNINGS AND CHECK DISC. JUN 17, P&Z</u>	06/11/2017	63.16	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	6/17		
1595	INTEGRINET SOLUTIONS, INC.	100404		<u>CHECKED T BEHUNIN'S PC AFTER HARD DRIVE WARNINGS AND CHECK DISC. JUN 17, WATER</u>	06/11/2017	3.10	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	1003	6/17		
1595	INTEGRINET SOLUTIONS, INC.	100404		<u>CHECKED T BEHUNIN'S PC AFTER HARD DRIVE WARNINGS AND CHECK DISC. JUN 17, SEWER</u>	06/11/2017	3.10	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	1003	6/17		
1595	INTEGRINET SOLUTIONS, INC.	100404		<u>CHECKED T BEHUNIN'S PC AFTER HARD DRIVE WARNINGS AND CHECK DISC. JUN 17, PI</u>	06/11/2017	1.04	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	1003	6/17		
Total 100404:						158.40	.00					
1595	INTEGRINET SOLUTIONS, INC.	100518		<u>PRO ACTION SERVER PERFORMANCE, STATUS MONITORING TWO SERVERS. JUNE 17,</u>	06/15/2017	255.22	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	6/17		
1595	INTEGRINET SOLUTIONS, INC.	100518		<u>PRO ACTION SERVER PERFORMANCE, STATUS MONITORING TWO SERVERS. JUNE 17, P&Z</u>	06/15/2017	91.15	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	6/17		

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1595	INTEGRINET SOLUTIONS, INC.	100518		PRO ACTION SERVER PERFORMANCE, STATUS MONITORING TWO SERVERS, JUNE 17, WATER	06/15/2017	236.99	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	6/17		
1595	INTEGRINET SOLUTIONS, INC.	100518		PRO ACTION SERVER PERFORMANCE, STATUS MONITORING TWO SERVERS, JUNE 17, SEWER	06/15/2017	236.99	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/17		
1595	INTEGRINET SOLUTIONS, INC.	100518		PRO ACTION SERVER PERFORMANCE, STATUS MONITORING TWO SERVERS, JUNE 17, PI	06/15/2017	91.15	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/17		
Total 100518:						911.50	.00					
Total INTEGRINET SOLUTIONS, INC.:						1,069.90	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196511		NATURAL GAS CONSUMPTION 5-11-17 TO 6-12-17, JUN 17, SR CTR	06/13/2017	105.95	.00	01-6290 UTILITIES	1001	6/17		
Total 4821351965111761217:						105.95	.00					
37	INTERMOUNTAIN GAS CO	482634665511		NATURAL GAS CONSUMPTION 5-11-17 TO 6-12-17, JUN 17, SR CTR	06/13/2017	11.38	.00	01-6290 UTILITIES	0	6/17		
37	INTERMOUNTAIN GAS CO	482634665511		NATURAL GAS CONSUMPTION 5-11-17 TO 6-12-17, JUN 17, P&Z	06/13/2017	4.08	.00	01-6290 UTILITIES	1003	6/17		
37	INTERMOUNTAIN GAS CO	482634665511		NATURAL GAS CONSUMPTION 5-11-17 TO 6-12-17, JUN 17, WATER	06/13/2017	10.59	.00	20-6290 UTILITIES EXPENSE	0	6/17		
37	INTERMOUNTAIN GAS CO	482634665511		NATURAL GAS CONSUMPTION 5-11-17 TO 6-12-17, JUN 17, SEWER	06/13/2017	10.59	.00	21-6290 UTILITIES EXPENSE	0	6/17		
37	INTERMOUNTAIN GAS CO	482634665511		NATURAL GAS CONSUMPTION 5-11-17 TO 6-12-17, JUN 17, PI	06/13/2017	4.08	.00	25-6290 UTILITIES EXPENSE	0	6/17		

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Total 4826346655111761217:						40.72	.00					
Total INTERMOUNTAIN GAS CO:						146.67	.00					
IRMINGER CONSTRUCTION												
188	IRMINGER CONSTRUCTION	052517A		<u>PROGRESS PAYMENT ARDELL PUMP STATION AND STORAGE POND - MAY'17 - WATER</u>	05/25/2017	74,279.64	74,279.64	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1055	6/17	06/19/2017	
188	IRMINGER CONSTRUCTION	052517A		<u>PROGRESS PAYMENT ARDELL PUMP STATION AND STORAGE POND - MAY'17 - P.]</u>	05/25/2017	74,279.64	74,279.64	<u>25-6020 CAPITAL IMPROVEMENTS</u>	1055	6/17	06/19/2017	
Total 052517A:						148,559.28	148,559.28					
188	IRMINGER CONSTRUCTION	PAY APPL #3		<u>PROGRESS PAYMENT ARDELL PUMP STATION AND STORAGE POND - JUNE 17, WATER</u>	06/26/2017	83,720.53	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1055	6/17		
188	IRMINGER CONSTRUCTION	PAY APPL #3		<u>PROGRESS PAYMENT ARDELL PUMP STATION AND STORAGE POND - JUNE 17, PI</u>	06/26/2017	83,720.53	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	1055	6/17		
Total PAY APPL #3:						167,441.06	.00					
Total IRMINGER CONSTRUCTION:						316,000.34	148,559.28					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	06092017-061		<u>SANITATION RECEIPT TRANSFER - 6/9/17-6/15/17</u>	06/16/2017	51,563.87	51,563.87	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	6/17	06/16/2017	
230	J & M SANITATION, INC.	06092017-061		<u>SANITATION RECEIPT TRANSFER - LESS FRANCHISE FEES - 6/9/17-6/15/17</u>	06/16/2017	-5,094.51	-5,094.51	<u>01-4170 FRANCHISE FEES</u>	0	6/17	06/16/2017	
Total 06092017-06152017:						46,469.36	46,469.36					
230	J & M SANITATION, INC.	06162017-062		<u>SANITATION RECEIPT TRANSFER - 6/16/17 TO - 6/22/17, JUNE 17</u>	06/23/2017	36,925.61	36,925.61	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	6/17	06/23/2017	

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230	J & M SANITATION, INC.	06162017-062		<u>SANITATION RECEIPT TRANSFER - LESS FRANCHISE FEE, 6/16/17 TO -6/22/17, JUNE 17</u>	06/23/2017	-3,648.25	-3,648.25	01-4170 <u>FRANCHISE FEES</u>	0	6/17	06/23/2017	
Total 06162017-06222017:						33,277.36	33,277.36					
Total J & M SANITATION, INC.:						79,746.72	79,746.72					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	2587003		<u>BANK FEES, MAY 17</u>	05/31/2017	35.47	.00	01-6505 <u>BANK FEES</u>	0	6/17		
1328	JACK HENRY & ASSOCIATES, INC.	2587003		<u>BANK FEES, MAY 17, P&Z</u>	05/31/2017	12.68	.00	01-6505 <u>BANK FEES</u>	1003	6/17		
1328	JACK HENRY & ASSOCIATES, INC.	2587003		<u>BANK FEES, MAY 17, WATER</u>	05/31/2017	32.96	.00	20-6505 <u>BANK FEES</u>	0	6/17		
1328	JACK HENRY & ASSOCIATES, INC.	2587003		<u>BANK FEES, MAY 17, SEWER</u>	05/31/2017	32.96	.00	21-6505 <u>BANK FEES</u>	0	6/17		
1328	JACK HENRY & ASSOCIATES, INC.	2587003		<u>BANK FEES, MAY 17, PI</u>	05/31/2017	12.68	.00	25-6505 <u>BANK FEES</u>	0	6/17		
Total 2587003:						126.75	.00					
Total JACK HENRY & ASSOCIATES, INC.:						126.75	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0109227		<u>ARDELL PUMP STATION AND POND PROJECT, JUN 17, WATER</u>	06/18/2017	1,337.50	.00	20-6020 <u>CAPITAL IMPROVEMENTS</u>	1055	6/17		
1236	J-U-B ENGINEERS, INC.	0109227		<u>ARDELL PUMP STATION AND POND PROJECT, JUN 17, PI</u>	06/18/2017	1,337.50	.00	25-6020 <u>CAPITAL IMPROVEMENTS</u>	1055	6/17		
Total 0109227:						2,675.00	.00					
Total J-U-B ENGINEERS, INC.:						2,675.00	.00					

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KC TOOL SUPPLY												
240	KC TOOL SUPPLY	579455	5745	DEWALT BATTERIES AND SPOTLIGHT FOR MOVIE NIGHT. GOING FROM 18V TO 20 V. B.WITHROW. JUN.'17	06/20/2017	261.00	.00	01-6175 SMALL TOOLS	1004	6/17		
Total 579455:						261.00	.00					
240	KC TOOL SUPPLY	579758	5770	GRINDING DISCS FOR SHARPENING MOWER BLADES. HAND SANDERS FOR PICNIC TABLES. BATTERIES AND CHARGER. B.WITHROW. JUN.'17	06/27/2017	472.29	.00	01-6175 SMALL TOOLS	1004	6/17		
Total 579758:						472.29	.00					
Total KC TOOL SUPPLY:						733.29	.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	620		FIBER OPTIN LINE LEASE FOR JUNE 17	06/30/2017	84.00	.00	01-6255 TELEPHONE	0	6/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	620		FIBER OPTIN LINE LEASE FOR JUNE 17, P&Z	06/30/2017	30.00	.00	01-6255 TELEPHONE	1003	6/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	620		FIBER OPTIN LINE LEASE FOR JUNE 17, WATER	06/30/2017	78.00	.00	20-6255 TELEPHONE EXPENSE	0	6/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	620		FIBER OPTIN LINE LEASE FOR JUNE 17, SEWER	06/30/2017	78.00	.00	21-6255 TELEPHONE EXPENSE	0	6/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	620		FIBER OPTIN LINE LEASE FOR JUNE 17, PI	06/30/2017	30.00	.00	25-6255 TELEPHONE EXPENSE	0	6/17		
Total 620:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					

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KUNA LUMBER												
499	KUNA LUMBER	A90108	5566	<u>2 EA. BUSHINGS AND PIPE TAPE REPAIR MAIN ON POND #7, C.MCDANIEL, MAY'17 - SEWER</u>	05/08/2017	7.17	.00	<u>21-6150 M & R - SYSTEM</u>	0	6/17		
Total A90108:						7.17	.00					
499	KUNA LUMBER	A90185	5584	<u>REPLACEMENT 5 GAL GAS CAN FOR FARM, C MCDANIELS, SEWER, MAY 16</u>	05/10/2017	17.54	.00	<u>21-6150 M & R - SYSTEM</u>	0	6/17		
Total A90185:						17.54	.00					
499	KUNA LUMBER	A90594	5674	<u>SPRAY PAINT TO SPRAY VALVE, PVC PIPE, COUPLINGS, PVC PIPE, ARBOR RIDGE PARK, B WITHROW, PARKS, JUNE 17</u>	06/01/2017	42.58	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/17		
Total A90594:						42.58	.00					
499	KUNA LUMBER	A91054	5703	<u>GOOP OFF TO REMOVE GREENBELT VANDALISM, J.CRUMPTON, JUN.'17 - PARKS</u>	06/07/2017	14.02	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/17		
Total A91054:						14.02	.00					
499	KUNA LUMBER	A91134	5717	<u>SURGE PROTECTOR FOR OFFICE, B.WITHROW, JUN.'17</u>	06/09/2017	22.04	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/17		
Total A91134:						22.04	.00					
499	KUNA LUMBER	B100185	5620	<u>1 BAG OF CONCRETE, J CRUMPTON, PARKS, MAY 17</u>	05/16/2017	3.89	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/17		

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				MAINTENANCE ON PERGOLA AND KIOSK ON GREENBELT, J ADAMS, MAY 17, PARKS	05/31/2017	138.26	.00	01-6140_MAINT. & REPAIR BUILDING	1004	6/17		
499	KUNA LUMBER	B99754	5670	PLYWOOD, SCREWS, SANDPAPER, 6" METAL CUTOFF WHEEL, STAIN FOR FENCE, DOG BOXES, J ADAMS, MAY 17, PARK	05/31/2017	135.42	.00	01-6140_MAINT. & REPAIR BUILDING	1004	6/17		
499	KUNA LUMBER	B99754	5670	POWER STRIP FOR B WITHROW PC, J ADAMS, MAY 17, PARKS	05/31/2017	12.99	.00	01-6165_OFFICE SUPPLIES	1004	6/17		
Total B99754:						318.61	.00					
Total KUNA LUMBER:						644.90	.00					
KUNA MACHINE LLC												
1775	KUNA MACHINE LLC	1514	5725	SENIOR CENTER FENCEWORK, B.GILLOGLY, JUN.'17 - SENIOR CENTER	06/13/2017	171.48	.00	40-6020_CAPITAL IMPROVEMENTS	1075	6/17		
Total 1514:						171.48	.00					
1775	KUNA MACHINE LLC	1518	5725	SHIELD ON STREET LIGHT IN WALNUT CREEK, B.GILLOGLY, JUN.'17	06/13/2017	8.82	.00	01-6142_MAINT. & REPAIR - EQUIPMENT	1002	6/17		
Total 1518:						8.82	.00					
Total KUNA MACHINE LLC:						180.30	.00					
KWIK SILVER EMBROIDERY												
1769	KWIK SILVER EMBROIDERY	0012782	5736	5 XXL GILDAN 2300 SAFETY GREEN SHORT SLEEVE, 3XXL 2300 SAFETY GREEN LONG SLEEVE, 1 SAFETY GREEN BEANIE, 3 XXL LONG SLEEVE DENIM SHIRTS, CITY LOGO EMBROIDERY FOR R DAVILA, SEWER, JUN 17	06/16/2017	172.50	.00	21-6285_UNIFORMS EXPENSE	0	6/17		

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1769	KWIK SILVER EMBROIDERY	0012782	5736	5 LG GILDAN 2300 SAFETY GREEN LONG SLEEVE T'S, CITY LOG EMBROIDERY FOR C DEYOUNG, JUN 17, WATER	06/16/2017	38.48	.00	20-6285 UNIFORMS EXPENSE	0	6/17		
1769	KWIK SILVER EMBROIDERY	0012782	5736	5 LG GILDAN 2300 SAFETY GREEN LONG SLEEVE T'S, CITY LOG EMBROIDERY FOR C DEYOUNG, JUN 17, PI	06/16/2017	9.62	.00	25-6285 UNIFORMS EXPENSE	0	6/17		
1769	KWIK SILVER EMBROIDERY	0012782	5736	5 LG GILDAN 2300 SAFETY GREEN SHORT SLEEVE, 3 LG 2300 LONG SLEEVE, 1 SAFETY GREEN BEANIE, 3 LG LONG SLEEVE DENIM SHIRTS, CITY LOGO EMBROIDERY, B BURR, JUN 17, WATER	06/16/2017	123.04	.00	20-6285 UNIFORMS EXPENSE	0	6/17		
1769	KWIK SILVER EMBROIDERY	0012782	5736	5 LG 2300 SAFETY GREEN SHORT SLEEVE, 3 LG 2300 SAFETY GREEN LONG SLEEVE, 1 SAFETY GREEN BEANIE, 3 LG DENIM LONG SLEEVE SHIRTS, CITY LOG EMBROIDERY, B BURR, JUN 17, PI	06/16/2017	30.76	.00	25-6285 UNIFORMS EXPENSE	0	6/17		
Total 0012782:						374.40	.00					
Total KWIK SILVER EMBROIDERY:						374.40	.00					
METROQUIP, INC.												
196	METROQUIP, INC.	00036681	5753	LIMIT SWITCH, TRANSMITTER, CORD REEL, CABLE SLIPPED OFF AND DAMAGED SWITCH AND REEL ON SERVICE TRUCK #23 BOOM CRANE, T SHAFFER, SEWER, JUNE 17	06/22/2017	1,267.71	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	6/17		
Total 00036681:						1,267.71	.00					
Total METROQUIP, INC.:						1,267.71	.00					
MUNICIPAL CODE CORPORATION												

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1488	MUNICIPAL CODE CORPORATION	00287119		<u>ANNUAL WEB HOSTING FROM 6-1-17 TO 5-31-18, JUNE 17</u>	06/07/2017	900.00	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	0	6/17		
Total 00287119:						900.00	.00					
1488	MUNICIPAL CODE CORPORATION	00291503		<u>20 COPIES OF SUPPLEMENT NO 48 TO THE CODE OF ORDINANCES, 38 SUPPLEMENT PAGES, JUNE 17</u>	06/21/2017	195.87	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	0	6/17		
1488	MUNICIPAL CODE CORPORATION	00291503		<u>20 COPIES OF SUPPLEMENT NO 48 TO THE CODE OF ORDINANCES, 38 SUPPLEMENT PAGES, JUNE 17, P&Z</u>	06/21/2017	69.96	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	1003	6/17		
1488	MUNICIPAL CODE CORPORATION	00291503		<u>20 COPIES OF SUPPLEMENT NO 48 TO THE CODE OF ORDINANCES, 38 SUPPLEMENT PAGES, JUNE 17, WATER</u>	06/21/2017	181.89	.00	20-6202 <u>PROFESSIONAL SERVICES</u>	0	6/17		
1488	MUNICIPAL CODE CORPORATION	00291503		<u>20 COPIES OF SUPPLEMENT NO 48 TO THE CODE OF ORDINANCES, 38 SUPPLEMENT PAGES, JUNE 17, SEWER</u>	06/21/2017	181.89	.00	21-6202 <u>PROFESSIONAL SERVICES</u>	0	6/17		
1488	MUNICIPAL CODE CORPORATION	00291503		<u>20 COPIES OF SUPPLEMENT NO 48 TO THE CODE OF ORDINANCES, 38 SUPPLEMENT PAGES, JUNE 17, PI</u>	06/21/2017	69.96	.00	25-6202 <u>PROFESSIONAL SERVICES</u>	0	6/17		
Total 00291503:						699.57	.00					
Total MUNICIPAL CODE CORPORATION:						1,599.57	.00					
PACIFIC STEEL												
584	PACIFIC STEEL	6096730	5708	<u>MATERIALS TO REPLACE FENCE AROUND SENIOR CENTER, B.GILLOGLY, JUN.'17</u>	06/13/2017	2,034.50	.00	40-6020 <u>CAPITAL IMPROVEMENTS</u>	1075	6/17		

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Total 6096730:						2,034.50	.00					
Total PACIFIC STEEL:						2,034.50	.00					
PARTS, INC.												
470	PARTS, INC.	139811	5675	<u>SHOP RAGS, B WITHROW, PARKS, JUNE 17</u>	06/01/2017	17.51	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/17		
Total 139811:						17.51	.00					
470	PARTS, INC.	141053	5735	<u>1 BATTERY FOR THE KUBOTA, B.GILLOGLY, JUN.'17 - PARKS</u>	06/16/2017	105.47	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	6/17		
Total 141053:						105.47	.00					
470	PARTS, INC.	141374	5744	<u>FUEL FILTER FOR GATOR, B.GILLOGLY, JUN.'17</u>	06/20/2017	15.46	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	6/17		
Total 141374:						15.46	.00					
470	PARTS, INC.	141465	5752	<u>STRAINER FOR THE GATOR, B.GILLOGLY, JUN.'17 - PARKS</u>	06/21/2017	6.65	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	6/17		
Total 141465:						6.65	.00					
Total PARTS, INC.:						145.09	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	814889		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 7/1/17- 7/31/17 - WATER</u>	06/15/2017	204.54	.00	20-6140 MAINT. & REPAIR BUILDING	0	7/17		

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1021	PEAK ALARM COMPANY, INC	814889		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 7/1/17-7/31/17 - P.I.</u>	06/15/2017	51.14	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	7/17		
Total 814889:						255.68	.00					
Total PEAK ALARM COMPANY, INC:						255.68	.00					
REXEL, INC.												
1613	REXEL, INC.	N272015	5713	<u>COLORED TAPE, CABLE TIES, COLORED WIRE CONNECTORS, FOR STOCK, M.FISETTE, JUN.'17 - SEWER</u>	06/12/2017	63.52	.00	<u>21-6150 M & R - SYSTEM</u>	0	6/17		
Total N272015:						63.52	.00					
1613	REXEL, INC.	N273898	5714	<u>CABLE GRIP FOR LIFT STATION FLOAT CABLES, MEMORY RANCH, T.FLEMING, JUN.'17</u>	06/12/2017	35.59	.00	<u>21-6150 M & R - SYSTEM</u>	0	6/17		
Total N273898:						35.59	.00					
Total REXEL, INC.:						99.11	.00					
RICHARD T. ROATS												
1430	RICHARD T. ROATS	062817		<u>REIMBURSE PARKING FOR AIC, IMAA AMD ICRMP, R ROATS, JUN 17</u>	06/28/2017	17.50	.00	<u>01-6265 TRAINING & SCH00LING</u>	0	6/17		
Total 062817:						17.50	.00					
Total RICHARD T. ROATS:						17.50	.00					
ROCKY MOUNTAIN TURF & INDUSTRI												
478	ROCKY MOUNTAIN TURF & INDUSTRI	T60116	5720	<u>HYDRAULIC VALVE FOR GRASSHOPPER MOWER, B GILLOGLY, JUN.'17 - PARKS</u>	06/12/2017	151.00	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	6/17		

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Total T60116:						151.00	.00					
Total ROCKY MOUNTAIN TURF & INDUSTRI:						151.00	.00					
SALUTE VENTURES INC												
1880	SALUTE VENTURES INC	12277	5776	SHIRTS FOR THE RANGER PROGRAM, C.OSWALD, JUN.'17	06/27/2017	388.80	.00	01-6265 TRAINING & SCHOOLING	1004	6/17		
Total 12277:						388.80	.00					
Total SALUTE VENTURES INC:						388.80	.00					
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5004001326		COPIER LEASE, MODEL MX2615N, TREATMENT PLANT, 6/1/17-6/30/17 - PARKS	06/05/2017	17.33	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	6/17		
1734	SHARP ELECTRONICS CORP - LEASE	5004001326		COPIER LEASE, MODEL MX2615N, TREATMENT PLANT, 6/1/17-6/30/17 - WATER	06/05/2017	27.92	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	6/17		
1734	SHARP ELECTRONICS CORP - LEASE	5004001326		COPIER LEASE, MODEL MX2615N, TREATMENT PLANT, 6/1/17-6/30/17 - SEWER	06/05/2017	34.65	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/17		
1734	SHARP ELECTRONICS CORP - LEASE	5004001326		COPIER LEASE, MODEL MX2615N, TREATMENT PLANT, 6/1/17-6/30/17 - P.I	06/05/2017	16.36	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/17		
Total 5004001326:						96.26	.00					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	.00					
SHARP ELECTRONICS CORP-METERED												
1806	SHARP ELECTRONICS CORP- METERED	11181130		EXCESS METER READING, MX2615N, 4/1/17-4/30/17 - PARKS	05/31/2017	19.27	19.27	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	6/17	06/26/2017	
1806	SHARP ELECTRONICS CORP- METERED	11181130		EXCESS METER READING, MX2615N, 4/1/17-4/30/17 - WATER	05/31/2017	31.05	31.05	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	6/17	06/26/2017	

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1806	SHARP ELECTRONICS CORP-METERED	11181130		<u>EXCESS METER READING, MX2615N, 4/1/17-4/30/17 - SEWER</u>	05/31/2017	38.55	38.55	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/17	06/26/2017	
1806	SHARP ELECTRONICS CORP-METERED	11181130		<u>EXCESS METER READING, MX2615N, 4/1/17-4/30/17 - P.I</u>	05/31/2017	18.21	18.21	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/17	06/26/2017	
Total 11181130:						107.08	107.08					
Total SHARP ELECTRONICS CORP-METERED:						107.08	107.08					
SIGNS NOW												
1060	SIGNS NOW	40400	5746	<u>6 SIGNS FOR "NO MOTORIZED VEHICLES" B.WITHROW, JUN.'17 - PARKS</u>	06/12/2017	291.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/17		
Total 40400:						291.00	.00					
Total SIGNS NOW:						291.00	.00					
SPECIALTY PLASTICS & FABRICATI, INC.												
1477	SPECIALTY PLASTICS & FABRICATI, INC.	69292	5719	<u>EPDMO RING KITS, PVC SOCKET ENDS, SCHED 80 SOCKET T'S, PVC PIPE, M.NADEAU, SEWER</u>	06/20/2017	166.92	.00	21-6150 M & R - SYSTEM	0	6/17		
Total 69292:						166.92	.00					
Total SPECIALTY PLASTICS & FABRICATI, INC.:						166.92	.00					
ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	060117		<u>PRE EMPLOYMENT DRUG SCREEN, B GILLOGLY, PARKS, MAY 17</u>	06/01/2017	40.00	.00	01-6202 PROFESSIONAL SERVICES	1004	6/17		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	060117		<u>PRE EMPLOYMENT DRUG SCREEN, T STOCKDALE, CLERKS DEPT , MAY 17</u>	06/01/2017	40.00	.00	01-6202 PROFESSIONAL SERVICES	0	6/17		

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1441	ST. LUKE'S REGIONAL MEDICAL CENTER	060117		<u>PRE EMPLOYMENT DRUG SCREEN, R DAVILA, SEWER, MAY 17</u>	06/01/2017	158.32	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	6/17		
Total 060117:						238.32	.00					
Total ST. LUKE'S REGIONAL MEDICAL CENTER:						238.32	.00					
STATE OF IDAHO - DIVISION OF BLDG SAFETY												
1882	STATE OF IDAHO - DIVISION OF BLDG SAFETY	H001463-2017	5771	<u>ANNUAL CERTIFICATION FEE - ELEVATOR PROGRAM, B.BACHMAN, JUN.'17 - ADMIN</u>	06/19/2017	35.00	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	6/17		
1882	STATE OF IDAHO - DIVISION OF BLDG SAFETY	H001463-2017	5771	<u>ANNUAL CERTIFICATION FEE - ELEVATOR PROGRAM, B.BACHMAN, JUN.'17 - P & Z</u>	06/19/2017	12.50	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	6/17		
1882	STATE OF IDAHO - DIVISION OF BLDG SAFETY	H001463-2017	5771	<u>ANNUAL CERTIFICATION FEE - ELEVATOR PROGRAM, B.BACHMAN, JUN.'17 - WATER</u>	06/19/2017	32.50	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	6/17		
1882	STATE OF IDAHO - DIVISION OF BLDG SAFETY	H001463-2017	5771	<u>ANNUAL CERTIFICATION FEE - ELEVATOR PROGRAM, B.BACHMAN, JUN.'17 - SEWER</u>	06/19/2017	32.50	.00	<u>21-6140 MAINT. & REPAIR BUILDING</u>	0	6/17		
1882	STATE OF IDAHO - DIVISION OF BLDG SAFETY	H001463-2017	5771	<u>ANNUAL CERTIFICATION FEE - ELEVATOR PROGRAM, B.BACHMAN, JUN.'17 - P.I</u>	06/19/2017	12.50	.00	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	6/17		
Total H001463-2017:						125.00	.00					
Total STATE OF IDAHO - DIVISION OF BLDG SAFETY:						125.00	.00					
T-O ENGINEERS INC												
1836	T-O ENGINEERS INC	160146-8		<u>PROFESSIONAL SERVICES, KUNA MASTER PLAN, PROJECT 160146</u>	06/13/2017	29,478.65	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1059	6/17		
Total 160146-8:						29,478.65	.00					
Total T-O ENGINEERS INC:						29,478.65	.00					

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ULTIMATE HEATING & AIR, INC.												
1538	ULTIMATE HEATING & AIR, INC.	78704		<u>DIAGNOSTIC CHARGES ON ESTIMATES FOR RTU REPAIRS, JUN.'17 - ADMIN</u>	06/22/2017	99.96	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	6/17		
1538	ULTIMATE HEATING & AIR, INC.	78704		<u>DIAGNOSTIC CHARGES ON ESTIMATES FOR RTU REPAIRS, JUN.'17 - P & Z</u>	06/22/2017	35.70	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	6/17		
1538	ULTIMATE HEATING & AIR, INC.	78704		<u>DIAGNOSTIC CHARGES ON ESTIMATES FOR RTU REPAIRS, JUN.'17 - WATER</u>	06/22/2017	92.82	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	6/17		
1538	ULTIMATE HEATING & AIR, INC.	78704		<u>DIAGNOSTIC CHARGES ON ESTIMATES FOR RTU REPAIRS, JUN.'17 - SEWER</u>	06/22/2017	92.82	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	6/17		
1538	ULTIMATE HEATING & AIR, INC.	78704		<u>DIAGNOSTIC CHARGES ON ESTIMATES FOR RTU REPAIRS, JUN.'17 - P.I</u>	06/22/2017	35.70	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	6/17		
Total 78704:						357.00	.00					
Total ULTIMATE HEATING & AIR, INC.:						357.00	.00					
UNITED OIL												
316	UNITED OIL	0374528	5685	<u>1500 GALLONS OFF ROAD DYED DIESEL, T.SHAFFER, JUN.'17</u>	06/05/2017	3,071.86	.00	<u>21-6300 FUEL</u>	0	6/17		
Total 0374528:						3,071.86	.00					
Total UNITED OIL:						3,071.86	.00					
UNIVAR USA, INC.												
1410	UNIVAR USA, INC.	NA585543	5662	<u>ALUMINUM SULFATE, T.SHAFFER, MAY'17 - SEWER</u>	06/13/2017	5,278.13	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	6/17		
Total NA585543:						5,278.13	.00					

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Total UNIVAR USA, INC.:						5,278.13	.00					
UTILITY REFUNDS #3												
1863	UTILITY REFUNDS #3	111400.01A		<u>DANIEL FLORENCE, 696 N MOONGLOW AVE, UTILITY REFUND</u>	06/26/2017	79.67	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 111400.01A:						79.67	.00					
1863	UTILITY REFUNDS #3	121885.02		<u>ANNA CAZASSO, 856 N CORNFLOWER AVE, UTILITY REFUND</u>	06/22/2017	73.88	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 121885.02:						73.88	.00					
1863	UTILITY REFUNDS #3	151060.04		<u>DANIEL BECK, 653 W TERN DR, UTILITY REFUND</u>	06/26/2017	78.75	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 151060.04:						78.75	.00					
1863	UTILITY REFUNDS #3	166000.03		<u>SCOTT MACALUSO, 1103 N CAMBRICK DR, UTILITY REFUND</u>	06/22/2017	49.81	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 166000.03:						49.81	.00					
1863	UTILITY REFUNDS #3	170535.01A		<u>DOUGLAS YOUNG, 1895 W YUKON DR, UTILITY REFUND</u>	06/26/2017	3.86	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 170535.01A:						3.86	.00					
1863	UTILITY REFUNDS #3	173270.01		<u>SIMPLICITY HOMES, 587 S ROCKER AVE, UTILITY REFUND</u>	06/22/2017	52.99	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 173270.01:						52.99	.00					

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1863	UTILITY REFUNDS #3	173415.02		<u>LEE J DAVIS, 875 S KALAHARI AVE, UTILITY REFUND</u>	06/26/2017	78.75	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 173415.02:						78.75	.00					
1863	UTILITY REFUNDS #3	174012.01		<u>CBH, 994 S KALAHARI AVE, UTILITY REFUND</u>	06/22/2017	50.02	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 174012.01:						50.02	.00					
1863	UTILITY REFUNDS #3	175004.01A		<u>CBH, 1534 W BAYHORSE ST, UTILITY REFUND</u>	06/26/2017	58.60	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 175004.01A:						58.60	.00					
1863	UTILITY REFUNDS #3	181180.02		<u>DANIEL KATZ, 1400 N ATHERTON AVE, UTILITY REFUND</u>	06/22/2017	4.25	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 181180.02:						4.25	.00					
1863	UTILITY REFUNDS #3	182330.01		<u>JACOB C EWER, 1460 W KESLER DR, UTILITY REFUND</u>	06/22/2017	115.42	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 182330.01:						115.42	.00					
1863	UTILITY REFUNDS #3	182570.01		<u>DELISA K RAPP, 1691 N ALCATRAZ AVE, UTILITY REFUND</u>	06/22/2017	92.97	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 182570.01:						92.97	.00					
1863	UTILITY REFUNDS #3	210240.01		<u>KEVIN HUTTO, 2303 N GREY HAWK AVE, UTILITY REFUND</u>	06/22/2017	69.52	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 210240.01:						69.52	.00					

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1863	UTILITY REFUNDS #3	220450.01		<u>LANCE BOYD, 1087 S NEW SUMMER AVE, UTILITY REFUND</u>	06/22/2017	4.16	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 220450.01:						4.16	.00					
1863	UTILITY REFUNDS #3	220985.02		<u>TRINITY HULL, 1491 S KODIAK BEAR PL, UTILITY REFUND</u>	06/22/2017	60.29	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 220985.02:						60.29	.00					
1863	UTILITY REFUNDS #3	221300.01A		<u>CBH, 1074 S TOMEN AVE, UTILITY REFUND</u>	06/26/2017	58.12	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 221300.01A:						58.12	.00					
1863	UTILITY REFUNDS #3	221305.02A		<u>ALAN AMUNDSON, 1052 S TOMEN AVE, UTILITY REFUND</u>	06/26/2017	11.06	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 221305.02A:						11.06	.00					
1863	UTILITY REFUNDS #3	221320.01A		<u>CBH, 1055 S PENMARK AVE, UTILITY REFUND</u>	06/26/2017	58.12	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 221320.01A:						58.12	.00					
1863	UTILITY REFUNDS #3	221350.01		<u>CBH, 1065 E LUDLOW ST, UTILITY REFUND</u>	06/22/2017	50.43	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 221350.01:						50.43	.00					
1863	UTILITY REFUNDS #3	221465.01		<u>CBH, 1016 S RUMNEY AVE, UTILITY REFUND</u>	06/26/2017	96.28	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 221465.01:						96.28	.00					

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1863	UTILITY REFUNDS #3	230410.01		<u>WILLIAM L TAYLOR, 534 S BLACK OAK AVE, UTILITY REFUND</u>	06/22/2017	78.79	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 230410.01:						78.79	.00					
1863	UTILITY REFUNDS #3	240540.01		<u>CAROL LYNNE, 1032 E LIMESTONE DR, UTILITY REFUND</u>	06/22/2017	57.13	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 240540.01:						57.13	.00					
1863	UTILITY REFUNDS #3	250680.02A		<u>KENNITH MALY, 859 S JAKE AVE, UTILITY REFUND</u>	06/26/2017	78.75	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 250680.02A:						78.75	.00					
1863	UTILITY REFUNDS #3	250795.02		<u>NYCOLE DOCKSTADER, 351 W KAMMERS CT, UTILITY REFUND</u>	06/22/2017	52.20	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 250795.02:						52.20	.00					
1863	UTILITY REFUNDS #3	260860.01		<u>BROOK A COLLINS, 2235 W QUILCEDA ST, UTILITY REFUND</u>	06/22/2017	50.96	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 260860.01:						50.96	.00					
1863	UTILITY REFUNDS #3	264015.01		<u>CBH, 2292 W GAINSBORO DR, UTILITY REFUND</u>	06/22/2017	71.52	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 264015.01:						71.52	.00					
1863	UTILITY REFUNDS #3	264105.01		<u>CBH, 1928 W CRENSHAW ST, UTILITY REFUND</u>	06/26/2017	43.15	.00	99-1075 Utility Cash Clearing	0	6/17		

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Total 264105.01:						43.15	.00					
1863	UTILITY REFUNDS #3	264385.01A		<u>CBH, 1946 W TURQUOISE DR.</u> <u>UTILITY REFUND</u>	06/26/2017	58.12	.00	99-1075 <u>Utility Cash</u> <u>Clearing</u>	0	6/17		
Total 264385.01A:						58.12	.00					
1863	UTILITY REFUNDS #3	264535.01		<u>CBH, 2005 W CRENSHAW ST.</u> <u>UTILITY REFUND</u>	06/26/2017	47.06	.00	99-1075 <u>Utility Cash</u> <u>Clearing</u>	0	6/17		
Total 264535.01:						47.06	.00					
1863	UTILITY REFUNDS #3	268017.01		<u>CBH, 1810 N RHODAMINE AVE.</u> <u>UTILITY REFUND</u>	06/26/2017	47.03	.00	99-1075 <u>Utility Cash</u> <u>Clearing</u>	0	6/17		
Total 268017.01:						47.03	.00					
1863	UTILITY REFUNDS #3	268021.01		<u>CBH, 2701 W CRENSHAW ST.</u> <u>UTILITY REFUND</u>	06/22/2017	57.64	.00	99-1075 <u>Utility Cash</u> <u>Clearing</u>	0	6/17		
Total 268021.01:						57.64	.00					
1863	UTILITY REFUNDS #3	276086.01A		<u>CBH, 2197 N BLUEBLOSSOM</u> <u>WAY, UTILITY REFUND</u>	06/26/2017	58.12	.00	99-1075 <u>Utility Cash</u> <u>Clearing</u>	0	6/17		
Total 276086.01A:						58.12	.00					
1863	UTILITY REFUNDS #3	278074.01		<u>CBH, 2957 W MARGIL CT.</u> <u>UTILITY REFUND</u>	06/26/2017	46.35	.00	99-1075 <u>Utility Cash</u> <u>Clearing</u>	0	6/17		
Total 278074.01:						46.35	.00					
1863	UTILITY REFUNDS #3	280221.01		<u>2204 N AZURITE PL - UTILITY</u> <u>REFUND</u>	06/21/2017	30.92	.00	99-1075 <u>Utility Cash</u> <u>Clearing</u>	0	6/17		

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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 280221.01:						30.92	.00					
1863	UTILITY REFUNDS #3	280222.01		<u>2230 N AZURITE PL - UTILITY REFUND</u>	06/21/2017	30.95	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 280222.01:						30.95	.00					
1863	UTILITY REFUNDS #3	280223.01		<u>2248 N AZURITE PL - UTILITY REFUND</u>	06/21/2017	30.85	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 280223.01:						30.85	.00					
1863	UTILITY REFUNDS #3	280224.01		<u>2274 N AZURITE PL - UTILITY REFUND</u>	06/21/2017	31.31	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 280224.01:						31.31	.00					
1863	UTILITY REFUNDS #3	280226.01		<u>2271 N AZURITE PL - UTILITY REFUND</u>	06/21/2017	31.26	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 280226.01:						31.26	.00					
1863	UTILITY REFUNDS #3	280228.01		<u>2245 N AZURITE PL - UTILITY REFUND</u>	06/21/2017	30.97	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 280228.01:						30.97	.00					
1863	UTILITY REFUNDS #3	280232.01		<u>2219 N AZURITE PL - UTILITY REFUND</u>	06/21/2017	30.89	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 280232.01:						30.89	.00					
1863	UTILITY REFUNDS #3	280242.01		<u>2246 N CITRINE AVE - UTILITY REFUND</u>	06/21/2017	17.15	.00	99-1075 Utility Cash Clearing	0	6/17		

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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 280242.01:						17.15	.00					
1863	UTILITY REFUNDS #3	280310.01		<u>TRIDENT HOMES, 1015 W ROSE QUARTZ ST. UTILITY REFUND</u>	06/26/2017	101.13	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 280310.01:						101.13	.00					
1863	UTILITY REFUNDS #3	300520.03		<u>ERIC ZIZUMBO, 2490 N DESTINY AVE. UTILITY REFUND</u>	06/22/2017	13.44	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 300520.03:						13.44	.00					
1863	UTILITY REFUNDS #3	301053.01		<u>HUBBLE HOMES, 995 E SHADY RIDGE DR. UTILITY REFUND</u>	06/22/2017	90.26	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 301053.01:						90.26	.00					
1863	UTILITY REFUNDS #3	302007.01		<u>BERKELEY BUILDING CO, 9509 S PALENA AVE. UTILITY REFUND</u>	06/26/2017	45.80	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 302007.01:						45.80	.00					
1863	UTILITY REFUNDS #3	302009.01		<u>RIVERWOOD HOMES, 9465 S PALENA AVE. UTILITY REFUND</u>	06/22/2017	25.75	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 302009.01:						25.75	.00					
1863	UTILITY REFUNDS #3	302014.01		<u>BERKELEY BUILDING CO, 450 E RAISON ST. UTILITY REFUND</u>	06/22/2017	43.59	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 302014.01:						43.59	.00					
1863	UTILITY REFUNDS #3	30240.02		<u>GARNET INVESTMENTS, 1311 W OWYHEE ST. UTILITY REFUND</u>	06/22/2017	106.92	.00	99-1075 Utility Cash Clearing	0	6/17		

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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 30240.02:						106.92	.00					
1863	UTILITY REFUNDS #3	310012.01		<u>TOLL BROS. 9519 S MACADAN WAY. UTILITY REFUND</u>	06/26/2017	52.25	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 310012.01:						52.25	.00					
1863	UTILITY REFUNDS #3	310129.01		<u>COLEMAN HOMES. 1359 W SAGWON DR. UTILITY REFUND</u>	06/22/2017	59.36	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 310129.01:						59.36	.00					
1863	UTILITY REFUNDS #3	40520.04		<u>WANDA STONE. 488 N MARTEESON AVE. UTILITY REFUND</u>	06/26/2017	123.27	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 40520.04:						123.27	.00					
1863	UTILITY REFUNDS #3	50402.01		<u>DONALD BIGGS. 828-844 WHITE BARN RD. UTILITY REFUND</u>	06/26/2017	133.38	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 50402.01:						133.38	.00					
1863	UTILITY REFUNDS #3	80900.02		<u>EMMETT PARTNERS. UTILITY REFUND - TRACTOR SUPPLY</u>	06/23/2017	825.59	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 80900.02:						825.59	.00					
1863	UTILITY REFUNDS #3	90180.02		<u>WAYNE KELLEY. 1092 N STRIKE WAY. UTILITY REFUND</u>	06/22/2017	14.11	.00	99-1075 Utility Cash Clearing	0	6/17		
Total 90180.02:						14.11	.00					
1863	UTILITY REFUNDS #3	90180.02A		<u>WAYNE KELLEY. 1092 N STRIKE WAY. UTILITY REFUND</u>	06/26/2017	14.11	.00	99-1075 Utility Cash Clearing	0	6/17		

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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 90180.02A:						14.11	.00					
1863	UTILITY REFUNDS #3	91460.01		<u>PATRICK HARGAN, 1160 N PYRITE AVE, UTILITY REFUND</u>	06/26/2017	226.34	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/17		
Total 91460.01:						226.34	.00					
Total UTILITY REFUNDS #3:						4,003.37	.00					
WESTERN BUILDING MAINTENANCE, INC.												
1499	WESTERN BUILDING MAINTENANCE, INC.	0100338-IN		<u>CARPET CLEANING, TREATMENT PLANT, JUN.'17 - WATER</u>	06/15/2017	103.22	.00	<u>21-6025 JANITORIAL</u>	0	6/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0100338-IN		<u>CARPET CLEANING, TREATMENT PLANT, JUN.'17 - SEWER</u>	06/15/2017	103.22	.00	<u>21-6025 JANITORIAL</u>	0	6/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0100338-IN		<u>CARPET CLEANING, TREATMENT PLANT, JUN.'17 - P.I</u>	06/15/2017	39.31	.00	<u>25-6025 JANITORIAL</u>	0	6/17		
Total 0100338-IN:						245.75	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0100485-IN		<u>MONTHLY JANITORIAL SERVICES FOR JUNE - SENIOR CENTER</u>	06/26/2017	330.33	.00	<u>01-6025 JANITORIAL</u>	1001	6/17		
Total 0100485-IN:						330.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0100486-IN		<u>MONTHLY JANITORIAL SERVICES FOR JUNE - CITY HALL - ADMIN</u>	06/26/2017	84.93	.00	<u>01-6025 JANITORIAL</u>	0	6/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0100486-IN		<u>MONTHLY JANITORIAL SERVICES FOR JUNE - CITY HALL - P & Z</u>	06/26/2017	30.33	.00	<u>01-6025 JANITORIAL</u>	1003	6/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0100486-IN		<u>MONTHLY JANITORIAL SERVICES FOR JUNE - CITY HALL - WATER</u>	06/26/2017	78.87	.00	<u>20-6025 JANITORIAL</u>	0	6/17		

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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
				CHERRY, JUNE 17, PI	06/27/2017	10.08	.00	25-6165 OFFICE SUPPLIES	0	6/17		
Total 17844:						100.75	.00					
Total WILLIAM KARELS:						100.75	.00					
ZAMZOWS												
66	ZAMZOWS	394007344	5557	PROPANE, J.ADAMS, MAY'17 - PARKS	05/05/2017	13.75	.00	01-6140 MAINT. & REPAIR BUILDING	1004	6/17		
Total 394007344:						13.75	.00					
Total ZAMZOWS:						13.75	.00					
Grand Totals:						548,909.40	229,003.70					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

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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
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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

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: Reimbursement Agreement
Memory Ranch Subdivision No. 1
Regional Lift Station

DATE: June 26, 2017

REQUEST: **Approve Reimbursement Agreement by Resolution**

Attached hereto is a proposed reimbursement agreement (w/ exhibits) related to over-sizing of the lift station 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 \$212,888.00 set up as a one-time payment.

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. R46-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE EXECUTION OF THE REIMBURSEMENT AGREEMENT WITH CHALLENGER DEVELOPMENT, INC. IN THE AMOUNT OF \$212,888.00.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Mayor is hereby authorized to execute, and the Clerk is hereby authorized to attest to the agreement titled “Reimbursement Agreement – Memory Ranch Regional Lift Station Project” regarding cost recovery for construction of a regional lift station related to said project and in the amount of two hundred twelve thousand eight hundred eighty-eight dollars and no cents (\$212,888.00) by and between the 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 5th day of July, 2017.

APPROVED BY THE MAYOR of Kuna this 5th day of July, 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

REIMBURSEMENT AGREEMENT
Memory Ranch Reginal Lift Station 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 Sewer System Master Plan to guide the sizing, elevation and location of its municipal sewer system facility additions and extensions; and

WHEREAS, in implementing the updated Kuna Sewer System Master Plan, it is the further declared policy of CITY to extend the Kuna City Sewer System to areas inside the corporate limits of CITY not now served by a sewer 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 design and obtain construction costs in the amount of \$362,904.00 as shown in **Exhibit C**, for a local sewer lift station system sufficient to serve the property known as Memory Ranch Subdivision Project; and

WHEREAS, DEVELOPER did re-design and construct a sewer lift station system at the request of the CITY in place of the local sewer lift station to serve as a regional sewer lift station, as shown on Exhibit A, attached hereto, at a cost of \$575,792.00 and has requested reimbursement in the amount of \$212,888.00 or the portion of the cost exceeding the estimated cost of the local sewer lift station 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. 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 sewer lift station system, shown on Exhibit "A," including rights-of-way, grades and elevation, and materials to be used in the construction and installation of said sewer lift station system.

B. Construction of Regional Sewer Lift Station System.

(1) DEVELOPER did install, construct and erect the sewer lift station 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 sewer lift station 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 regional sewer lift station system as shown on **Exhibit "A"** for the amounts shown in **Exhibit "B"**, CITY shall reimburse to DEVELOPER two hundred twelve thousand eight hundred eighty-eight dollars and zero cents (212,888.00).

D. Cost of Sewer 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 sewer system upon and within DEVELOPER'S property not eligible for reimbursement as defined in the Reimbursement Policy, shall be at DEVELOPER'S sole expense.

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

F. 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.

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

H. 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 F 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 F above.

(3) DEVELOPER, as defined above, represents that in constructing and installing the sewer 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.

I. 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.

J. 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



W. Lake Hazel Rd

S. Ten Mile Rd

MEMORY RANCH
LIFT STATION

LEGEND

-  MEMORY RANCH LIFT STATION
-  MEMORY RANCH #1

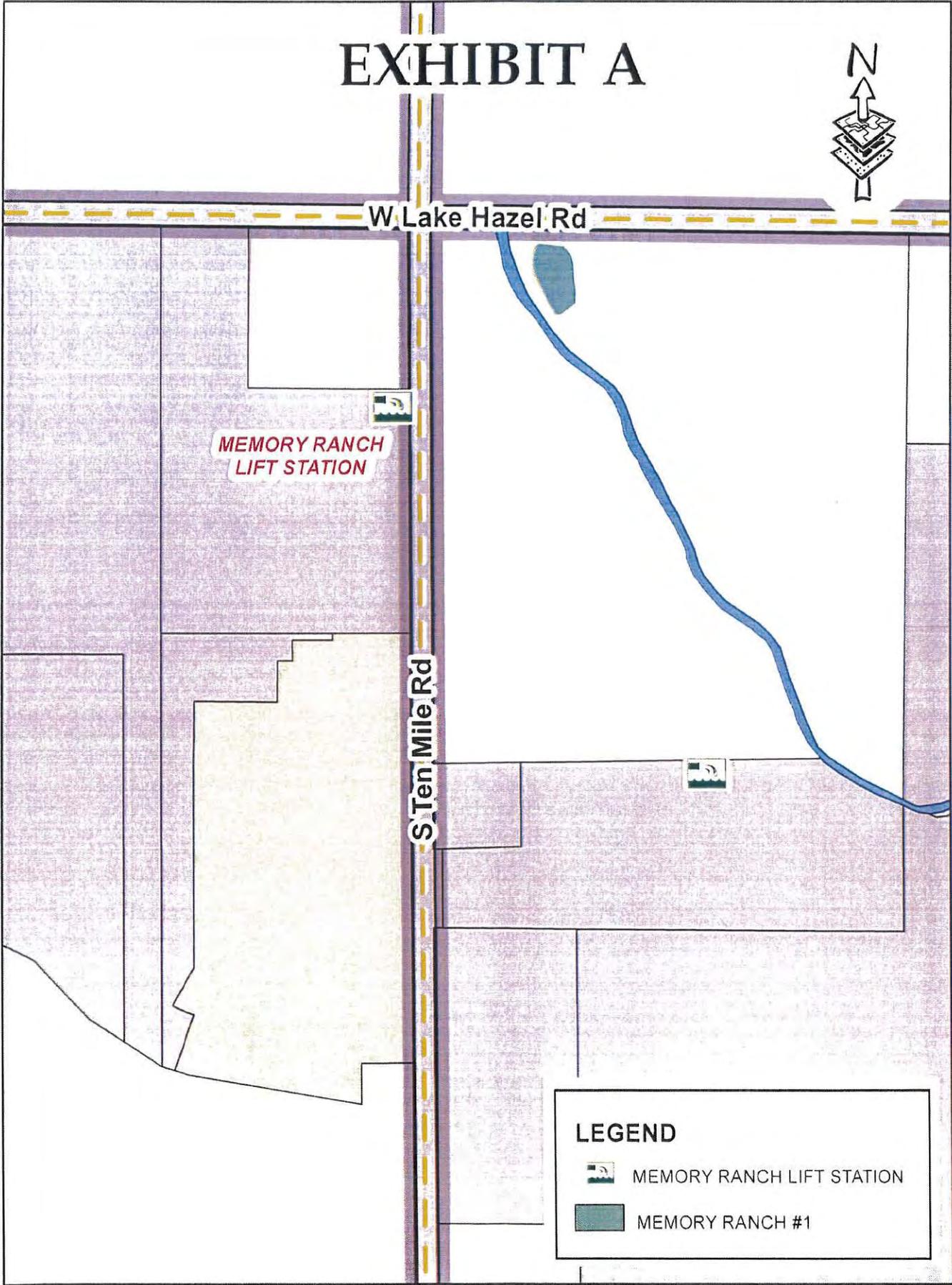


EXHIBIT "B"
OVERSIZED REGIONAL LIFT STATION COST RECOVERY SUMMARY
MEMORY RANCH PROJECT

MASTER LIFT STATION	
Total Project Cost	\$ 575,792.00
Total Developer Project Cost	\$ 362,904.00
Total Recoverable Project Cost	\$ 212,888.00

Proposal



AN MDU RESOURCES COMPANY

KNIFE RIVER Southern Idaho Division

5450 W. Gowen Road

Boise, Id. 83709

Contact: Mike Cole

Phone: (208) - 362-6152

Fax: (208) - 562-5045

Quote To: Shawn Brownlee

Job Name: Memory Ranch Lift Station

Date of Plans: 3/29/15

Addendums:

Phone:

Fax:

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	8" MAIN	172.00	LF	57.00	9,804.00
20	48" MANHOLE	2.00	EA	2,700.00	5,400.00
30	6" PRESSURE SEWER	1,344.00	LF	31.25	42,000.00
40	PRESSURE SEWER CLEANOUTS	3.00	EA	5,900.00	17,700.00
50	72" DOUBLE CHECK MANHOLE	1.00	LS	14,000.00	14,000.00
60	TIE INTO EXISTING	1.00	LS	7,800.00	7,800.00
70	TRAFFIC CONTROL-PAVING	1.00	LS	43,200.00	43,200.00
80	SEWER LIFT STATION	1.00	LS	211,000.00	211,000.00
140	VALVE VAULT	1.00	LS	12,000.00	12,000.00
GRAND TOTAL					\$362,904.00

Memory Local Lift Station

NOTES:

Bid Notes:

1. Price includes (1) mobilization to job. Each additional mobilization will be invoiced at quoted price.
2. Work will be completed upon a mutually agreed schedule.
3. Does not include any SWWPP, ESC plans or maintenance.
4. Includes ROW permit.

EXCLUSIONS

1. Permits, fees or bonds of any kind.
2. Fees for inspections or testing.
3. Pavement markings or signage.
4. Surveying or staking.
5. Removal/backfill of soft or saturated soils below subgrade.
6. Erosion control or SWPPP.
7. EPA permit, paperwork or inspection requirements.
8. Demolition/removals not specifically quoted.
9. Traffic Control
10. Paving over grade will be by KRC approved grade.

By signing this Proposal, customer agrees that the terms contained in this Proposal shall be incorporated into any subsequent contract or subcontract agreement, and shall be inserted into the final contract or subcontract entered into between Knife River and the customer. In the event any of the terms or conditions of a subsequent written agreement conflict with the terms of this Proposal, the terms in this Proposal shall control.

All work to be completed in a workmanlike manner according to the written plans and specifications provided to Knife River and standard industry practices. Any alteration, change or deviation from applicable specifications of the materials or work subject to this proposal will only be provided upon written direction from the customer, and customer agrees to pay Knife River any additional costs associated with such alteration, change or deviation.

Knife River shall be paid for actual quantities installed and/or furnished. Payment is due upon progress billings each 30 days. Retainage held shall be a maximum of 5%. The retainage will be payable upon substantial completion of the work. All past due amount(s) shall bear interest at eighteen percent (18%) per annum or the highest rate allowed by law from the date of billing.

Unless specified in this Proposal, Knife River is not bound by a specific time for its work to commence or materials to be furnished to the project. Knife River agrees to perform its work with due diligence in connection with its other work.

Knife River shall not be responsible for any consequential damages related to the materials or services furnished under this Proposal. Customer hereby waives and releases Knife River from any delays caused by events outside of Knife River's control, including but not limited to, actions of other contractors or subcontractors performing work on the subject project, acts of the owner or its agents, utility interference, unforeseen conditions, strikes, accidents, acts of God, fires, floods, epidemics, unusually severe weather, unavoidable casualties and unusual delays in deliveries. Knife River's workers are fully covered by Worker's Compensation Insurance. Knife River may withdraw this proposal if not accepted within 15 days from the date of proposal. In the event of litigation, the prevailing party shall be entitled to reasonable attorney's fees and related costs.

Knife River
Authorized Signature _____ Date _____

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted, Knife River is authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature _____ Date _____



KNIFE RIVER CO.
Remit To:
Southern Idaho Division
5450 W. Gowen Road
Boise, ID 83709
Fax: (208)-362-6199

Customer:

473702
TRILOGY DEVELOPMENT
JOHNJR@TRILOGYIDAHO.COM
9839 W CABLE CAR STREET, STE 101
BOISE ID 83709

RECEIVED
APR 13 REC'D

E-MAILED
5-1-17
Aclair

Contract Billing		
Contract No: 3066062	Project No. 3066062	Invoice No. 9093
Job Description KUNA REGIONAL LIFT STATION <i>Memory Ranch</i>		
Invoice Date: 03/30/17	Appl No. 2	Adjust No.
Bill From: 03/01/17	Bill To: 03/30/17	Cust Ref No. 473702

C/O	Bid Item	Description	Units	UM	Unit Price	Extension	Total Units To Date	Total Billing	Previous Units To Date	Previous Billing	Current Units	Current Billing
	10	8" MAIN	110.00	LF	64.00	7,040.00	110.00	7,040.00	110.00	7,040.00	0.00	0.00
	12	10" MAIN	18.00	LF	80.00	1,440.00	18.00	1,440.00	18.00	1,440.00	0.00	0.00
	14	18" MAIN	86.00	LF	96.00	8,256.00	86.00	8,256.00	0.00	0.00	86.00	8,256.00
	20	48" MANHOLE	2.00	EA	3,700.00	7,400.00	2.00	7,400.00	1.00	3,700.00	1.00	3,700.00
	30	10" PRESSURE SEWER	1,344.00	LF	42.00	56,448.00	1,344.00	56,448.00	0.00	0.00	1,344.00	56,448.00
	35	2" CROSS CONNECT BETWEEN EX AN	1.00	LS	2,500.00	2,500.00	100.00 %	2,500.00	0.00 %	0.00	100.00 %	2,500.00
	40	PRESSURE SEWER CLEANOUTS	2.00	EA	15,850.00	31,700.00	2.00	31,700.00	0.00	0.00	2.00	31,700.00
	50	72" DOUBLE CHECK MANHOLE	1.00	LS	21,800.00	21,800.00	100.00 %	21,800.00	0.00 %	0.00	100.00 %	21,800.00
	60	TIE INTO EXISTING	1.00	LS	6,400.00	6,400.00	100.00 %	6,400.00	0.00 %	0.00	100.00 %	6,400.00
	70	TRAFFIC CONTROL PAVING	1.00	LS	41,700.00	41,700.00	100.00 %	41,700.00	0.00 %	0.00	100.00 %	41,700.00
	80	SEWER LIFT STATION	1.00	LS	341,000.00	341,000.00	75.00 %	255,750.00	25.00 %	85,250.00	50.00 %	170,500.00
	140	VALVE VAULT AND FLOW METER VAU	2.00	EA	18,400.00	36,800.00	2.00	36,800.00	0.00	0.00	2.00	36,800.00
		Total ORIGINAL			\$	562,484.00	\$	477,234.00	\$	97,430.00	\$	379,804.00
		Subtotal Amount:			\$	562,484.00	\$	477,234.00	\$	97,430.00	\$	379,804.00
RETN		RETAINAGE						(23,861.70)		(4,871.50)		(18,990.20)
		Total Invoice Amount:					\$	453,372.30	\$	92,558.50	\$	360,813.80

Program ID: R55520002
 Version: KRC0001 Contract Progress: Billings Worksheet
 User ID: ROMANELLOJ
 Job Number: 3066062 KUNA REGIONAL LIFT STATION

KNIFE RIVER - ID
CONTRACT PROGRESS BILLING WORKSHEET
 As Of Date: 03/29/17

03/29/17 14:25:53
 Page: 3 of 5
 Environment: JPD920

CO	Bid Item	Description	UM	Contract Units	Schedule of Values	Billed Units	Billed Amount	Unit Price	% Complete	Current Units	Current %	Current Amount
006	10	8" MAIN	LF	110.00	7,040.00	110.00	7,040.00	64.0000	100.00%			
009	12	10" MAIN	LF	18.00	1,440.00	18.00	1,440.00	80.0000	100.00%			
000	14	18" MAIN	LF	86.00	8,256.00			96.0000	0.00	86		
000	20	48" MANHOLE	EA	2.00	7,400.00	1.00	3,700.00	3,700.0000	50.00%	2		
000	30	10" PRESSURE SEWER	LF	1,344.00	56,148.00			42.0000	0.00	1344		
000	35	2" CROSS CONNECT BETWEEN EX AN	LS	1.00	2,500.00			2,500.0000	0.00	1		
000	40	PRESSURE SEWER CLEANOUTS	EA	2.00	31,700.00			15,850.0000	0.00	2		
000	50	72" DOUBLE CHECK MANHOLE	LS	1.00	21,800.00			21,800.0000	0.00	1		
000	60	TIE INTO EXISTING	LS	1.00	6,400.00			6,400.0000	0.00	1		
000	70	TRAFFIC CONTROL-PAVING	LS	1.00	41,700.00			41,700.0000	0.00	1		
000	80	SEWER LIFT STATION	LS	1.00	341,000.00		85,250.00	341,000.0000	25.00%	50%		
000	140	VALVE VAULT AND FLOW METER VAU	EA	2.00	36,800.00			18,400.0000	0.00	2		
TOTAL:				562,484.00			97,430.00					



KNIFE RIVER

AN MDU RESOURCES COMPANY

SOUTHERN IDAHO DIVISION

5450 W. Gowen Road
Boise, ID 83709
(208) 362-6152
(208) 562-5045 FAX

June 15th

Mr. John Laude Jr
Mr. Shawn Brownlee
Mr. Bill Brownlee
Trilogy Development

Project: Memory Ranch Regional Lift Station

Subject: COR changes in Lift Station during construction

Shawn,

See attached COR for multiple changes during the construction of the lift station.

Install larger ATS to accommodate future pump expansion	1	LS	\$7,590.00	\$7,590.00
Main line sewer went through guy wire, cost to hold power pole	1	LS	\$1,284.49	\$1,284.49
Extend gravel area around LS to accommodate guy wire	456	SF	\$1.40	\$638.71
Change in cleanout vaults, after 1 was built	1	LS	\$3,794.80	\$3,794.80
				\$13,308.00

The total for this change in work is \$13,308.00 **0 substantial contract days**. Knife River requests that a change order be issued in this amount. If you have any question please feel free to contact me.

Respectfully,

Michael G. Cole

Accepted By, _____



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: Reimbursement Agreement
Ensign Subdivision No. 1
Water Trunk Main

DATE: June 26, 2017

REQUEST: Approve Reimbursement Agreement by Resolution

Attached hereto is a proposed reimbursement agreement (w/ exhibits) related to over-sizing of the water mains by the developer of Ensign Subdivision No. 1. The reimbursement methodology relies on policies adopted by Council in January 21, 2014 (Resolution R10-2014). Total reimbursement is \$28,596.92 payable in ten (10) 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. R47-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE EXECUTION OF A REIMBURSEMENT AGREEMENT WITH ENSIGN DEVELOPMENT GROUP, LLC. IN THE AMOUNT OF \$28,596.92.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Mayor is hereby authorized to execute, and the Clerk is hereby authorized to attest to the Agreement titled “Reimbursement Agreement – Ensign No. 1 Pressure Irrigation Trunk Project” regarding cost recovery for construction of an oversized pressure irrigation trunk line related to said project in the amount of twenty-eight thousand five hundred ninety-six dollars and ninety-two cents (\$28,596.92) by and between the City and Ensign Development Group, LLC., which Agreement is attached hereto, and made a part hereof, as if set forth in full.

PASSED BY THE COUNCIL of Kuna this 5th day of July, 2017.

APPROVED BY THE MAYOR of Kuna this 5th day of July, 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

REIMBURSEMENT AGREEMENT

Ensign No. 1 Water Trunk Project

THIS AGREEMENT made this ____ day of _____ 2016, by and between the CITY OF KUNA, a municipal corporation, hereinafter called CITY, and ENSIGN DEVELOPMENT GROUP, LLC, hereinafter called DEVELOPER:

WITNESSETH:

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

WHEREAS, on January 21, 2014 CITY adopted Resolution Number R08-2014 outlining the Water Facilities Reimbursement Policy for Water facilities construction conforming to the Kuna Water System Master Plan; and

WHEREAS, in implementing the updated Kuna Water System Master Plan, it is the further declared policy of CITY to extend the Kuna City Water System to areas inside the corporate limits of CITY not now served by a water 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 water system to the property known as, Ensign Subdivision No. 1 Project, as shown on Exhibit "A," and has requested reimbursement for certain portions of the water 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 water system, shown on Exhibit "A," including rights-of-way, grades and elevation, and materials to be used in the construction and installation of said water system.

B. Construction of Water System.

(1) DEVELOPER did install, construct and erect the water 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 water 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 water 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 twenty-eight thousand five hundred ninety-six dollars and ninety-two cents (\$28,596.92). Reimbursement shall be provided from the funds and in the manner described in the City of Kuna Water 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 Water 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 water 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 water, DEVELOPER agrees to abide by all applicable Kuna City laws, rules and regulations pertaining to water 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 water 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: Ensign Development Group, LLC; 2694 North, 920 East, North Logan, Utah 84341.

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

ENSIGN DEVELOPMENT GROUP, LLC

M. Brett Jensen, **Manager**

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: _____

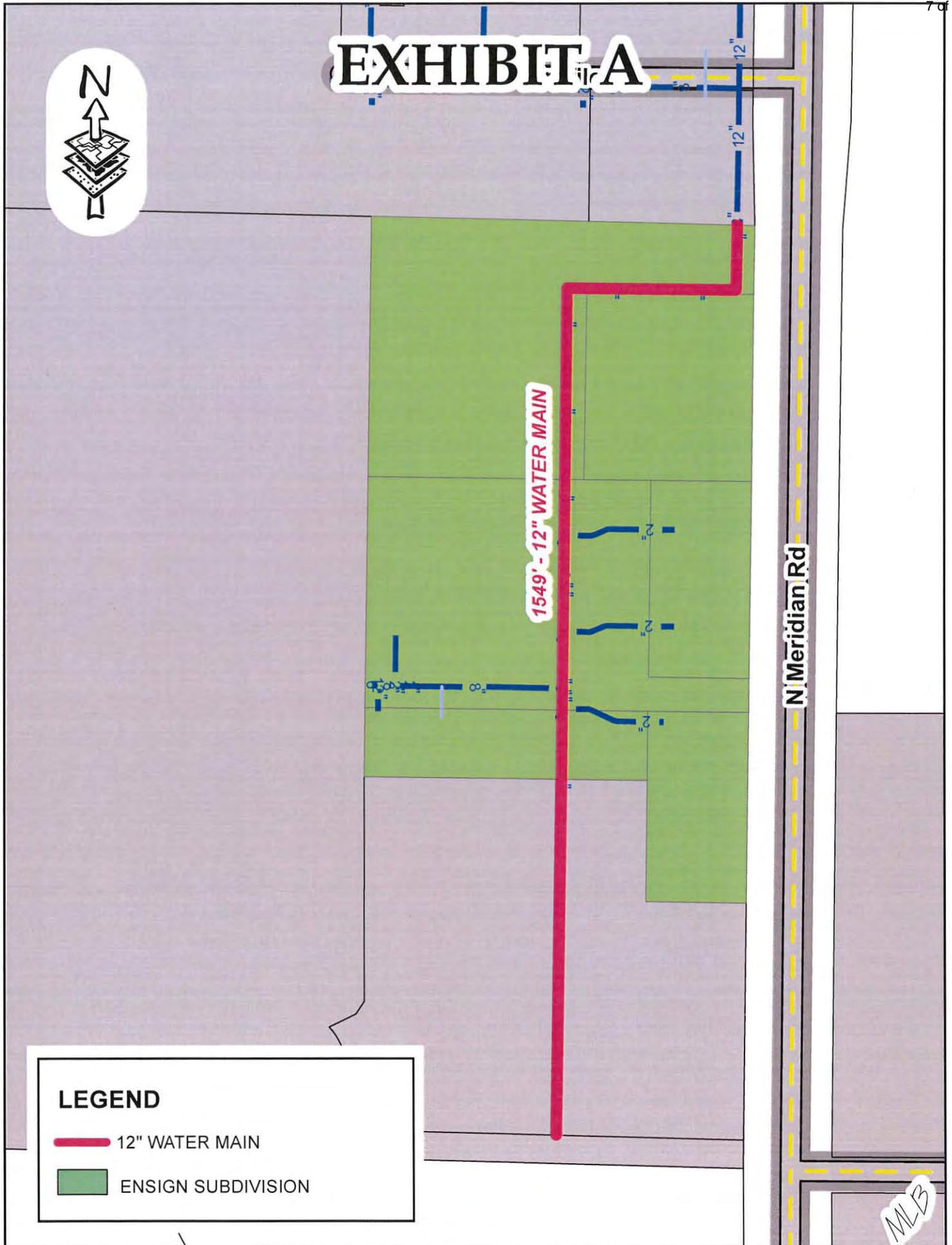
STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this _____ day of _____, 2016, before me, the undersigned, personally appeared JOE L. STEAR and _____ Mayor and City Clerk respectively of KUNA CITY, 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" WATER MAIN
-  ENSIGN SUBDIVISION

MLB

EXHIBIT "B"

RESOLUTION NO. _____

**CITY OF KUNA
CITY POTABLE WATER FACILITIES REIMBURSEMENT POLICY - 2014****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 potable water facilities that exceed the Sponsoring Developer's sewer facilities requirements as provided below. When a Sponsoring Developer, at its own expense and in conformance with the City Water System Master Plan or at the direction of the City, constructs an extension or expansion of the existing potable water system 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 potable water facilities as described below.

City Water Pipelines are classified as follows:

1. Master Plan Trunk Line (Street Frontage) – A 12-inch diameter, or larger, main line identified in the Master Plan to be part of the major distribution grid and located in or adjacent to the street right-of-way fronting Sponsoring Developer's property. In this policy, frontage lines are treated as on-site lines.
2. Master Plan Trunk Line (On-site) – A 12-inch diameter, or larger, main line identified in the Master Plan to be part of the major distribution grid and located within the Sponsoring Developer's property but not in or adjacent to the street right-of-way fronting Sponsoring Developer's property.
3. Master Plan Trunk Line (Off-site) – An 12-inch diameter, or larger, main line identified in the Master Plan to be part of the major distribution grid and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.
4. Non-Master Plan Line (Off-site) – A main line not identified in the Master Plan to be part of the major distribution grid and not located on-site or in the street frontage or adjacent to the street right-of-way fronting Sponsoring Developer's property.
5. Distribution Line (On-site) - A main line not identified in the Master Plan to be part of the major distribution grid, located on-site of the Sponsoring Developer's

property, and whose principal purpose is to deliver water to the various points of service within the Sponsoring Developer's property.

6. Stub Line (On-site) - A main line located on-site of the Sponsoring Developer's property, connected to any of the main lines on-site and extending to the property boundary, beyond the last point of delivery for the Sponsoring Developer's property, and whose principal purpose is to deliver water to neighboring properties. A stub line is generally constructed at the direction of the City, is generally 8 inches in diameter or smaller and is not a frontage line or Master Plan line.

A 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 potable water 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. Non-Master Plan Line (Off-site): Construct the line with a diameter of 8 inches, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable

duty". If the City directs that an off-site non-master plan main line be replaced with a trunk line, it will be treated as an off-site Master Plan Trunk Line for reimbursement purposes.

5. Distribution Line (On-site): Construct the line with a diameter of 6 or 8 inches as directed by the City, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger, and which is Sponsoring Developer's "reasonable duty".
6. Stub Line (On-site): Construct the line with a diameter up to 8 inches as directed by the City, and which is Sponsoring Developer's "reasonable duty".

DEFINITIONS

1. Line Capacity: The water carrying capacity of a pipeline for purposes of this policy is based on pressure drop of 0.0037 psi per foot of line.
2. Nominal Diameter Needed: In terms relevant to this policy, the standard pipe diameter (6", 8", 10", 12" and larger) with sufficient transmission capacity to carry the designated peak demand.
3. Peak Demand: In terms relevant to this policy, the Peak Demand is assumed to be the Peak Hour Demand, inclusive of fire flow demands.
4. 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 each acre of the remaining connected property.

7. Trunk Line Needed-Amended: For projects also connecting to pressure irrigation and/or sewer, but which do not construct sufficient trunk line in the other facilities to satisfy the “trunk line needed” obligation in those other facilities, shall have the un-satisfied obligation in the other facilities, factored for relative cost, added to the “trunk line needed” obligation for the potable water system.

CONSTRUCTED POTABLE WATER FACILITIES ELIGIBLE FOR REIMBURSEMENT

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

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

REIMBURSEMENT CONDITIONS

To be eligible for reimbursement, the Sponsoring Developer 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 potable water facilities in accordance with the City's potable water master plan; and
3. Receive at least three bids for the potable water 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 potable water facilities; and
5. Construct the potable water facilities in accordance with the City approved plans and specifications including all lines and diameters directed by the City; and
6. Lawfully dedicate the potable water system facilities and any necessary easements to the City.

AMOUNT OF REIMBURSEMENT

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

FINANCING POTABLE WATER FACILITIES

The City will generate revenue for financing water facilities reimbursement agreements by assessing each equivalent dwelling unit (EDU) a Water Main Line Fee (WMLF) at or before issuance of a building permit. The amount of this WMLF will be established by City Council resolution. The City will review the WMLF amount each year and may make adjustments annually as deemed necessary to cover water 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 WMLF for administration and developer support. This 10% fee will not reduce the Sponsoring Developer's eligible reimbursement dollar amount, only the amount of funds available each year for reimbursement to the Sponsoring Developer(s).
5. The 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 WMLF from all entities that connect to and utilize the City's water facilities in conformance with adopted city policies. The portion of the WMLF 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 only up to the amount of the WMLF collected for water reimbursement and, in the proportions as defined below, to each Sponsoring Developer.
7. The portion of the WMLF dedicated for reimbursement that is collected annually will be reimbursed and distributed to Sponsoring Developers annually, based on the percent of each Sponsoring Developer's initial Total Eligible Reimbursement amount compared to the combined initial Total Eligible Reimbursement amounts of all Developer Sponsored Eligible Facilities for that reimbursement year. The

Sponsoring Developer's initial Total Eligible Reimbursement will not vary from year-to-year until retired but the Sponsoring Developer's percentage will vary as the combined initial Total Eligible Reimbursement amounts change from year-to-year.

Reimbursements will only be distributed for ten (10) annual payments after final acceptance of the Eligible Facility. Depending on the WMLF collected within the ten-year period, the Total Eligible Cost may or may not be reimbursed. Also, reimbursement to each Sponsoring Developer will not exceed his/her Total Eligible Reimbursement amount. Eligible Facilities completed on or before August 31st will first become eligible for the first payment of reimbursement funds on September 1st the following year.

8. If in any year a Sponsoring Developer's claim is satisfied with a partial payment, the dedicated portion of the WMLF 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 Bingham, City Clerk

EXHIBIT "C"
WATER COST RECOVERY SUMMARY
ENSIGN PROJECT

Water-Onsite & Offsite Oversized		
Total Recoverable Project Cost	\$	23,440.10
Interest (4%)	\$	5,156.82
TOTAL COST	\$	28,596.92

EXHIBIT "C"
REASONABLE DUTY
ENSIGN PROJECT

REASONABLE DUTY

Acreage in Ensign Project	16.4 acres
Trunk Line PI Needed per Acre	0 LF
Trunk Line Water Needed per Acre	33 LF
Trunk Line Sewer Needed per Acre	20 LF
Reasonable Duty for Water Trunk	541 LF
Reasonable Duty for Sewer Trunk	271 LF
Water Trunk Line Constructed	1549 LF
NET LENGTH REIMBURSIBLE	737 LF



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: Reimbursement Agreement
Ensign Subdivision No. 1
Pressure Irrigation

DATE: June 26, 2017

REQUEST: **Approve Reimbursement Agreement by Resolution**

Attached hereto is a proposed reimbursement agreement (w/ exhibits) related to over-sizing of the pressure irrigation mains by the developer of Ensign Subdivision No. 1. The reimbursement methodology relies on policies adopted by Council in January 21, 2014 (Resolution R10-2014). Total reimbursement is \$2,866.58 payable in ten (10) 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. R48-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE EXECUTION OF THE REIMBURSEMENT AGREEMENT WITH ENSIGN DEVELOPMENT GROUP, LLC. IN THE AMOUNT OF \$2,866.58.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Mayor is hereby authorized to execute, and the Clerk is hereby authorized to attest to the Agreement titled “Reimbursement Agreement – Ensign No. 1 Pressure Irrigation Trunk Project” regarding the cost recovery for construction of an oversized pressure irrigation trunk line related to said project and in the amount of two thousand eight hundred sixty-six dollars and fifty-eight cents (\$2,866.58) by and between the City and Ensign Development Group, LLC., which Agreement is attached hereto, and made a part hereof, as if set forth in full.

PASSED BY THE COUNCIL of Kuna this 5th day of July, 2017.

APPROVED BY THE MAYOR of Kuna this 5th day of July, 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

REIMBURSEMENT AGREEMENT
Ensign No. 1 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 ENSIGN DEVELOPMENT GROUP, 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, Ensign 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 two thousand eight hundred sixty-six dollars and fifty-eight cents (\$ 2,866.58). 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: Ensign Development Group, LLC; 2694 North, 920 East; North Logan, Utah 84341.

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

ENSIGN DEVELOPMENT GROUP, LLC

M. Brett Jensen, **Manager**

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



E Profile Ln

N Meridian Rd

993' - 10" PRESSURE IRRIGATION

LEGEND

-  10" PRESSURE IRRIGATION
-  ENSIGN SUBDIVISION

MLB

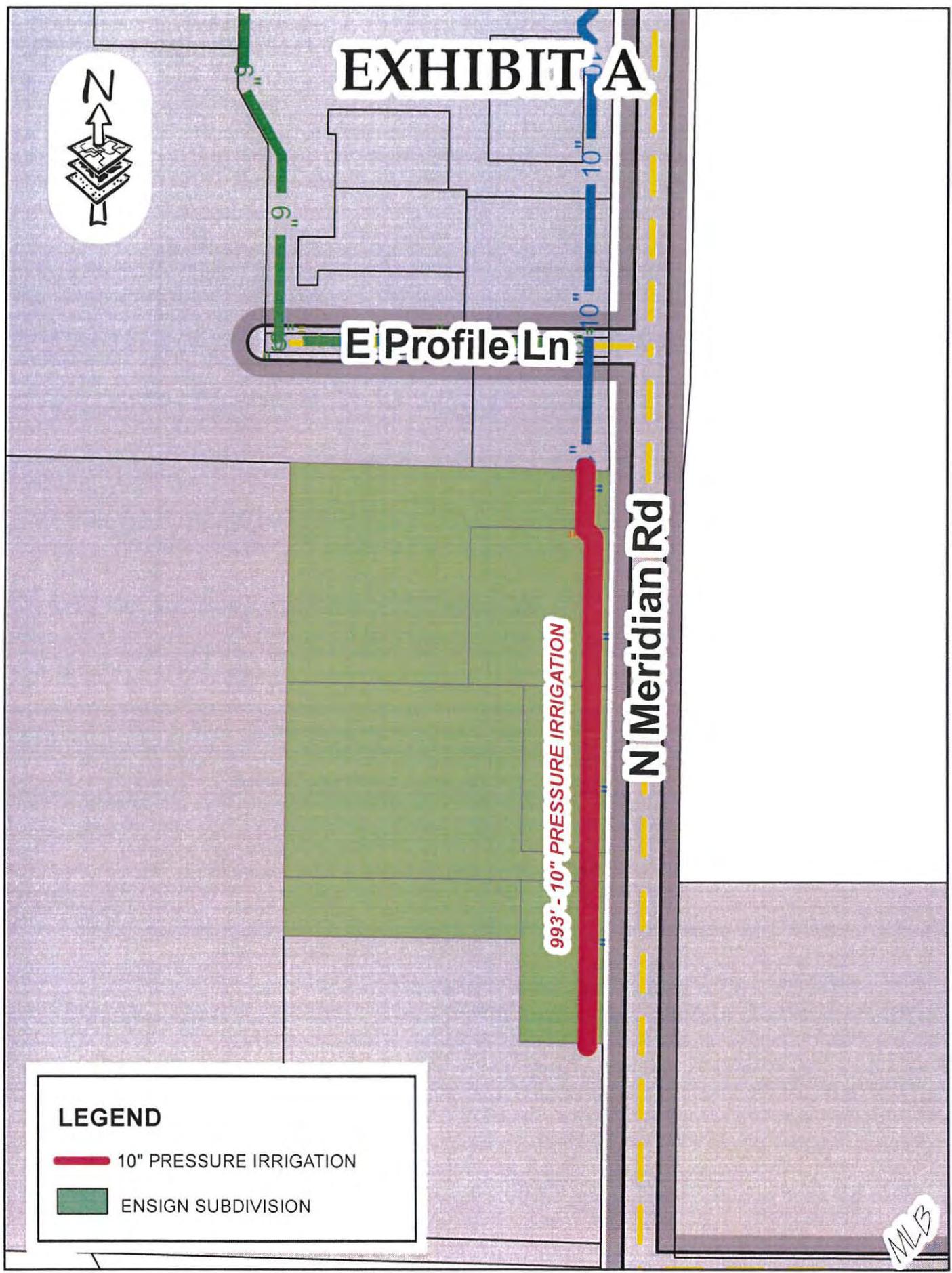


EXHIBIT "B"

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
ENSIGN PROJECT

Pressure Irrigation - Oversized		
Total Recoverable Project Cost	\$	2,349.65
Interest (4%)	\$	516.92
TOTAL COST	\$	2,866.58

EXHIBIT "C"
REASONABLE DUTY
ENSIGN PROJECT

Acreage in Ensign Project	16.4 acres
Trunk Line PI Needed per Acre	33 LF
Trunk Line Water Needed per Acre	0 LF
Reasonable Duty	541 LF
Trunk Line Constructed	993 LF
Length Reimbursible	452 LF
Reduction for Sewer (328*33/20/2)	271 LF
NET LENGTH REIMBURSIBLE	181 LF

**RESOLUTION NO. R49-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AUTHORIZING THE TRANSFER OF PERMANENT CITY RECORDS TO THE IDAHO STATE HISTORICAL SOCIETY.

WHEREAS, pursuant to Idaho Code §50-907(1), the City Clerk has identified certain city records as permanent records, which shall be retained in perpetuity or transferred to the Idaho State Historical Society; and

WHEREAS, Idaho Code §50-907(1) requires the City Council by resolution to authorize the transfer of permanent city records to the Idaho State Historical Society.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the below listed records shall be transferred to the Idaho Historical Society under the direction and supervision of the City Clerk.

Agendas	1915-2016
Minutes	1915-2016
Ordinances	1916-2016
Resolutions	1916-2016

The administrative staff of the City is authorized to take all necessary steps to carry out the authorization provided by this Resolution.

PASSED BY THE CITY COUNCIL of Kuna, Idaho this 5th day of July, 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 5th day of July, 2017

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



City of Kuna

City Council Staff Report

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

To: Kuna City Council

Case Number: 17-02-S: Sailor Shores Meadows Subdivision #2

Location: 600 feet south of the corner of S. Sailor Place and Kuna Road, Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Hearing Date: July 5, 2017

Applicants: **Thomas Maile**
885 W. Rush Road
Eagle, Idaho 83616
208.284.5506

Project Engineer: B&A Engineers
Joe Canning
5505 W. Franklin Rd.
Boise, Idaho 83705
208.343.3381



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

A. Course of Proceedings

1. Proposing a Preliminary Plat for a residential subdivision is designated in Kuna City Code (KCC), 1-14-3 as a public hearing matter, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body. These land use requests provided proper public notice and followed the requirements set forth in Idaho Code, Chapter 65-Local Land Use Planning Act.
 - a. **Notifications**
 - i. Agencies April 18, 2017
 - ii. 300' Property Owners June 8, 2017
 - iii. Kuna, Melba Newspaper June 7, 2017
 - iv. Site Posted June 08, 2017
2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks approval for a Preliminary Plat (residential subdivision), known as Sailor Shores Meadows Subdivision #2.

B. General Project Facts, Staff Analysis:

1. **Request:** A preliminary plat and design review request from Thomas Maile to subdivide an approximately 1.78-acre parcel within an existing R-6 zone into eight (8) residential building lots and three (3) common lots. The subject site is located approximately 600 feet south of the intersection of Kuna Road and Sailer Place, and is addressed as 245 S. Sailer Place, Kuna, Idaho

2. The applicant has submitted all the necessary documents and materials for review and has held the appropriate neighborhood meeting (two attendees) and has posted the site in accordance with KCC 5-1A-8 posting requirements.

3. **History:** The subject site has historically been used for agricultural-related uses (pasture).

4. **Legal Description:** A legal description was included with the application documents (deed).

5. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use map indicates the site has a designation of Medium Density Residential. In accordance with KCC 5-3-2, staff views this residential use request as compatible with the Comprehensive Plan.



6. Surrounding Land Uses:

Direction	Current Zoning and Jurisdiction	
North	R-6	Medium Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	RUT	Rural Urban Transition – Ada County
West	R-6	Medium Density Residential. – Kuna City

6.1 Aerial Map:

6.2 Parcel Numbers: APN: R0615251730

6.3 Parcel Sizes and Current Zoning:

Acres: 1.78 acres

Zoning: R-6

6.4 Services:

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

6.5 Existing Structures, Vegetation and Natural Features: The subject site is currently vacant and generally flat. The vegetation on site is commonly associated with that of a vacant, formerly agricultural parcel.

6.6 Transportation / Connectivity: Public road frontage is on south Sailor Place which is improved with 2 travel lanes, approximately 23-feet of pavement, and no curb, gutter or sidewalk abutting the site. Johns Bay Avenue stubs to the site’s northern property line. Applicant proposes to construct a new local street (Sunwood Court), connecting to the Johns Bay Avenue stub to the north, as a 36-foot wide street section with curb, gutter, and 5-foot wide attached sidewalk within the right-of-way to intersect with S. Sailer Place. Applicant proposes to extend S. Sailer Place southward, with curb, gutter and sidewalk improvements (as a half street section) on the west side, abutting the site.

6.7 Public Services, Utilities and Facilities: The following agencies returned comments which are included as exhibits with this case file:

- City Engineer - Exhibit B.1
- Nampa-Meridian Irrigation District - Exhibit B.2
- Central District Health - Exhibit B.3
- Department of Environmental Quality - Exhibit B.4
- Boise Project Board of Control. - Exhibit B.5
- Ada County Highway District - Exhibit B.6

C. Applicable Standards:

1. City of Kuna Design Review Ordinance, 2011-08.
2. City of Kuna Subdivision Ordinance No. 2010-15, Title 6 Subdivision Regulations.
3. City of Kuna Landscape Ordinance No. 2006-100.
4. City of Kuna Comprehensive Plan.
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

D. Comprehensive Plan Analysis:

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

1. The proposed subdivision is consistent with the following Comprehensive Plan components:

GOALS AND POLICIES – Property Rights

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

Policy 1: As part of a land use action review, 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.

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 and sidewalk connectivity throughout the subdivision to meet this goal. The subdivision is also located near future greenbelt connections at the terminus of Sailer Place.*

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 space (common lots) and varied housing choices and types to promote desirable, cohesive community character and a quality neighborhood that is cohesive with the existing neighborhood.*

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

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

Comment: *Kuna has adequate services to serve this development. This application will extend 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: *ACHD has provided comments and a staff report and the City engineer has provided a staff report. The project meets with the transportation goals of the City by building sidewalks through the development and fronting the site on Sailer Place, to create additional pedestrian and roadway connections.*

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 8 single family building lots of varied sizes to be developed in a logical and orderly manner and provides lots much smaller than one half acre lots that within a walkable distance to existing commercial destinations.*

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 and foster neighborhood interactions and activities.*

E. Findings of Fact:

1. All required procedural items have been completed as detailed in this staff report.
2. The proposed residential development complies with Section 6.0 of Kuna's Comprehensive Plan.
3. The proposed residential development complies with the Kuna City Code.
4. Public services are available and are adequate to accommodate this site's development.
5. The proposed residential preliminary plat will not be detrimental to the public's health, safety and general welfare.
6. The site is zoned R-6 and is appropriate for use as a residential subdivision after acquiring the proper approvals.

7. The project description, staff analysis and proposed findings of fact are correct.

F. Conclusions of Law:

1. The preliminary plat use is consistent with Kuna City Code.
2. The preliminary plat use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a preliminary plat use.
4. The proposed preliminary plat use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The residential preliminary plat is not likely to cause adverse public health problems.
6. The residential preliminary plat is in compliance with all ordinances and laws of the City.
7. The residential preliminary plat is not detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
9. Based on evidence contained in Case #17-02-S, this proposal complies with KCC Title 6.
10. Based on the evidence contained in Case #17-02-S, this proposal complies with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The City Council of Kuna, Idaho, has the authority to approve, conditionally approve, or deny this preliminary plat application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

G. Decision by the Commission:

17-02-S: Subdivision *Note: This motion is to approve/conditionally approve/deny the subdivision request. However, if the City Council wishes to approve or deny specific parts of the request as detailed in this report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby approves/denies Case No. 17-01-S, a subdivision request by Thomas Maile, with the following conditions of approval:

1. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approval use or may be written or stamped upon a copy of the approved plan. All site improvements are prohibited prior to approval of these agencies.
 - a.) The City Engineer shall approve the sewer and water hook-ups.
 - b.) The Kuna Fire District shall approve all fire flow requirements and/or building plans.
 - c.) The Boise-Kuna Irrigation District shall approve all proposed modifications to the existing irrigation system.
 - d.) Approval from Ada County Highway District and impact Fees, if any shall be paid prior to building permit approval.
 - e.) The City Engineer shall approve a surface drainage run-off plan, (if needed). As recommended by Central District Health Department, the plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading.
2. All public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at 387-6100.

- 2.1 – Dedicate right-of-way in sufficient amounts which follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground.
 4. Compliance with Idaho Code Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
 5. Lighting within the sites shall comply with Kuna City Code.
 7. Fencing within and around the site shall comply with Kuna City Code (except as specifically approved otherwise).
 8. Signage within the site shall comply with Kuna City Code. The applicant shall apply for a sign permit prior to subdivision sign construction.
 9. The applicant shall follow all the requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the City engineer, as outlined in the Engineers memorandum dated April 18, 2017.
 10. Submit a petition prior to submitting an application for final plat to the City, consenting to the pooling of irrigation surface water rights for delivery purpose and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).
 11. Applicant's submitted preliminary plat and landscape plan (date stamped 03/29/2017 and 03/21/2017, respectively) shall be considered binding.
 12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 3 days as weather permits or as the planting season permits), as required to meet the standards of these requirements. Maintenance and planting within public right-of-way shall be with approval from the public and/or private entities owning the property.
 13. The applicant shall comply with all conditions of approval listed in the Kuna staff report and as approved by the Commission and any other applicable agency comments.
 14. Applicant shall comply with all local, state and federal laws.



City of Kuna

City Council Staff Memo

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

To: **Kuna City Council**

File Number: 17-02-ZC (Rezone)

Location: 315 E Avalon St,
Kuna, ID 83634

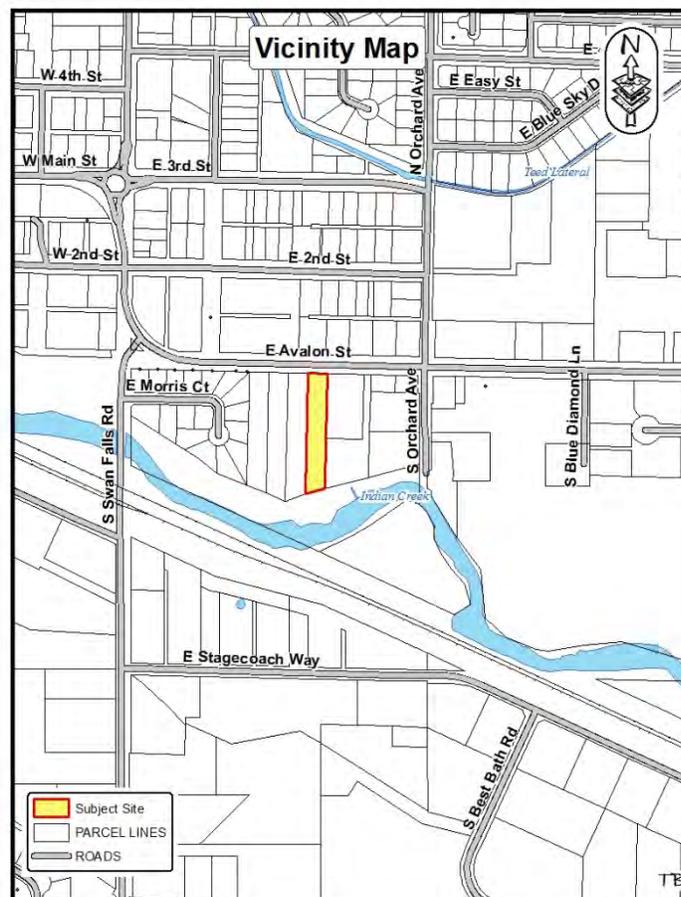
Planner: Jace Hellman, Planner I

Hearing Date: July 5, 2017

Applicant: Darius Elison
11381 Gila Dr.
Kuna, ID 83634
onecallidaho@gmail.com

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- A. Process and Noticing
- B. Applicant Request
- C. Site History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards
- G. Proposed Procedural Process
- H. Proposed Findings of Fact for Commission Consideration
- I. Comprehensive Plan Analysis
- J. Kuna City Code Analysis
- K. Proposed Conclusions of Law
- L. Recommended Conditions of Approval



A. Process and Noticing:

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

a. Notifications

- | | |
|----------------------------|-------------------------------|
| i. Neighborhood Meeting | April 7, 2017 (one attendee) |
| ii. Agency Comment Request | April 19, 2017 |
| iii. 300' Property Owners | April 21, 2017 & June 1, 2017 |
| iv. Kuna, Melba Newspaper | April 26, 2017 & June 7, 2017 |
| v. Site Posted | May 12, 2017 & June 23, 2017 |

B. Applicants Request:

1. A request from Darius Elison, One Call Restoration, to rezone a parcel's current R-6 (Medium-Density Residential) zoning designation to a C-2 (Area Commercial District) zoning designation. The site is located at 315 East Avalon St., Kuna, ID 83634. (APN#: R9442000081).

C. Site History:

This parcel has historically been used as a residential home site. It was most recently the site of Willow Tree Gift Shop.

D. General Projects Facts:**1. Surrounding Land Use Zoning Designations:**

North	R-6	Medium Density Residential - Kuna City
South	P	Public District
East	C-2 & R-6	Area Commercial District & Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

2. Parcel Sizes, Current Zoning, Parcel Number:

- Parcel Size: 0.97(approximately)
- Current Zoning: R-6 (Medium-Density Residential)
- Parcel #: 9442000081

3. Services:

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

4. Existing Structures, Vegetation and Natural Features:

The previous structure has been removed, and only a shed remains on site. Vegetation on site is generally associated with a residential use, such as grass and weeds.

5. Transportation / Connectivity:

The subject site is located on East Avalon Street adjacent to the Family Dollar Store. The site has frontage access via an existing curb-cut on East Avalon Street and will remain the primary access for the site. Future site improvements will be reviewed and assessed by Ada County Highway District for any required improvements and/or additional impacts to the roadway system.

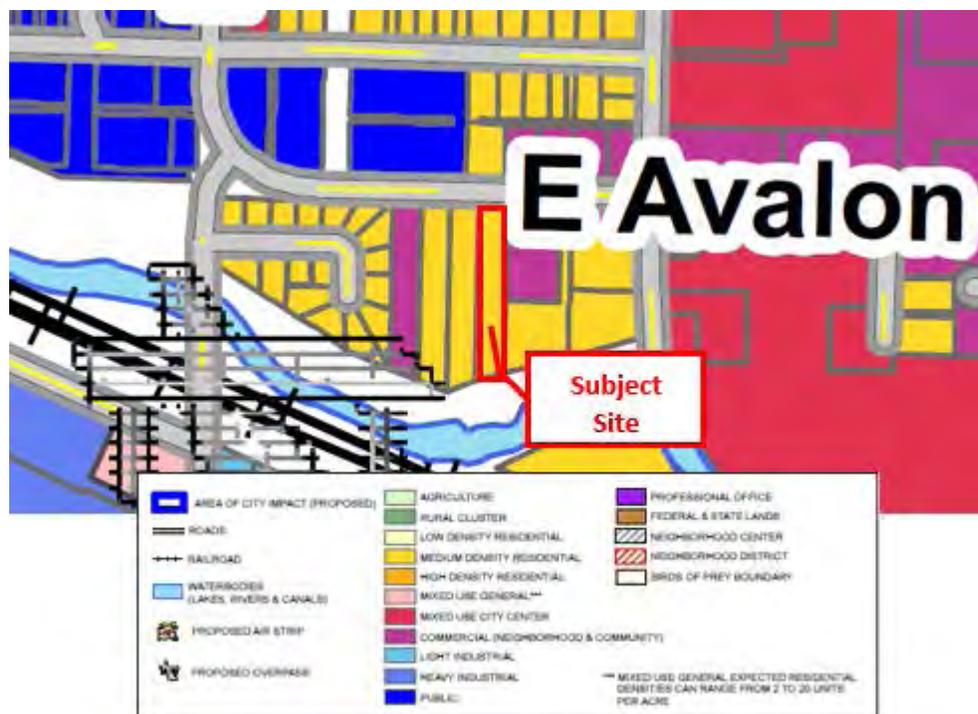
6. Environmental Issues:

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

7. Comprehensive Plan Future Land Use Map:

The site is identified as Medium-Density residential on Kuna's Comprehensive Plan Future Land Use Map. The comprehensive plan is a living document, intended for use as a guide by governmental bodies. The plan is not law that must be adhered to in the most stringent sense; it is to be used by public officials to guide their decision-making for the City. While the Comprehensive Plan Map (CPM) calls for a residential use on this parcel, staff believes this rezone request is in harmony with, and compatible to, the adjacent commercial uses and other C-2 (Area Commercial District) zoning designations. The rezone to a commercial use also aligns with the vision for downtown as described in the Kuna Downtown Revitalization Plan.

Staff views this proposed land use request to be consistent with the surrounding area land uses and zoning designations. Although it does not match the approved Comp Plan Map designation, the proposed use is compatible with current surrounding and adjacent uses.



8. Agency Responses:

The following agencies returned comments:

- Kuna School District – Exhibit B4
- COMPASS – Exhibit B5
- DEQ – Exhibit B6
- ACHD – Exhibit B7
- Boise Project Board of Control – Exhibit B8

E. Staff Analysis:

The applicant's intention is to remove the existing storage shed and build a new shop and office for his business, One Call Restoration. The described land use falls under the category of "shop for a building contractor", which is outright permitted under the applicants requested zoning designation of C-2 (Area Commercial District).

Although the Future Land Use Map has this particular parcel listed as Medium-Density Residential. Staff feels that if a rezone was granted, the use of this parcel would be consistent with those uses adjacent to the property.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and fits the current adjacent commercial zoning designations. Staff forwards a recommendation of approval for Case # 17-02-ZC, subject to the recommended conditions of approval listed in Section 'L' of this report.

F. Applicable Standards:

1. Kuna City Code (KCC) Title 1,
2. Kuna City Code (KCC) Title 5, Chapter 14.
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 Process:

On May 23, 2017, the Planning and Zoning Commission considered the project, including the submitted application items, agency comments, staff's report, application exhibits and any public testimony presented; and made findings on June 13, 2017 where it recommended approval to the Council with the conditions as stated in the staff report.

H. Proposed Findings of Fact for Council Consideration:

1. **Rezone:** Based on the record contained in Case No. 17-02-ZC, including the exhibits, staff's report and any public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves/conditionally approves/denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 17-02-ZC rezone.

2. The Kuna City Council approves/conditionally approves/denies the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna City Council will hold a public hearing on the subject application on July 5, 2017 to hear from the City staff, the applicant, and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case No. 17-02-ZC, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

Comment: *The Comp Plan Future Land Use Map designates the approximately 0.97 acres (subject property) as medium-density residential. The proposed rezone to a commercial use (C-2) conforms with adjacent commercial uses.*

4. The Kuna Planning and Zoning Commission has the authority to recommend approval or denial for this application.

Comment: *On May 23, 2017, Kuna's Planning and Zoning Commission voted to recommend approval of application 17-02-ZC.*

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

Comment: *As noted in the process and noticing section, notice requirements were met to hold a public hearing on July 5, 2017.*

I. Comprehensive Plan Analysis:

The Kuna City Council *accepts/rejects* the Comprehensive Plan components as described below. The proposed zone change for the site is consistent with the following Comprehensive Plan components:

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

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

Improve and diversify the local economy to ensure a sustainable economic tax base. Capitalize on local and regional strengths to promote sustainable growth.

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

Objective 1.2: Strengthen existing business enterprises and promote their expansion.

Goal 2: Expand Kuna's shopping and entertainment opportunities.

Objective 2.1: Assist in retaining or expanding sales opportunities in entertainment, sit-down restaurants, and neighborhood/convenience shopping categories. Encourage neighborhood and community-scale retail.

Goal 3: Strengthen and expand the City Center area

Objective 3.2 Improve the City Center's streetscape.

Land Use Goals and Objectives – Section 6 – Summary:

Preserve and enhance the Kuna community quality of life.

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

Objective 2.1: Support mixed uses in the City core to provide a vibrant community center with a 24-hour population.

City Center Goals and Objectives – Section 15 – Summary:

Kuna citizens expressed a strong desire to sustain and revitalize its historic downtown core and expand and strengthen it. The Plan outlines a vision for strong, sustainable and modern city center.

Goal 1: Develop a healthy and vibrant City Center that offers Kuna residents a variety of services.

Objective 3.2: Encourage business investment in the City Center

Goal 2: Make Kuna's City Center pedestrian friendly.

Objective 2.1: Create lively and attractive pedestrian oriented streets within the City Center

Comment: *Via ACHD, applicant would be required construct a 5 FT wide detached concrete sidewalks*

J. Kuna City Code Analysis:

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

Comment: *The proposed application adheres to the applicable requirements of Title 5 of the KCC.*

2. The site is physically suitable for a commercial zoning designation.

Comment: *The 0.97-acre parcel is suitable to accommodate a commercial use.*

3. The rezone to commercial uses is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be rezoned is not used as wildlife habitat. Roads, structures and open space already exist and will therefore not cause environmental damage or loss of habitat.*

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

Comment: *The proposed commercial zoning designation is connected to Kuna public sewer and water eliminating the occurrence of adverse public health problems.*

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

Comment: *The rezone request considers the location of the property and adjacent uses. The subject property is located within downtown area. The adjacent uses are commercial and residential – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

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

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for a commercial use.*

K. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No 17-02-ZC, the City Council finds Case No. 17-02-ZC generally complies with Kuna City Code.
2. Based on the evidence contained in Case No. 17-02-ZC, the City Council finds Case No. 17-02-ZC is generally consistent with Kuna’s Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

L. Recommended Conditions of Approval:

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

On May 23, 2017, the Planning and Zoning Commission voted to recommend *approval* for Case No 17-02-ZC to the Kuna City Council based on the facts outlined in staff’s report and the testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends *approval* for Case No. 17-02-ZC, a request from Darius Elison DBA One Call Restoration, with the following conditions of approval to Council:

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 site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve sewer hook-ups.
 - b. The City Engineer shall approve 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.

- d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of each building permit.
2. Applicant will be required to pave their driveway its full width, at least 30 feet into the site beyond the edge of pavement of Avalon Street (see exhibit B7)
 3. Applicant will be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 42 feet from the centerline of Avalon Street abutting the site. (See exhibit B7)
 4. Applicant shall meet ACHD's standard conditions of approval dated May 4, 2017 (see exhibit B7)
 5. Irrigation/drainage waters shall not be impeded by any construction on site per Idaho Code Section 31-3805. Compliance with the requirements of the Boise Project Board of Control is required.
 6. Storm Drainage and/or Street Runoff must be retained on site. (See exhibit B8)
 7. Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by appropriate easements. (See exhibit B8)
 8. Fencing within and/or around the site shall comply with Kuna City Code at time of development.
 9. Parking within the site shall comply with KCC 5-9.
 10. Signage within the site shall comply with KCC 5-10.
 11. Lighting within the site shall comply with KCC 5-9-5-B.
 12. Landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
 13. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions and Kuna City Code or seek amending them through the public hearing processes.
 14. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 15. Applicant shall comply with all local, state and federal laws.

Dated this 5th day of July 2017.

RECEIVED
4.12.17



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

Contact/Applicant Information

Owners of Record: <u>Michael Lueddeke</u>	Phone Number: _____
Address: <u>3442 Ave 4949 Council @uprom</u>	E-Mail: _____
City, State, Zip: <u>Council, ID 83612</u>	Fax #: _____
Applicant (Developer): <u>Darius Elison - One Call Reconnect</u>	Phone Number: <u>208-514-5493</u>
Address: <u>11381 Gila Dr.</u>	E-Mail: <u>One Call Idaho @Gmail.com</u>
City, State, Zip: <u>Kuna ID 83634</u>	Fax #: _____
Engineer/Representative: _____	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>315 E Avalon St. Kuna, ID 83634</u>	
Site Location (Cross Streets): <u>Avalon St / Meatera Dr.</u>	
Parcel Number (s): _____	
Section, Township, Range: _____	
Property size : <u>.97 acres</u>	
Current land use: <u>Residential</u>	Proposed land use: <u>Commercial</u>
Current zoning district: <u>R-6</u>	Proposed zoning district: <u>C-2</u>

Exhibit
A.2.a

Project Description

Project / subdivision name: 315 E. Avalon St.
General description of proposed project / request: Rezone for Shop & Office

Type of use proposed (check all that apply):

Residential

Commercial

Office

Industrial

Other

Amenities provided with this development (if applicable):

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: Storage Shed

Any existing buildings to remain? Yes No

Number of residential units: 0 Number of building lots: 1

Number of common and/or other lots: 1

Type of dwellings proposed:

Single-Family

Townhouses

Duplexes

Multi-Family

Other Shop / Office

Minimum Square footage of structure (s): 3,200

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: 1 Other lots: _____

Gross floor area square footage: 3,200 Existing (if applicable): _____

Hours of operation (days & hours): Mon-Fri 8-5 Building height: 30'

Total number of employees: 7 Max. number of employees at one time: 7

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: 3-5 Dimensions: _____
c. Width of driveway aisle: 15'

Proposed Lighting: N/A

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

Applicant's Signature: [Signature]

Date: 4-4-17

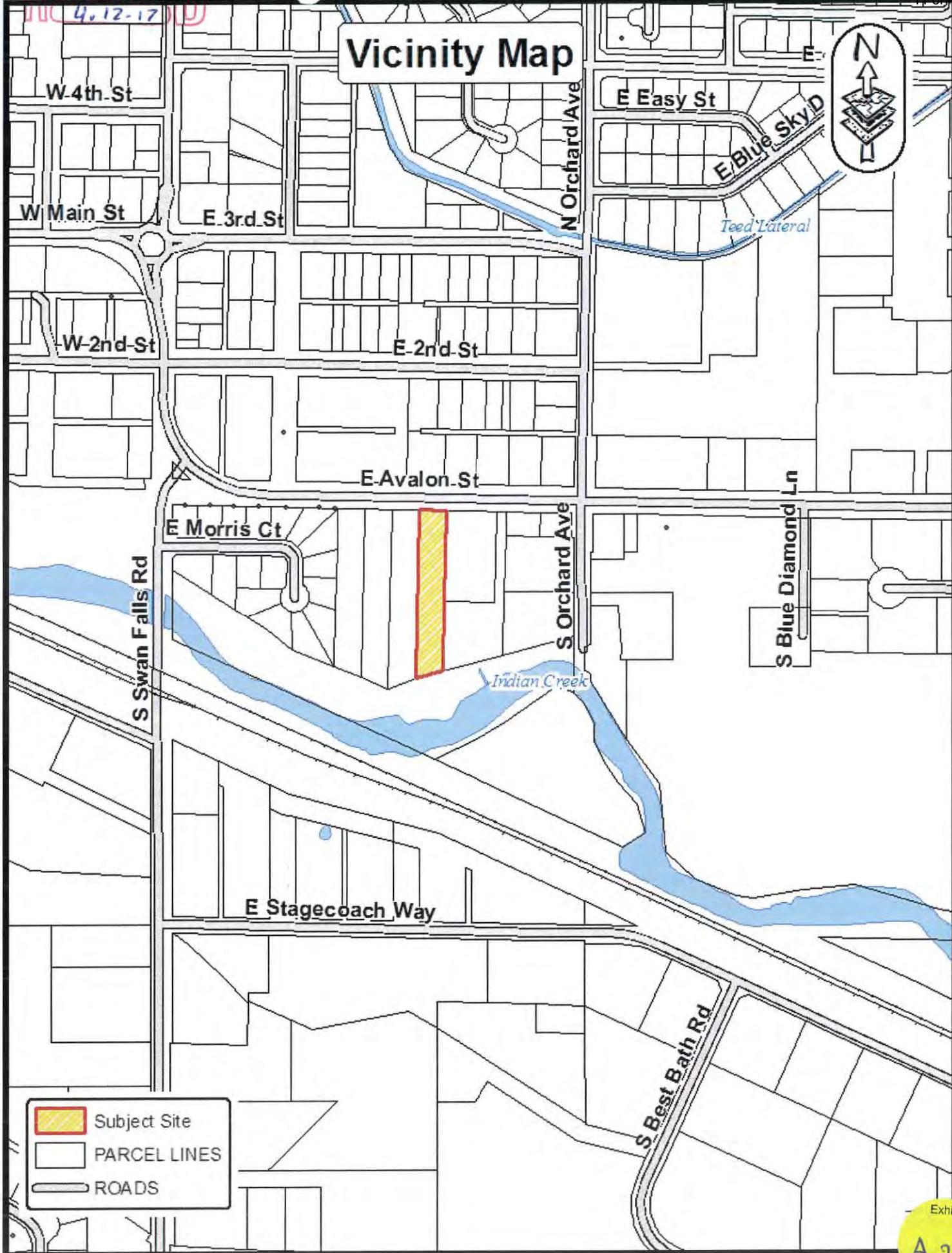
Letter of Intent

Property: 315 E. Avalon Rd. Kuna, ID 83634

It is the intention of One Call Restoration to use the above listed property for the purpose of an office building open 8:00 to 5:00 Monday through Friday with 3 to 4 front parking spaces. One Call Restoration plans to put up a shop for the purpose of storing equipment and vehicles. Parking for employees would be located behind the shop out of view from the street.

RECEIVED
APR 4, 2017

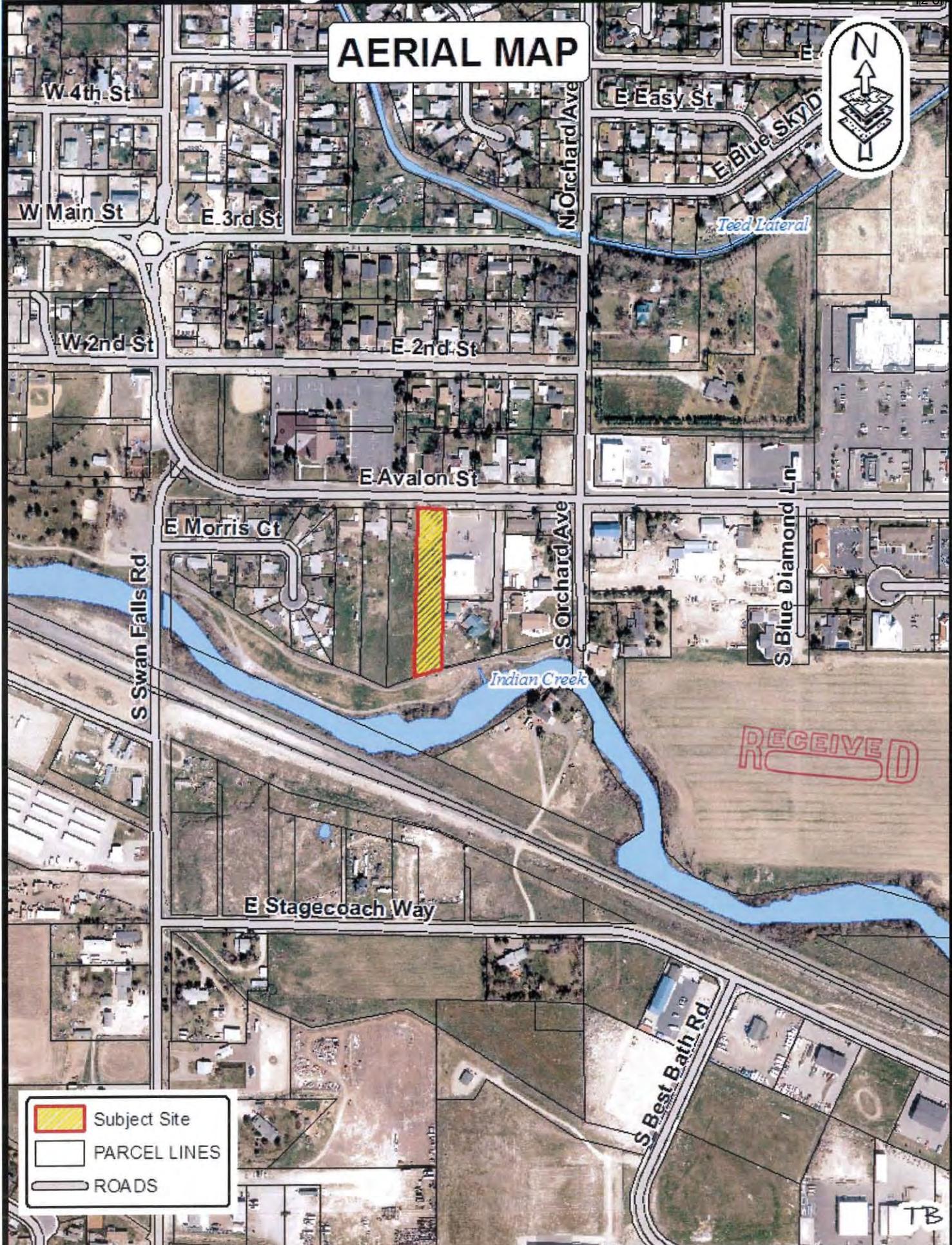
Vicinity Map



	Subject Site
	PARCEL LINES
	ROADS

Exhibit
A.2.C

AERIAL MAP



RECEIVED

	Subject Site
	PARCEL LINES
	ROADS

TB



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

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho)
) ss *Adams*
County of Ada)

I, Michael Lueddeke , 315 E. Avalon St.
Name Address
Kuna , Idaho, 83634
City State Zip Code

(Michael Lueddeke mailing address: 4449 Council Cuprum, Council, ID 83612)
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 Darius Elison (One Call Restoration, LLP) 11381 Gila Dr., Kuna, ID 83634 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 third day of April, 20 17

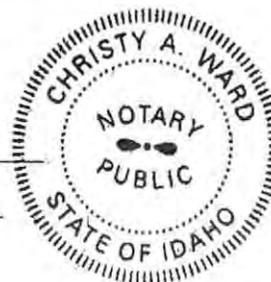
Michael Lueddeke
Signature

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

Christy A. Ward
Notary Public for Idaho

Residing at: Indian Valley, Idaho

My commission expires: 9-17-22





Neighborhood Meeting Certification

RECEIVED
4.12.17

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

GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: Rezone for Shop + Office

Date and time of neighborhood meeting: 4-7-17 6:00 pm.

Location of neighborhood meeting: On Lot 315 E. Avalon St.

SITE INFORMATION:

Location: Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: _____

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: _____ Tax Parcel Number(s): _____

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

CURRENT PROPERTY OWNER:

Name: Michael Lueddeke

Address: 4449 Council Cuprum City: Council State: ID Zip: 83634

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

Name: Darius Elison Business (if applicable): One Call Restoration

Address: 11381 Gila Dr. City: Kuna State: ID Zip: 83634

Exhibit
A.2h

PROPOSED USE:

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

Application Type

Brief Description

Annexation

Re-zone

Subdivision (Sketch Plat and/or Prelim. Plat)

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

Re-zone to Commercial

APPLICANT:

Name: Darius Elison

Address: 11381 Gila Dr.

City: Kuna State: ID Zip: 83634

Telephone: 208-514-5493 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)  Date 4-11-17

SIGN IN SHEET



PROJECT NAME: One Call Restoration

Date: _____

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Ralph Mellin</u>	<u>10100 W. Franklin Rd.</u>	<u>83209</u>	<u>250-2969</u>
2				
3				
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RECEIVED
3-7-17

Neighborhood Meeting

We are planning on having a meeting Friday April 7th at 6:00 PM. To discuss the re-zoning from residential to commercial at 315 E. Avalon St. Please join us for a conversation about lay-out, landscaping, building locations and any other concerns you might have. We look forward to meeting you.

Thank you,

One Call Restoration.

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
CLIFFORD-BURR ANGIE	BURR BRUCE	151 S ORCHARD AVE	KUNA, ID 83634-0000
MARCH DAVID M	MARCH SHAWN A	251 E AVALON ST	KUNA, ID 83634-2130
PARKER GEORGE A	PARKER RANEA	118 OLIVE BRANCH RD	KOOSKIA, ID 83539-0000
NORQUIST INVESTMENTS LIMITED PARTNERSHIP		PO BOX 7832	BOISE, ID 83707-1832
THOMAS JOHN B	THOMAS LISA K	375 E AVALON ST	KUNA, ID 83634-0000
RUSSELL JAMES D	RUSSELL SHERI J	781 S SCHOOL AVE	KUNA, ID 83634-0000
UTLEY RITA		210 E MORRIS CT	KUNA, ID 83634-0000
ADAMS EARL S		199 E MORRIS CT	KUNA, ID 83634-0000
MOTE MICHELLE G &	MOTE TERRY L	260 E MORRIS CT	KUNA, ID 83634-2324
MESSMER JOHN		PO BOX 361	KUNA, ID 83634-0361
SPAFFORD ANNA		291 E AVALON ST	KUNA, ID 83634-0000
MESSMER PROPERTIES LLC		PO BOX 361	KUNA, ID 83634-0000
UPSHAW TROY L &	UPSHAW THERESA M	240 E MORRIS CT	KUNA, ID 83634-0000
SORRELLS LAURA L		298 E MORRIS CT	KUNA, ID 83634-0000
LUEDDEKE MICHAEL TRUST		4449 COUNCIL CUPRUM	COUNCIL, ID 83612-0000
CITY OF KUNA		PO BOX 13	KUNA, ID 83634-0000
PHILLIPS RONALD E &	PHILLIPS MARTHA L	PO BOX 466	KUNA, ID 83634-0000
ROOT CHARLES E	ROOT MARY KATHERINE	349 E 2ND ST	KUNA, ID 83634-0000
MELLIN PROPERTIES LIMITED PARTNERSHIP		10100 W FRANKLIN RD	BOISE, ID 83709-0333
YARNO RICHARD LLEWELLYN	YARNO MARILYN Z	331 E 2ND ST	KUNA, ID 83634-0000
MELLIN PROPERTIES LIMITED PARTNERSHIP		10100 W FRANKLIN RD	BOISE, ID 83709-0333
PHILLIPS RONALD E &	PHILLIPS MARTHA L	PO BOX 466	KUNA, ID 83634-0000
QUEEN CHAD J	QUEEN MARISA M	4975 W AMITY RD	NAMPA, ID 83687-9027
HEALTHY PET HAPPENINGS LLC		366 E AVALON ST	KUNA, ID 83634-0000
KONZEK ROBERTA		366 E AVALON ST	KUNA, ID 83634-0000
CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS		50 E NORTH TEMPLE ST FL 22	SALT LAKE CITY, UT 84150-0000
CHARLES VALERIE N	CHARLES BRAD W	1928 S PEPPERCORN PL	BOISE, ID 83709-0000
OSBORN JEREMIAH		276 E MORRIS CT	KUNA, ID 83634-0000

RECEIVED
4-12-17



City of Kuna
**COMMITMENT TO
PROPERTY POSTING**

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

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

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

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

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



Applicant/agent signature

4-4-17
Date

Exhibit
A.2.i



CITY OF KUNA
PLANNING & ZONING DEPARTMENT

751 West 4th Street
P.O. Box 13
Kuna, ID 83634
Phone: 208-922-5274
Fax: 208-922-5989
www.kunacity.id.gov

April 19, 2017

One Call Restoration, Darius Elison
11381 Gila Dr.
Kuna, ID 83634
208-514-5493
onecallidaho@gmail.com

Completeness Letter

17-02-ZC (Rezone) 315 E Avalon St, Kuna, ID (APN# R9442000081)

Dear Darius Elison:

On *April 19, 2017*, Kuna's planning and zoning staff finished reviewing the submitted Rezone Application for the parcel referenced above. This letter is to notify you the City will consider the applications complete, subject to the following fees being sent to the City. The Planning and Zoning Commission public meeting date for your case is tentatively scheduled for **May 23, 2017**, here at City hall at 6:00 pm.

If our office does not receive critical agency final reports and/or responses related to this project in time to include them with our staff report, the hearing may be delayed

The following application fees are requested at this time:

Planning and Zoning Department

Rezone Fees: \$1,100.00

Engineering Fees:

Rezone: \$50.00

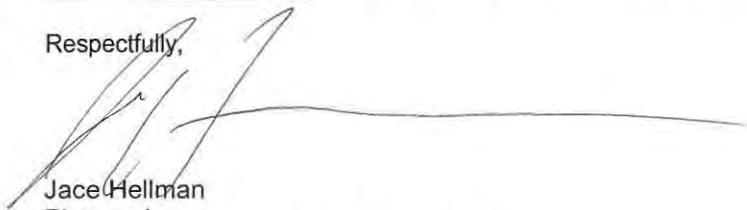
Total Fees Due: \$1,150.00

The site must be posted for the public hearing on or before May 12, 2017, with a 11" X 17" sign, following the guidelines listed in KCC 5-1A-8. The site must be posted on an ALL – WEATHER signs (and a rigid surface) and shall be viewable from both drive directions (sign must be perpendicular to the road). I would be happy to review the language for the sign, if you would like it reviewed.

The posting must be photographed and a statement confirming the posting must be *notarized* and sent in to our office within *three days* of the site posting. The sign must be *removed* within three days after the hearing is held.

If you have any questions regarding this information, please contact me at 922.5274 or by e-mail at jhellman@Kunaid.gov.

Respectfully,


Jace Hellman
Planner I
Kuna Planning and Zoning Department

Cc: Wendy Howell, Director of Planning Services

Land Uses	Districts														
	A	R-2	R-4	R-6	R-8	R-12	R-20	O	C-1	C-2	C-3	CBD	M-1	M-2	P
Shelter or Temp. Home 5-7-15-33					S	S	S		S						S
Shoe Repair 7-15		S	S	S	S	S	S	P	P	P	P	P	P	P	
Shooting Range (Indoor) 7-15-26	S	S							P ₄₅	S ₄₅	P ₄₅		P ₄₅	P	
Shooting Range (Outdoor) 7-15-26	S												S	S	S
Shop for Building Contractor 7-15	S								P	P	P		P	P	
Shopping Center 7-15									S	S	S	S			
Sign Shop 7-15									P	P	P	P	P	P	
Sports Arena 7-15									S	S	S	S	S		S

- The following footnotes are intended as helpful reminders rather than representing an all-inclusive list of requirements relative to a given land use; additionally, a footnote may not apply to a land use in every circumstance or an obligation may apply to a land use not covered by a footnote.

1. Any enterprise customarily carried on in the field of general agriculture, which is not obnoxious or detrimental to the public welfare. A commercial slaughterhouse or concentrated animal feeding operation [CAFO] is not allowed in the agricultural zone.

2. A limited number of cows, horses, sheep, goats and pot belly pigs may be kept on the premises as determined by the director in consultation with a licensed veterinarian; provided individual lots have an area of at least 33,000 square feet [.75 acre] and meet other requirements including those outlined KCC 10-3-5.

3. For the display and sale of agriculture products. A roadside stand requires a minimum of four (4) off-street parking spaces; however, the parking spaces do not need to be covered with an impervious parking surface because of the temporal nature of the business. The applicant is required to procure a business license from the city clerk prior to business usage and acquire a special use permit in certain zones. The site will also be evaluated for road access and circulation concerns.

4. Up to five (5) animals allowed; however, no roosters are permitted.

5. Parking shall be provided as follows: Single-family - two (2) spaces per dwelling unit to include duplexes; multifamily - one and one-half (1½) space per dwelling unit.
6. The upper and lower floors are available for residential living purposes but not at ground level.
7. Subject to design review.
8. For manufactured home subdivision, see KCC 6-5-3.
9. The fraternity or sorority must be affiliated with an institution of higher education and maintain a good standing with its parent organization.
10. The use must be contained within the structure.
11. Home consumption only; however, should the beer or wine be sold it is subject to KCC 3-1-1.
12. Height of a cell/communication tower is subject to height regulations found in KCC 5-4-6: B:5 and 5-5-2: F.
13. Security need only - not intended for residential use; family members are not to reside in the security dwelling.
14. Deleted by Ord. No. 2012-18.
15. The use requires adequate off-street parking and is subject to parking standards regulations found at KCC 5-9-1 through 5-9-5. Community gardens/urban gardens shall rely upon on-street parking and/or off-street parking on a case-by-case basis determined by site-specific characteristics.



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 315 E Avalon Rd.
(NAME OF SUBDIVISION OR ADDRESS) was posted as required per Kuna City Ordinance
5-1-5B. Sign posted June 23, 2017 **(DAY OF THE WEEK, MONTH,
DATE AND YEAR)**. This form is required to be returned three (3) calendar days
subsequent to posting and signs are to be removed from the site three (3) calendar
days after the hearing.

DATED this 23rd day of June, 2017.

Signature,

Laura Longshaw
Owner/Developer

STATE OF IDAHO)
County of Ada) ss

On this 23rd day of June, 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.

Mark W. Ehlhardt
Notary Public
Residing at Kuna, ID
Commission Expires 11/18/18



City of Kuna Public Hearing Notice

The City of Kuna will hold a public hearing on
July 5, 2017 at 6:00 PM at Kuna City Hall
751 W. 4th St. Kuna, ID 83634

Purpose – To review and approve the Rezone for Commercial use.

Property Location – 315 E. Avalon St. Kuna, ID 83634
17-02-ZC (Rezone) 315 E. Avalon St. Kuna, ID 83634 (APN#R9442000081)

Applicant – One Call Restoration

Contact – City Planner at 208-922-5274
One Call Restoration at 208-258-0797



City of Kuna
Public Hearing Notice

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83634**

17-02-ZC (Rezone) 315 E. Avalon St. Kuna, ID 83634 (APN#R9442000081)

Applicant – One Call Restoration

Contact – City Planner at 208-922-5274

One Call Restoration at 208-258-0797

Jace Hellman

From: Jace Hellman
Sent: Wednesday, April 19, 2017 12:03 PM
To: ACHD; Ada County Engineer; Attorney Icloud; Becky Rone - Kuna USPS Addressing; Boise Project Board of Control; Boise Project Board of Control; Boise-Kuna Irrigation Distr.; Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Gordon Law (glaw@kunaaid.gov); Idaho Power; Idaho Power; Idaho Power Easements; Intermountain Gas; Intermountain Gas; J&M Sanitation - Chad Gordon; Jaime Gollither; Julie Stanely - Regional Address Mgmt.; Ken Couch; Idaho Transportation Department; Kuna Police; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Nampa Meridian Irrigation District; Natalie Purkey (npurkey@kunaaid.gov); Planning Mgr. Ada County Development Services; Terry Gammel
Subject: 17-02-ZC Rezone - Darius Elison DBA One Call Restoration

April 19, 2017

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

FILE NUMBER	17-02-ZC (Rezone) Darius Elison DBA One Call Restoration
PROJECT DESCRIPTION	Applicant, Darius Elison DBA One Call Restoration, is requesting a rezone of his .97-acre property from current zoning designation R-6 to a commercial zoning designation in order to open up a new office and shop
SITE LOCATION	315 E Avalon St, Kuna, ID 83634
APPLICANT/ REPRESENTATIVE	One Call Restoration, Darius Elison 11381 Gila Dr. Kuna, Idaho 83634 208-514-5493 onecallidaho@gmail.com
SCHEDULED HEARING DATE	Tuesday, May 23, 2017 6:00 p.m.
KUNA STAFF CONTACT	Jace Hellman, Planner I jhellman@kunaaid.gov Phone: 922-5274 Fax: 922-5989
We have included a Dropbox link below with the application items that were submitted to assist you with your consideration and responses. No response within 15 business days will indicate you have no objection or concerns with this proposed project. We would appreciate any information you can supply us as to how this action would affect the services you provide. The public hearing is at 6:00 p.m. or as soon thereafter as it may be heard located at Kuna City Hall 751 W. 4 th Street, Kuna, ID 83634.	

<https://www.dropbox.com/sh/2ucdjp2xbou490d/AABsaWuY2wK6ETRRGvBoWtFXa?dl=0>

Jace Hellman
Planner I
City of Kuna
751 W 4th Street
Kuna, ID 83634
jhellman@kunaID.gov



Jace Hellman

From: Brenda Saxton <bsaxton@kunaschools.org>
Sent: Thursday, April 20, 2017 8:43 AM
To: Jace Hellman
Subject: Re: 17-02-ZC Rezone - Darius Elison DBA One Call Restoration

No issue here from Kuna Transportation

Thank you,
Brenda Saxton

On Wed, Apr 19, 2017 at 12:02 PM, Jace Hellman <jhellman@kunaid.gov> wrote:

April 19, 2017

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

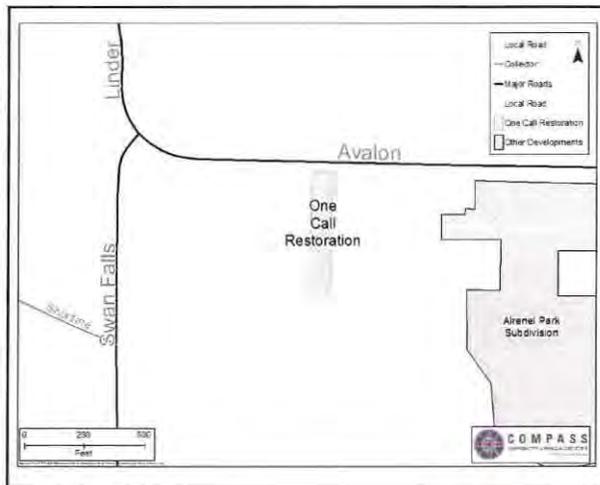
FILE NUMBER	17-02-ZC (Rezone) Darius Elison DBA One Call Restoration
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SITE LOCATION	315 E Avalon St, Kuna, ID 83634
APPLICANT/ REPRESENTATIVE	One Call Restoration, Darius Elison 11381 Gila Dr. Kuna, Idaho 83634 208-514-5493 onecallidaho@gmail.com
SCHEDULED HEARING DATE	Tuesday, May 23, 2017 6:00 p.m.
KUNA STAFF CONTACT	Jace Hellman, Planner I



Communities in Motion 2040 Development Checklist

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

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



[Click here to enlarge map.](#)

Name of Development: One Call Restoration

Summary: Office and shop buildings at 315 East Avalon Road, west of Orchard Avenue. This proposal meets 11 CIM 2040 checklist items and does not meet 8 items. For pedestrian safety, consider requiring sidewalks along Avalon Street to connected to the existing network of the east property owner.

Land Use

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

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

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

Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ		Net	
Households	Jobs	Households	Jobs	Households	Jobs
32	53	130	63	237	382

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

Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs		Net	
Households	Jobs	Households	Jobs	Households	Jobs
772	701	1,007	711	1,908	2,909

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



More information on COMPASS and *Communities in Motion 2040* can be found at:
www.compassidaho.org
Email: info@compassidaho.org
Telephone: (208) 475-2239



COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Exhibit
BS

Communities in Motion 2040 Development Checklist

Transportation

- Attached** **N/A** An Area of Influence Travel Demand Model Run is attached.
- Yes** **No** **N/A** There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.

Comments: In FY2021, ITD plans to resurface SH-69 from the City of Kuna to the City of Meridian.

- Yes** **No** **N/A** The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).

Comments: Consider a parking layout that does not require the queue to extend onto Avalon Street.

- Yes** **No** **N/A** This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.

Comments: The closest bus stop is at Overland and Black Marlin, approximately 7 miles away.

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

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

Housing

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

Community Infrastructure

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

Health

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

Economic Development

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

Open Space

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

Farmland

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



STATE OF IDAHO
DEPARTMENT OF ENVIRONMENTAL QUALITY
BOISE REGIONAL OFFICE
1445 North Orchard Street • Boise, ID 83706-2239 • (208) 373-0550

DEQ Response to Request for Environmental Comment

Date: May 3, 2017
Agency Requesting Comments: City of Kuna
Date Request Received: April 19, 2017
Applicant/Description: Darius Elison DBA One Call Restoration/17-02-ZC (Rezone)

Thank you for the opportunity to respond to your letter dated April 19, 2017.

Based on the information provided, it appears there are no issues within our regulatory authority. At this time, we do not have any comments; however, we do request that this project consider the state and federal rules and regulations for air, water, waste and the overall environment. If there is additional information to be reviewed, please let us know.

We appreciate the opportunity to review the application, if you have additional questions or concerns, please contact me at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff".

Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

C: File # 2278
TRIM: 2017AEK50



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

May 4, 2017

To: Darius Elison
 DBA One Call Restoration
 11381 Gila Drive
 Kuna, ID 83634

Subject: KUNA17-0006/ 17-02-ZC
 315 E. Avalon Street
 Annexation & Rezone for DBA One Call Restoration

This application is for annexation & rezone only. Listed below are some of the relevant policies that the District may administer when it reviews a future development application (additional policies may be considered with a specific redevelopment application):

A. Findings of Fact

1. Avalon Street

a. Policy:

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

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

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

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

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

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

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

to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. The segment of Avalon Street abutting the site is designated in the MSM as a Transitional Commercial Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

- b. Staff Comments/Recommendations: The applicant should be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 42-feet from the centerline of Avalon Street abutting the site.

2. Driveway

a. Policy

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

- b. Staff Comments/Recommendations: The applicant should be required to pave their driveway its full width at least 30-feet into the site beyond the edge of pavement of Avalon Street.

B. Traffic Information

Trip Generation

A general office is estimated to generate 11.03 vehicle trips day based, with 1.49 trip in the PM peak hour, per 1,000 square feet, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways: Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Avalon Street	80-feet	Minor Arterial	708	"F"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

Average Daily Traffic Count (VDT): *Average daily traffic counts are based on ACHD's most current traffic counts*

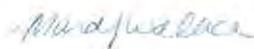
- The average daily traffic count for Avalon Street east of Linder was 13,182 on 7/31/14.

C. Attachments

1. Vicinity Map
2. Standard Conditions of Approval
3. Request for Appeal of Staff Decision

If you have any questions, please feel free to contact me at (208) 387-6178.

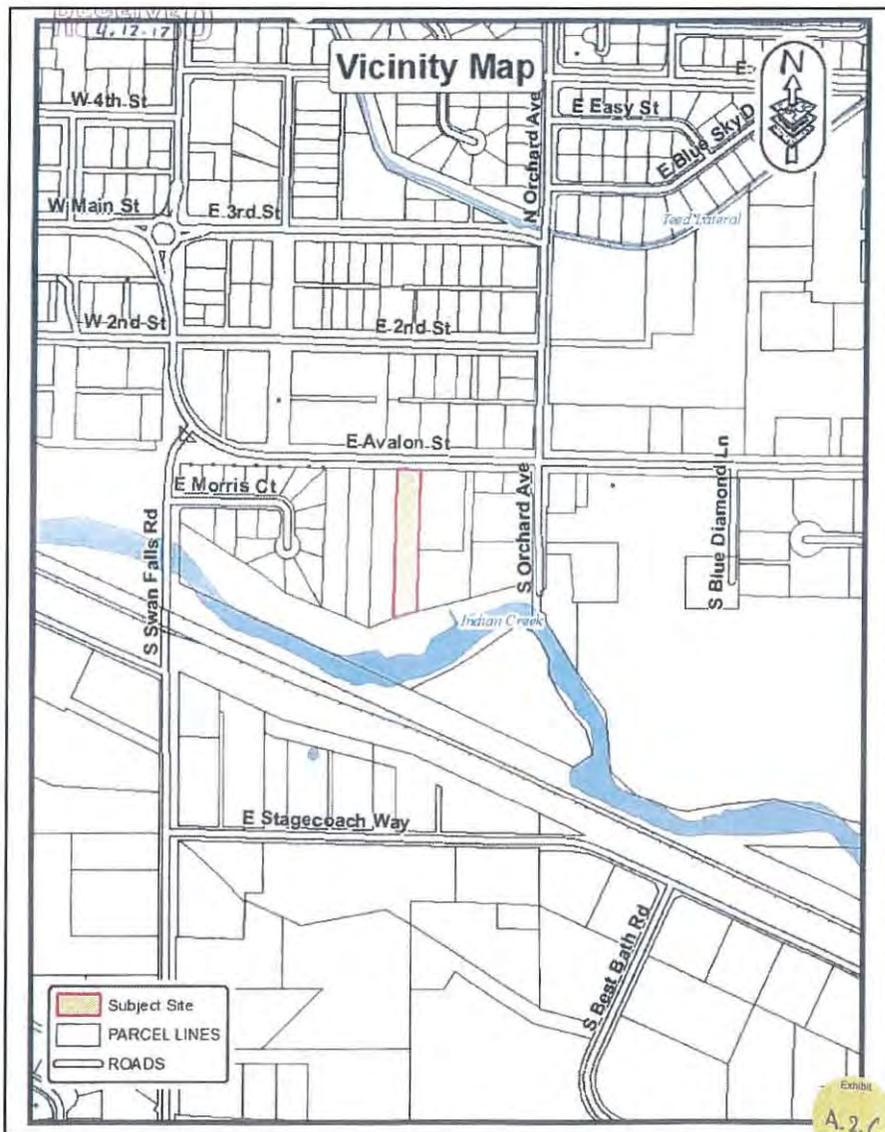
Sincerely,



Mindy Wallace, AICP
Planner III
Development Services

cc: City of Kuna

VICINITY MAP



Standard Conditions of Approval

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

Request for Appeal of Staff Decision

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

05/15/2017 11:18 2083441437

BOISE PROJECT

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3138

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

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

10 May 2017

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

RE: One Call Restoration- Darius Elison **17-02-ZC**
315 E. Avalon St.
Boise-Kuna Irrigation District **BK-1288-4A**
Teed Lateral 115+50
Sec. 25, T2N, R1W, BM.

Jace Hellman, Planner I:

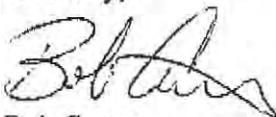
There are no Project facilities located on the above-mentioned property; however, it does in fact possess a valid water right.

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

bdc/bc

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





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 **July 5, 2017** beginning at 6:00 pm on the following case:

A Rezone request by **Darius Elison**, DBA One Call Restoration, to rezone the parcel's current residential zoning designation (R-6) to a commercial zoning designation (C-2) to build an office and a shop.

The .97-acre site is located at 315 E Avalon St, Kuna, Idaho 83634 (refer to adjacent map).

The hearing will be held at **6:00 PM in the Council Chambers at Kuna City Hall located at 751 W. 4th Street, Kuna, Idaho.**

All documents concerning public hearing items may be reviewed at Kuna City Hall, 751 W. 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 Division at (208) 922-5274.

You are invited to provide oral or written comments to the Council at the hearing. Please note that all comments made to the Council 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 Kuna City Council.

In all correspondence concerning this case, please refer to the case number: **17-02-ZC (Rezone)**

MAILED 6/9/2017

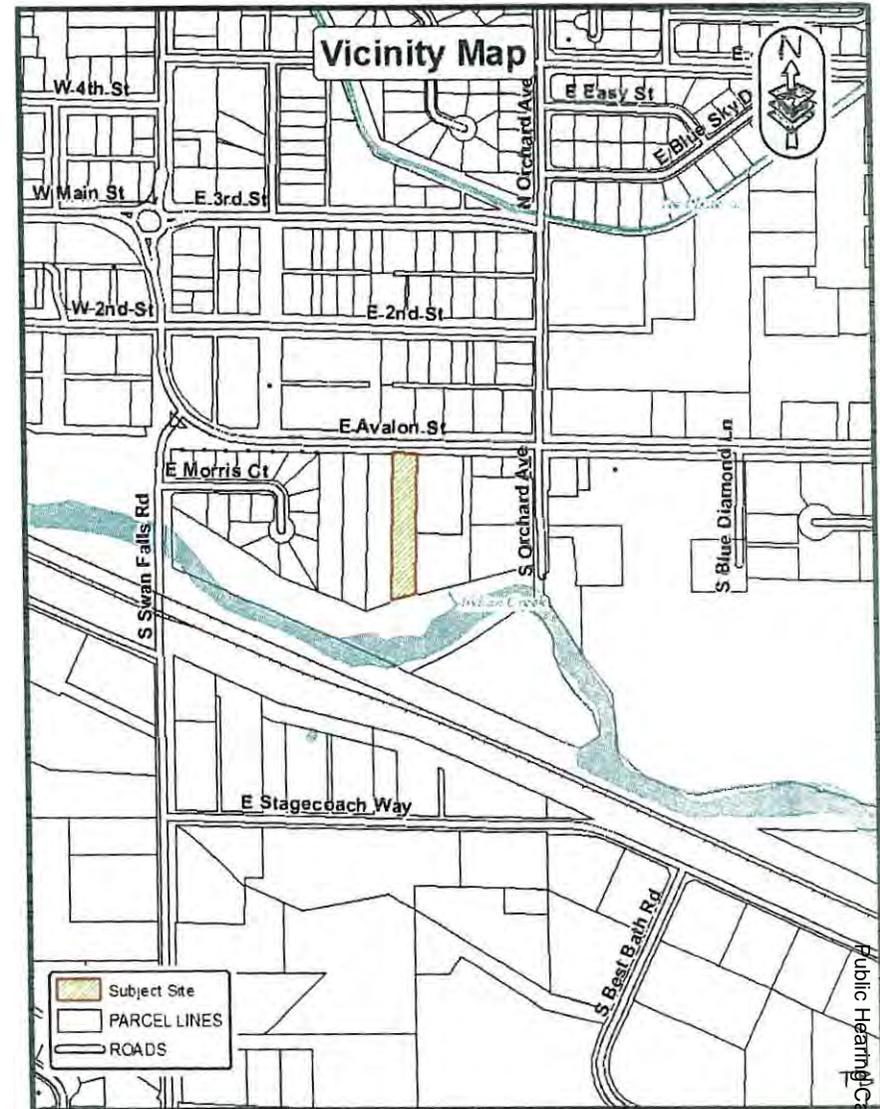


Exhibit
B9

Public Hearing Case No. 17-02-ZC
 40 of 44

6B

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

**File #17-02-ZC (Rezone)
Darius Elison DBA
One Call Restoration**

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, **Wednesday, July 5, 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 Rezone request from Darius Elison, DBA One Call Restoration, to rezone a parcel's current residential zoning designation (R-6) to a commercial zoning designation (C-2). The site is located at **315 E Avalon St., Kuna, ID 83634.**

The public is invited to present written and/or oral

KUNAI

comments at the hearing. Any written testimony must be received by close of business on June 29, 2017, or it may not be considered. Please mail comments to PO Box 13 Kuna, ID 83634, or drop off at City Hall: 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

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

June 7, 2017 1627573



IDAHO PRESS TRIBUNE
MERIDIAN PRESS, KUNA MELBA NEWS
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251

ORDER CONFIRMATION

Salesperson: LEGALS

Printed at 06/01/17 08:57 by sje14

Acct #: 345222

Ad #: 1627573

Status: N

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

Start: 06/07/2017 Stop: 06/07/2017
Times Ord: 1 Times Run: ***
LEG 1.00 X 121.00 Words: 464
Total LEG 121.00
Class: 0006 GOVERNMENT NOTICES
Rate: LG Cost: 94.54
Affidavits: 1

Contact: CHRIS ENGLES
Phone: (208)387-7727
Fax#:
Email: awelker@kunaaid.gov; gsmith@k
Agency:

Ad Descrpt: 17-02-ZC & 17-04-SUP
Given by: JACE HELLMAN
Created: sje14 06/01/17 08:49
Last Changed: sje14 06/01/17 08:57

PUB ZONE EDT TP START INS STOP SMTWTFS
KMN A 96 S 06/07

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS TRIBUNE
MERIDIAN PRESS, KUNA MELBA NEWS
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208) 467-9251

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 06/01/17 08:57 by sje14

Acct #: 345222

Ad #: 1627573

Status: N

LEGAL NOTICE

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

File #'s 17-04SUP
(Special Use Permit) and
17-10-DR (Design Review);
RADIX Construction Inc.
KJ's Superstore

NOTICE IS HEREBY GIVEN, that the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, June 27, 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 Special Use Permit and Design Review request from RADIX Construction Inc. to construct a new convenience store, fuel stations and car wash. The site is located at **1565 East Deer Flat Road, Kuna, ID 83634.**

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business on June 22, 2017, or it may not be considered. Please mail to PO Box 13 Kuna, ID 83634, or drop off at City Hall, 751 West 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor, as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208)922-5274.

Kuna Planning & Zoning
Department

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

File #17-02-ZC (Rezone)
Darius Elison DBA
One Call Restoration

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, **Wednesday, July 5, 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 Rezone request from Darius Elison, DBA One Call Restoration, to rezone a parcel's current residential zoning designation (R-B) to a commercial zoning designation (C-2). The site is located at **315 E Avalon St., Kuna, ID 83634.**

The public is invited to present written and/or oral comments at the hearing. Any written testimony must be received by close of business on June 29, 2017, or it may not be considered. Please mail comments to PO Box 13 Kuna, ID 83634, or drop off at City Hall, 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the City Council Members, or the Mayor, as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

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

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

File #17-02-ZC (Rezone) Darius Elison DBA One Call Restoration

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, **Wednesday, July 5, 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 **Rezone** request from Darius Elison, DBA One Call Restoration, to rezone a parcel's current residential zoning designation (R-6) to a commercial zoning designation (C-2). The site is located at **315 E Avalon St., Kuna, ID 83634**.

The public is invited to present written and/or oral comments at the hearing. Any written testimony must be received by close of business on June 29, 2017, or it may not be considered. Please mail comments to PO Box 13 Kuna, ID 83634, or drop off at City Hall: 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

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

(No need to print this portion) Please publish one time on June 14, 2017.

(Sent 6/1/2017)

Kuna P.O. # 5671



City of Kuna

Staff Memo – City Council

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

To: **City Council**

File Numbers: **16-04-S (Subdivision)**

Location: **NEC of Deer Flat Road & School Avenue, Kuna, Idaho**

Planner: **Troy Behunin, Planner III**

Hearing date: **July 5, 2017 (Special Mtg.)**

Applicant: **Greg Bullock**
514 Bayhill Dr.
Nampa, ID 83686
208.941.1076
Gregbullock14@gmail.com

Owner: **Troost Family Living Trust**
30540 Sabin Road
Parma, ID 83660

Engineer: **Jay Walker**
AllTerra Consulting
849 E. State Str., Ste. 104
Eagle, Idaho 83616
208.484.4479
jwalker@allterraconsulting.com

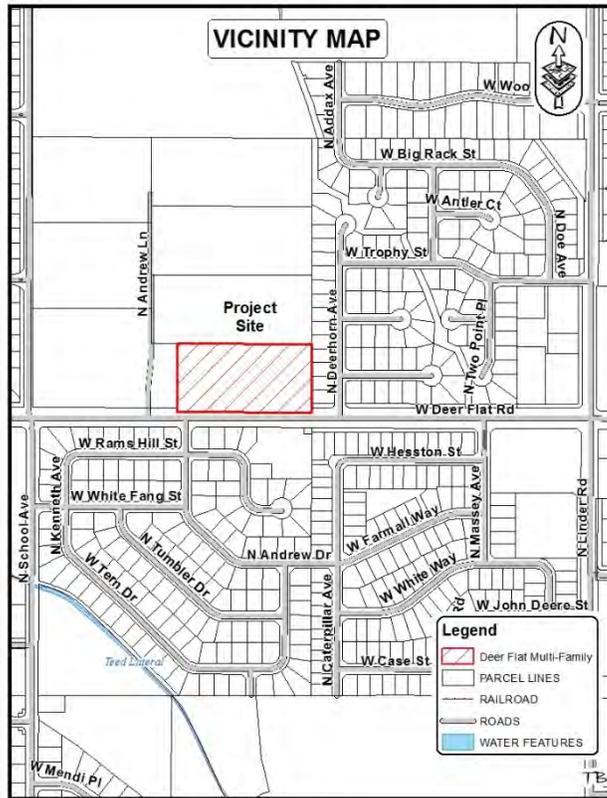


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- G. Applicable Standards
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- I. Proposed Findings of Fact for Council
- J. Factual Summary
- K. Proposed Comprehensive Plan Analysis
- L. Proposed Kuna City Code Analysis
- M. Proposed Conclusions of Law
- N. Recommendation of the Commission to City Council
- O. Proposed Order of Decision

A. Process and Noticing:

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

a. Notifications

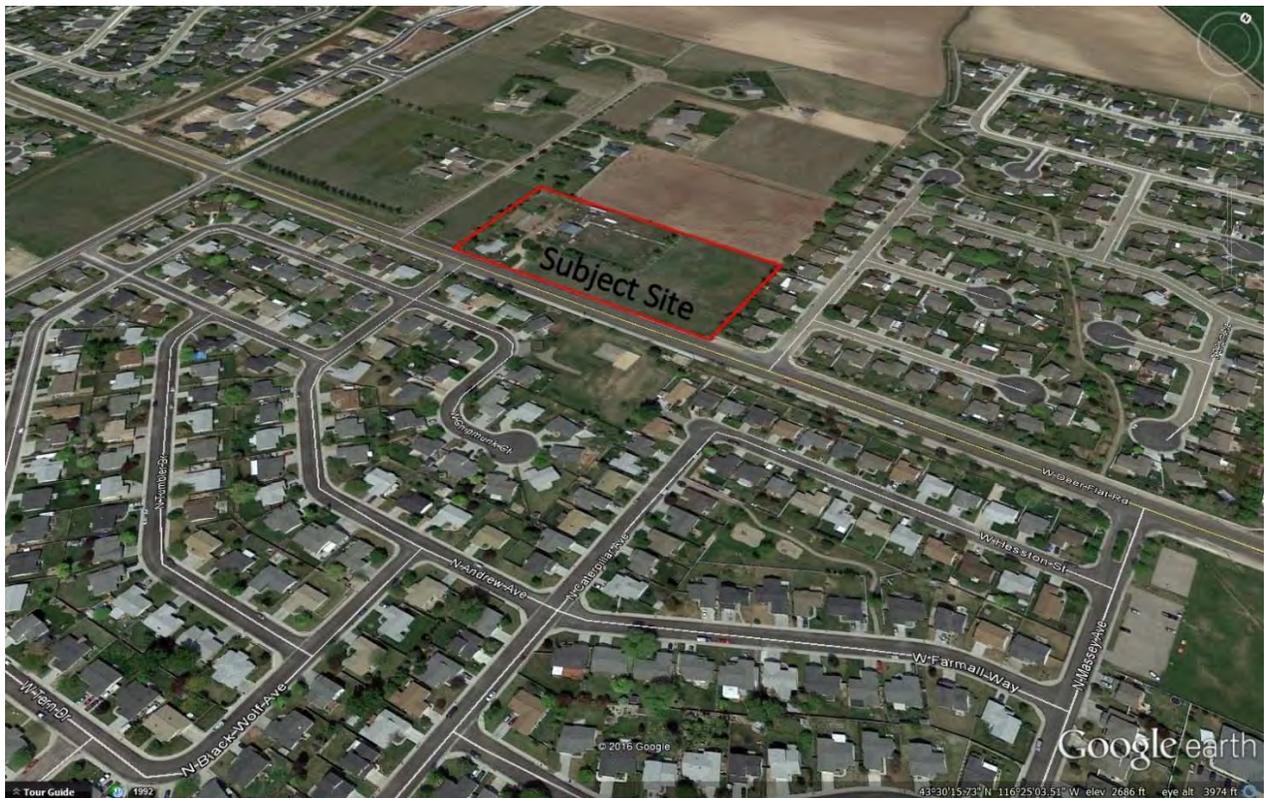
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|----------------------------|--|
| i. Neighborhood Meeting | October 14, 2016 (one person attended) |
| ii. Agency Comment Request | January 26, 2017 |
| iii. 300' Property Owners | June 10, 2017 |
| iv. Kuna, Melba Newspaper | June 14, 2017 |
| v. Site Posted | June 24, 2017 |

B. Applicants Request:

1. Request:

On behalf of Troost Family Living Trust, Jaylen Walker with AllTerra Consulting (applicant), requests approval for a preliminary plat over approximately 4.70 acres of land, currently zoned R-12 (High Density Residential). The applicant proposes to subdivide the parcel into nine buildable lots and one common lot. in preparations for a multi-family project. The site is located near the northeast corner (NEC) of Deer Flat Road and School Avenue.

C. Aerial Map:



© Copyrighted

D. Site History:

Recently, this site was annexed into Kuna and has been used historically for small agricultural purposes and a rental property for many years. The site is surrounded by both City and County platted subdivisions.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation and it is not the actual zoning. The Comp Plan Map designation for this site was amended July 5, 2016, to High Density Residential.

2. **Surrounding Land Uses:**

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

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

- Parcel Size: 4.70 acres (approximately)
- Zoning: R-12, (high Density Residential) – Kuna city
- Parcel #: S1314438920

4. **Services:**

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

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

There are several structures on site, including a home, a large accessory building, trailers, and old sheds. The remaining site has vegetation that is generally associated with an open field.

6. **Transportation / Connectivity:**

The site is near the north east corner (NEC) of Deer Flat Road and School Avenue. Ingress / Egress is proposed to and from Deer Flat Road.

7. **Environmental Issues:**

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

8. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.) Exhibit B-1, ACHD (Stacey Yarrington) Exhibit B-2, Boise Project Board of Control (BPBC - Bob Carter) Exhibit B-3, Central Dist. Health Dept. (CDHD - Lori Badigian) Exhibit B-4, COMPASS Planning Association (Carl Miller) Exhibit B-5, J & M Sanitation (Chad Gordon) Exhibit B-6, and the Kuna School District (Brenda Saxton) Exhibit B-7. The responding agency comments are included with this case file and are included with this report.

F. Staff Analysis:

These lands were annexed into Kuna city limits in July of 2016 (16-01-AN), with an accompanying Comp Plan Map amendment (16-01-CPM), from Medium Density to High Density Residential. The site is surrounded by Kuna City limits with platted City and County subdivisions. This parcel should be considered an infill development. The parcel is adjacent to a minor arterial (Deer Flat Road) and all public utilities are near this site.

The applicant seeks preliminary plat approval in order to develop the property into a multi-family housing project. Applicant proposes 11 total lots, including 10 buildable lots to place up to 13 four-plex buildings, yielding up to 52 total units. Three lots will be developed with two, four-plex buildings.

There is an existing house on site that encroaches on the future Rights-of-Way (ROW) along Deer Flat Road. The applicant requests that the house is allowed to remain in place. Staff has read the comments from the City Engineer and ACHD, and agrees with the opinions expressed in those reports. Those reports are included with this staff memo and it is encouraged that the Council read those reports. Staff is concerned about continuing direct access to Deer Flat for the existing home and would recommend providing an internal access. The existing home relies on a septic and well system at this time. Staff recommends the existing home be conditioned to connect to the City sewer and potable water systems when these and all city utilities are within a distance of 300' as stated in the Engineers report. Staff recommends that a plan be provided to show where the existing private septic and well systems are located on the site. Staff recommends the applicant be conditioned to provide a way for the ROW along the Deer Flat frontage be accounted for. ACHD has made recommendations concerning the ROW, the encroachment of the house, and the dedication of future ROW, and staff would agree with their assessment and solution. Staff also recommends that the applicant work with KFD and J & M Sanitation to ensure proper maneuverability for EMS and sanitation needs to and through the site; in particular, the round-a-bout in the center of the project. Staff is concerned about traffic flow and driver-conflict and now looks to the applicant to demonstrate how the parking in the round-a-bout will not cause traffic or pedestrian conflict or worse.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 16-04-S, subject to the recommended conditions of approval listed in Section 'N' of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. City of Kuna Design Review Code Title 5, Chapter 4
4. City of Kuna Landscape Code Title 5, Chapter 17.
5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Proposed Procedural Background:

On July 5, 2017, Council considered the project, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Proposed Findings of Fact for Council's Consideration:

Based on the record contained in Case No. 16-04-S, including the exhibits, staff's report, testimony at the public hearing, and Council discussion, the City Council of Kuna, Idaho, hereby *approves / denies* the proposed Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 16-04-S, Subdivision.

The Council concludes that the Application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.

- 1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:

The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

In addition, Idaho Code §67-6535(2)(a), provides that:

Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.

- 2. The Council has the authority to approve / conditionally approve / or deny Case No. 16-04-S.

Comment: *On July 5, 2017, Council will vote to approve / deny applications 16-04-S.*

- 3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on July 5, 2017, with the Council.
- 4. Council accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Council held a public hearing on the subject application on July 5, 2017, to hear from the City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

- 5. Based on the evidence contained in Case No’s 16-04-S, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map as amended.

Comment: *The Comp Plan has listed numerous goals for providing multi-family housing in Kuna. The Comp Plan Map now designates this property as High Density. As this is a proposed residential use the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

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

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on July 5, 2017.*

J. Factual Summary:

This site is located near the north east corner (NEC) of Deer Flat Road and School Avenue. Applicant proposes a preliminary plat for approximately 4.7 acres into City limits with an R-12 zone. Applicant proposes and a Comprehensive Plan Map amendment for the site, from Medium Density to High Density Residential.

The site will take access from existing Deer Flat Road.

K. Proposed Comprehensive Plan Analysis:

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

The designation from Medium Density to High Density on the Comp Plan Map for this parcel was amended in July of 2016 (16-01-CPM). The updated map was not available at time of this public hearing. The proposed preliminary plat for the site is consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. Citizens anticipated the manufacturing area moving south and eastward between the Union Pacific Railroad Line and Kuna Mora Road (Page 21).

Housing:

Residents envisioned higher densities in the City’s core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings applications; including single-family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

Comment: *The proposal follows the community vision and housing goals as stated and adopted.*

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

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1).

Comment: *The proposed application complies with these elements of the comprehensive plan by providing a non-standard housing type meeting 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 (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Neighborhood Core Concept:

The character of residential housing surrounding and within the core of a Neighbor Center is that of a close-knit, mixed-density community. The Neighborhood District provides close access to community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks,

neighborhood commercial). Housing types may include multi-family dwellings, duplexes, town houses, row homes, and single-family residences (Page 81).

Medium Density Residential:

This designation describes areas where residential development densities generally range from four to seven units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).

Neighborhood District:

The Neighborhood District can be characterized as residential housing within the core of a close-knit, mixed-density community. The Neighborhood District provides close access to the community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include *multi-family* dwellings, duplexes, town houses, row homes, and single-family residences (Page 93).

Comment: *The proposal complies with the land use plan as adopted by Kuna, by incorporating the following; non-typical housing densities and types in or near a neighborhood core while promoting in-fill methodologies and a quality housing project.*

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 (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155).

Comment: *Applicant proposes high density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner with an infill style of development.*

Community Design Goals and Objectives - Section 13 - Summary:

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

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and *multi-family* residential development (Page 179).

Existing Residential Subdivisions:

Residential placement is intended to increase social interactions at various times of the day. *Multi-family* residential uses should be located closer to the neighborhood cores and be interspersed with mixed-uses (Page 178).

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development (Page 179).

Comment: *This application promotes sound community and urban design principles.*

L. Proposed Kuna City Code Analysis:

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

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

2. The site is physically suitable for a subdivision.

Comment: *The 4.7 acre (approximate) project includes a request for a subdivision in an R-12 zone. The site appears to be compatible with the proposal.*

3. The subdivision use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. The Subdivision proposal is not likely to cause adverse public health problems.

Comment: *The proposed Subdivision for the property requires a zoning designation per Kuna Code 5-13-9. The high density land use application requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *The Council did consider the location of the property and adjacent uses. The subject property is surrounded by existing City and Ada County subdivisions and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are small farms and residential uses and a minor arterial road.*

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

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

M. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No’s 16-04-S, Council finds Case No’s 16-04-S generally does / does not comply with Kuna City Code.
2. Based on the evidence contained in Case No’s 16-04-S, Council finds Case No’s 16-04-S are / are not generally consistent with Kuna’s Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

N. Recommendation of the Commission to City Council:

On June 13, 2017, the Commission voted to recommend approval for case No. 16-04-S, based on the facts outlined in staff’s report, the public testimony, and Council discussion during the public hearing with the Council of Kuna, Idaho. The Council hereby approves/denies Case No. 16-04-S, a subdivision preliminary plat request from Greg Bullock and Jay Walker (AllTerra Consulting), with the following conditions of approval:

- Applicants shall follow all conditions stated in the staff memo.
- Applicant shall add a red stripe around the inner and outer radii of the round-a-bout to indicate a “No Parking, Standing or Blocking” zone.
- Applicant shall add traffic/safety markers in the parking lot for pedestrian crossings, for users of the parking lot, especially for the round-a-bout, and add language to the CC&R’s for their implementation.
- Work with Staff to provide an all-weather 20’ wide access from existing home to the new parking lot of the development – and remove direct access to Deer Flat Road for the existing home.
- Applicant shall connect the existing home to the city’s sewer and water systems at time of development of the proposed TNT Estates subdivision.

O. Proposed Order of Decision by Council:

16-04-Sub, Note: *This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

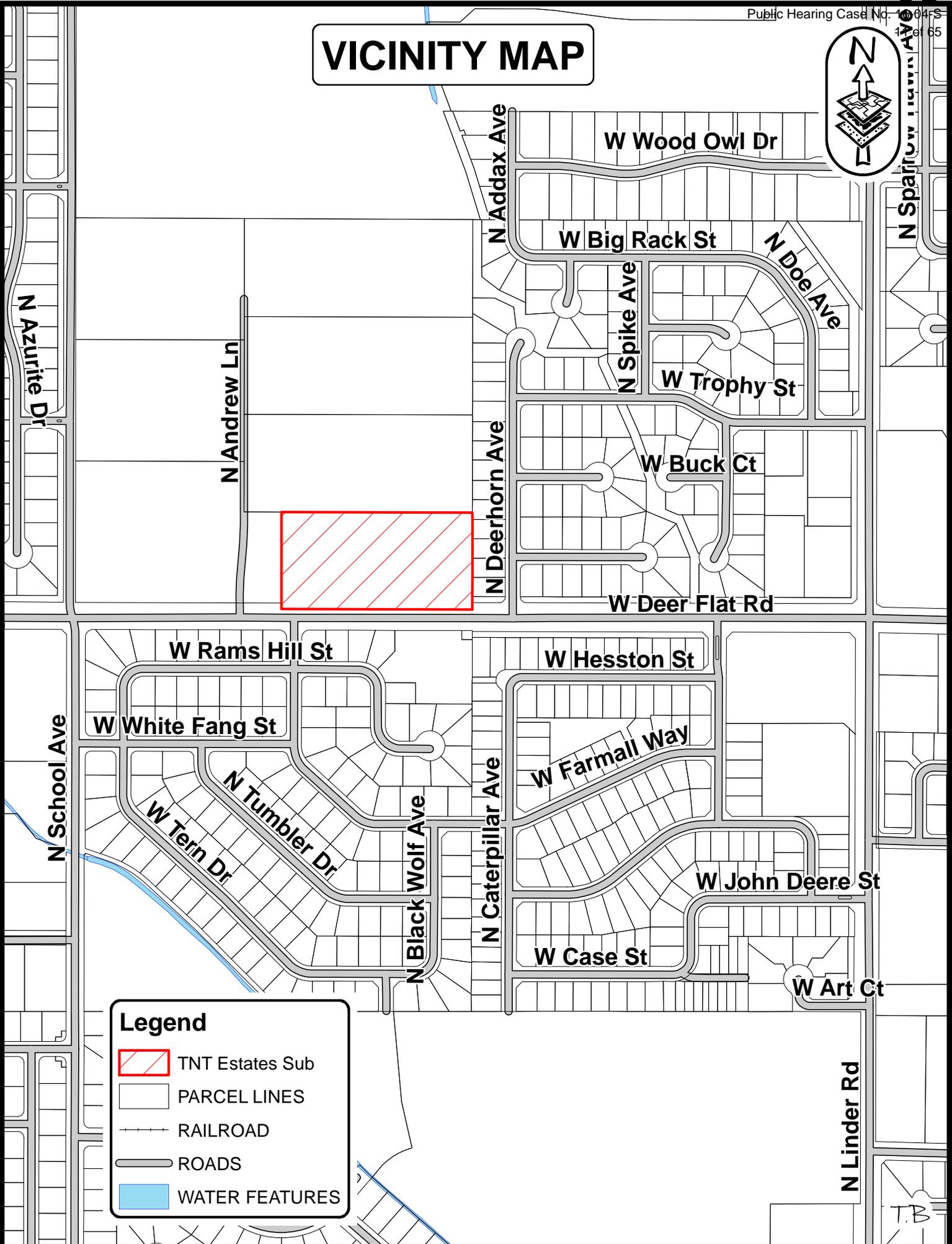
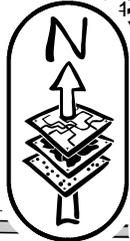
On July 5, 2017, the Council voted to approve / deny case No. 16-04-S, based on the facts outlined in staff’s report, the public testimony, and Council discussion during the public hearing with the Council of Kuna, Idaho. The Council hereby approves / denies Case No. 16-04-S, a subdivision preliminary plat request from Greg Bullock and Jay Walker (AllTerra Consulting), with / without the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).

- 2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
- 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
- 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
- 6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
- 7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
- 8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
- 9. All signage within/for the project shall comply with Kuna City Code.
- 10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
- 11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
- 12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
- 13. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this ____ day of July, 2017,

VICINITY MAP

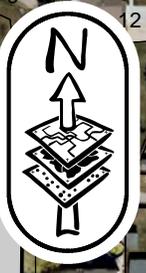


Legend

-  TNT Estates Sub
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

T.B.

VICINITY MAP



N Andrew Ln

N Deerhorn Pl

N Deerhorn Ave

W Deer Flat Rd

W Rams Hill St

N Misty Springs Ave

N Caterpillar Ave

N Andrew Dr

Legend

-  TNT Estates Sub
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

550 W. DEER FLAT
LETTER OF INTENT

PURPOSE

This application is for preliminary (final plat soon to follow) of TNT Estates Subdivision located at 550 W. Deer Flat Road. The parcel is zoned R-12 and consists of approximately 4.72 acres.

PROJECT DETAILS

The plat, if approved, will create 10 lots. Nine of the lots will support the construction of 13 two-story, four-plex buildings, netting 52 residential units. One lot will encompass an existing single-family home located in the southwest corner. The existing house will be retained.

The layout has been carefully planned to provide an enjoyable setting for tenants. The private parking fields and drive isles are surrounded by the proposed buildings. This will minimize vehicle noise and lights trespassing onto adjacent parcels. The parking fields are arranged around a central island, thus avoiding a "cookie cutter" sea of asphalt. The center island will be visually pleasing and will allow emergency vehicles to maneuver around it. Given the short length of the private drive isles, turn-arounds are not required. Proper easements over the internal drive isles and parking stalls will be provided. To ensure these areas will be properly maintained, an operation and maintenance agreement will be prepared and each owner will be a party to the agreement. Parking will exceed the minimum required by City code (72 vs 84).

A combination of 6' solid fencing, trees, and/or berming will be installed along portions of the west end of the north boundary. Various options have been discussed with the adjacent land owner. We suggested they attend the public hearings and discuss their desires.

A 15' landscape easement/buffer will be constructed along Deer Flat Road.

The lots have been arranged to provide the minimum required street frontage width of 40'.

Access to the buildings will be via a private approach off Deer Flat Road. The access is proposed in the center of the Deer Flat frontage. A public street exists on the north side of Deer Flat road approximately 450' to the east. A public street exists along the south side of Deer Flat approximately 275' to the west. A private lane exists along the north side of Deer Flat road approximately 450' to the west. This location does not conflict with the existing access points. The proposed location also allows the existing house to remain.

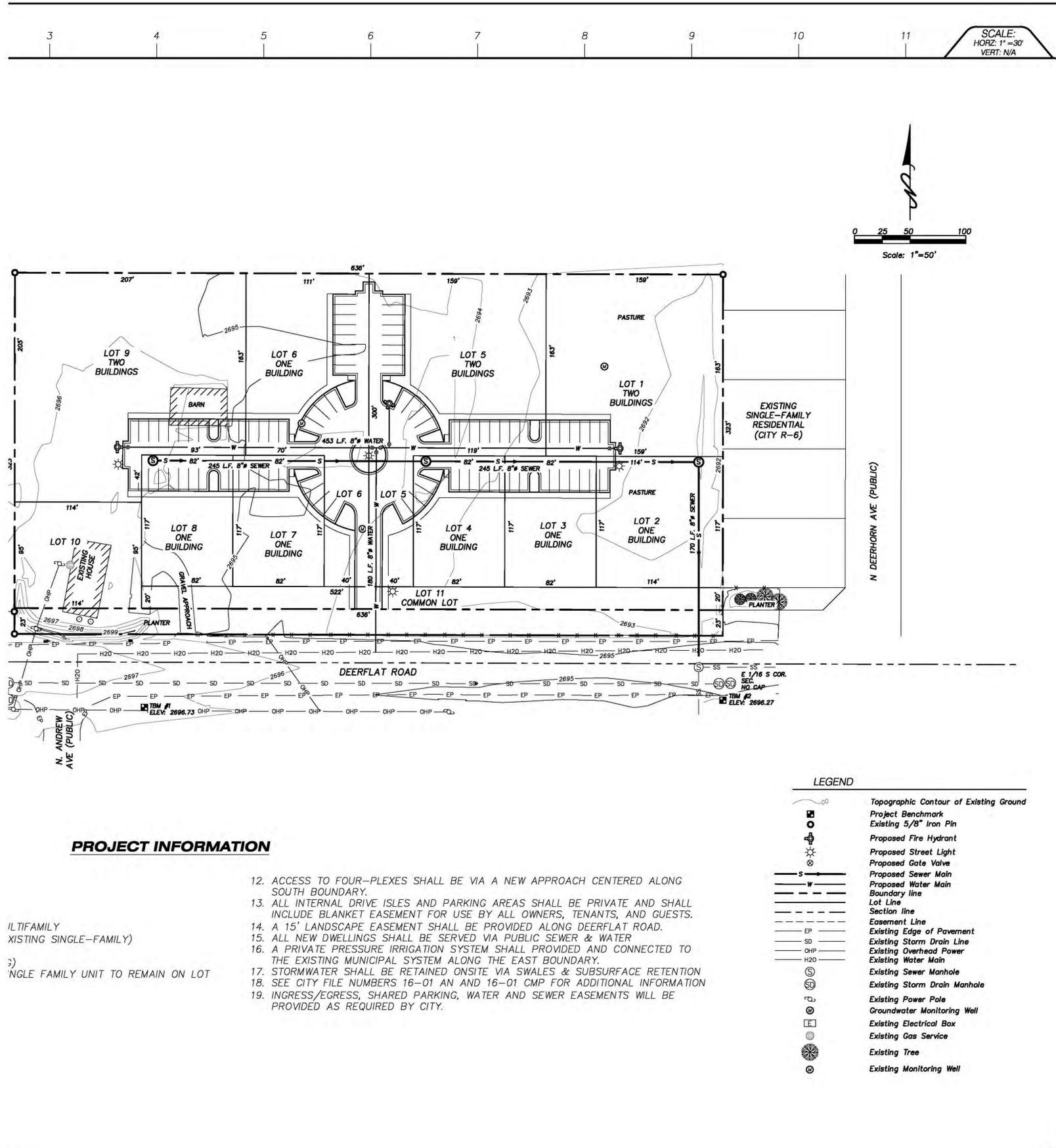
Screened trash enclosures will be installed adjacent to the parking fields.

As required by ACHD, a concrete sidewalk will be constructed along the Deer Flat Road frontage.

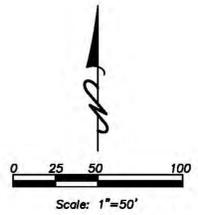
The project will utilize city water, sewer and pressure irrigation.

Internal site lighting will be limited to exterior, wall mounted fixtures. This will mitigate light trespassing upon adjacent parcels. If desired by the City, short "yard style" fixtures can be placed in the parking areas.

RECEIVED
12.16.16



SCALE:
HORZ: 1" = 30'
VERT: N/A



VICINITY MAP
SCALE: 1" = 1000'



REVISIONS

NO.	DESCRIPTION

BENCHMARK

TBM NO.	ELEV.
TBM 1	ELEV: 2696.73'
TBM 2	ELEV: 2696.27'



CLIENT

TROOST FAMILY LIVING TRUST
30540 SABIN ROAD
PARMA, IDAHO
PHONE #

PROJECT:

PROFESSIONAL ENGINEER
REGISTERED
9020
STATE OF IDAHO
R. SCOTT STANFIELD

KINGS ESTATES SUBDIVISION
550 DEER FLAT ROAD KUNA, ID.
SW 1/4, SE 1/4, SEC. 14, T2N,
R1W B.M. ADA COUNTY, IDAHO.

PREPARED BY:
R. SCOTT STANFIELD &
COMPASS LAND SURVEYING

PRELIMINARY PLAT

SHEET: 1 OF 1

PROJECT INFORMATION

1) ILLIFAMILY
XISTING SINGLE-FAMILY)
2) NGLC FAMILY UNIT TO REMAIN ON LOT

12. ACCESS TO FOUR-PLEXES SHALL BE VIA A NEW APPROACH CENTERED ALONG SOUTH BOUNDARY.
13. ALL INTERNAL DRIVE ISLES AND PARKING AREAS SHALL BE PRIVATE AND SHALL INCLUDE BLANKET EASEMENT FOR USE BY ALL OWNERS, TENANTS, AND GUESTS.
14. A 15' LANDSCAPE EASEMENT SHALL BE PROVIDED ALONG DEERFLAT ROAD.
15. ALL NEW DWELLINGS SHALL BE SERVED VIA PUBLIC SEWER & WATER
16. A PRIVATE PRESSURE IRRIGATION SYSTEM SHALL PROVIDED AND CONNECTED TO THE EXISTING MUNICIPAL SYSTEM ALONG THE EAST BOUNDARY.
17. STORMWATER SHALL BE RETAINED ONSITE VIA SWALES & SUBSURFACE RETENTION
18. SEE CITY FILE NUMBERS 16-01 AN AND 16-01 CMP FOR ADDITIONAL INFORMATION
19. INGRESS/EGRESS, SHARED PARKING, WATER AND SEWER EASEMENTS WILL BE PROVIDED AS REQUIRED BY CITY.

LEGEND

- Topographic Contour of Existing Ground
- Project Benchmark
- Existing 5/8" Iron Pin
- Proposed Fire Hydrant
- Proposed Street Light
- Proposed Gate Valve
- Proposed Sewer Main
- Proposed Water Main
- Boundary line
- Lot Line
- Section line
- Easement Line
- Existing Edge of Pavement
- Existing Storm Drain Line
- Existing Overhead Power
- Existing Water Main
- Existing Sewer Manhole
- Existing Storm Drain Manhole
- Existing Power Pole
- Groundwater Monitoring Well
- Existing Electrical Box
- Existing Gas Service
- Existing Tree
- Existing Monitoring Well

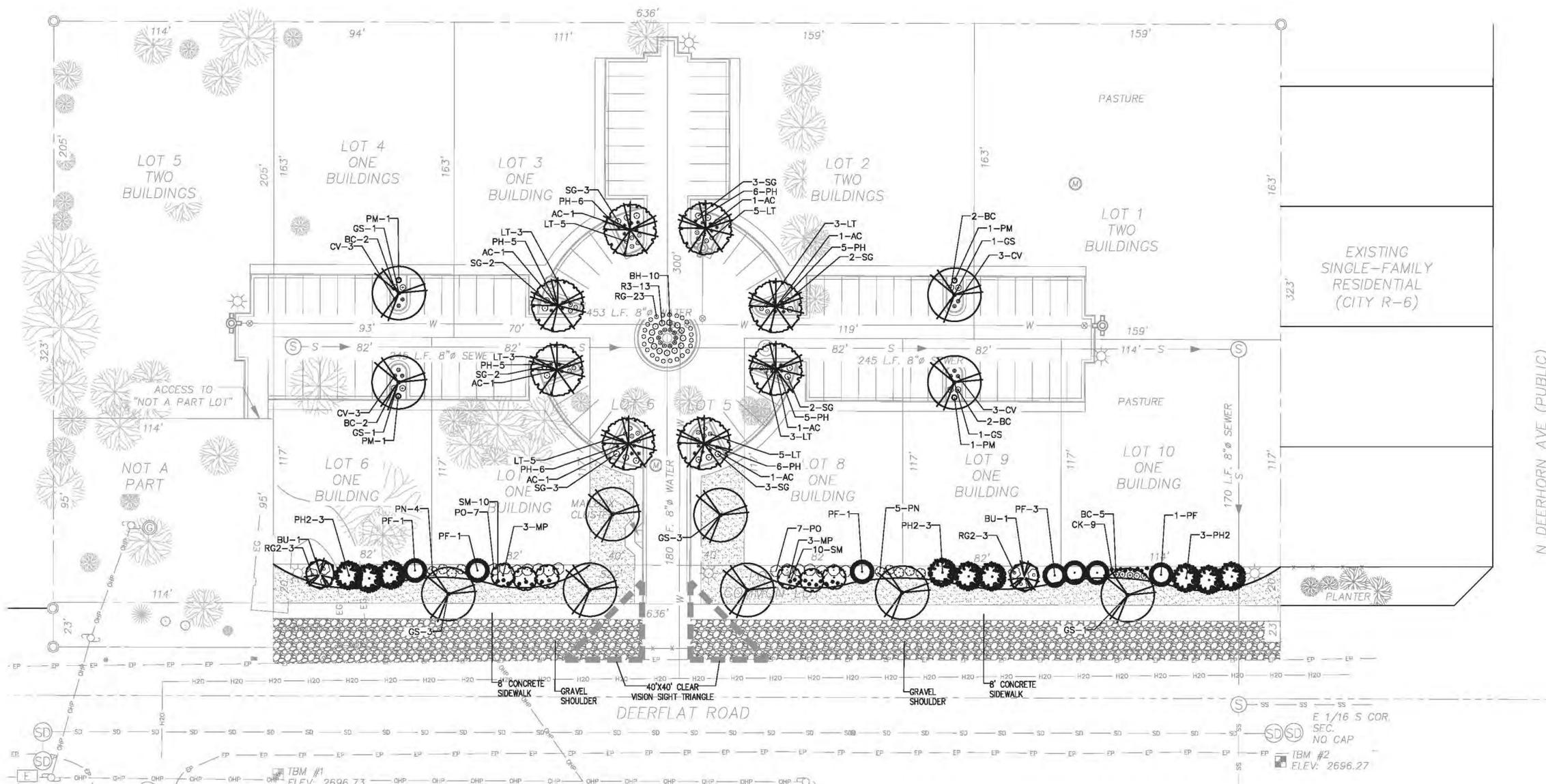
BAER DESIGN GROUP, LLC
 539 S. Fitness Place, Ste 120
 Eagle, ID 83616
 Ph. 208.938.7721

STATE OF IDAHO
 BRIG P. BAER
 2/14/2017
 LA-18635
 LANDSCAPE ARCHITECT

TNT Estates Subdivision
 Kuna, Idaho
 550 Deer Flat Road

Revisions

Project No.: 17010
 Drawn by: JL
 Checked by: GB
 Date: 02/14/2017
 Sheet No.:
L1.0



LANDSCAPE PLAN

PLANT SCHEDULE

DECIDUOUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	H X W	QTY
AC	Acer platanoides 'Crimson King'	Crimson King Maple	2" CAL. B&B	35'X30'		8
BU	Betula utilis Jacquemontii	Whitebarked Himalayan Birch	2" CAL. B&B	35'X20'		2
GS	Cledisia triacanthos 'Skyline'	Skyline Honey Locust	2" CAL. B&B	35'X30'		11
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	H X W	QTY
PH2	Picea pungens 'Hoopsii'	Hoopsii Blue Spruce	6"-8" B&B	35'X15'		9
PF	Pinus flexilis 'Vanderwolf's Pyramid'	Vanderwolf's Pyramid Pine	10"-12" B&B	25'X15'		7
FLOWERING TREES	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	H X W	QTY
MP	Malus x 'Prairifire'	Prairifire Crab Apple	2" CAL. B&B	15'X15'		6
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	MATURE SIZE	H X W	QTY
BC	Berberis thunbergii 'Crimson Pygmy'	Crimson Pygmy Barberry	2 GAL.	2'X3'		13
BH	Berberis thunbergii 'Helmond Pillar'	Columnar Barberry	5 GAL.	4'X2'		10
CK	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 GAL.	4'X2'		9
CV	Coreopsis verticillata 'Moonbeam'	Threadleaf Coreopsis	1 GAL.	1'X2'		12
LT	Lavandula angustifolia 'Thumbelina Leigh'	Thumbelina Leigh English Lavender	1 GAL.	1'X1.5'		32
PH	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	1 GAL.	2'X2'		44
PN	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 GAL.	5'X5'		9
PM	Pinus mugo 'Mops'	Mugo Pine	5 GAL.	3'X3'		4
PO	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	5 GAL.	3'X6'		14
RG2	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	2 GAL.	3'X6'		6
R3	Rosa x 'Nearly Wild'	Nearly Wild Rose	2 GAL.	2'X3'		13
RG	Rudbeckia fulgida 'Goldstrum'	Coneflower	1 GAL.	2'X2'		23
SM	Salvia x sylvestris 'May Night'	Sage	1 GAL.	2'X2'		20
SG	Spiraea x bumalda 'Goldflame'	Goldflame Spiraea	2 GAL.	3'X3'		20
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT		QTY	
	Turf Sod Bluegrass	Kentucky Bluegrass	SOD		8,122 sf	

LANDSCAPE NOTES:

- Prior to construction start-up, coordinate work schedule and observations with Landscape Architect.
- Report all conditions which impair or prevent the proper execution of this work to Landscape Architect, prior to construction.
- Contractor shall verify all utility locations prior to construction operations. Any damage to utilities shall be contractor's responsibility.
- Contractor shall repair any areas disturbed by construction back to pre-construction conditions.
- All plant material shall be installed as per details this sheet.
- No substitutions will be allowed without consent from the Landscape Architect.
- Contractor shall stake all trees necessary to prevent them from being blown over.
- All plant material shall conform to the American Nurseryman standards and will be rejected if in unhealthy condition.
- All plant material shall be guaranteed for one year after the date of acceptance by owner. Contractor shall replace all plant material found dead or unhealthy immediately with the same size and species at no cost to the owner.
- Fertilize all trees with 'Agriform' planting tablets. Follow manufacturer's recommendations.
- All topsoil to be amended at a ratio of 3 cu. yds. of organic matter per 1000 sq. ft. Roto-till organic mater into the top 6 inches of topsoil.
- All shrub beds shall have a min 18 inches of topsoil. Spread, compact and fine grade smoothly to 3 inches below the surface of walkways and curbs.
- Finish grades are to be smooth with positive drainage in accordance with the grading plan.
- Topsoil shall be a loose, friable, sandy loam, clean and free of rocks (larger than 2 inches), weeds, roots, grass, or other foreign material that is harmful to plant growth. Topsoil shall have a pH of 5.5 to 7.0.
- Where possible, re-use existing surface topsoil from site. Verify topsoil will meet the requirements and amend as necessary. Import when existing topsoil quantities are insufficient.
- If importing topsoil from offsite, obtain from local sources that have similar soil characteristics to the project site. New topsoil must be fertile, friable, natural loam, reasonably free of subsoil, clay clumps, weeds, roots, stones larger than 1 inch. Representative samples shall be tested for acidity, fertility and general texture. Copies of the testing agency's findings and recommendations shall be submitted to the Landscape Architect.
- Contractor is responsible for the immediate clean up of any topsoil or other debris on site created from landscape construction operations.
- All mulch shall be shredded bark mulch.
- Coordinate planting with irrigation contractor.
- Contractor shall provide an automatic subsurface irrigation system to provide 100% coverage to all landscaping on site.

LANDSCAPE REQUIREMENTS:

Per Kuna City Code; Title 511 Zoning Regulations, Chapter 17 Landscaping Requirements.

AREA	REQUIREMENT	MEASUREMENT	REQUIRED	PROVIDED
COMMON AREA LANDSCAPE	One (1) deciduous shade tree per one thousand (1,000) square feet of site	2189 SQ FT	2 shade trees	2 shade trees
LANDSCAPE BUFFER	Trees, shrubs, & lawn with the following plants per one hundred (100) linear feet: Two (2) shade trees, three (3) evergreen trees and twelve (12) shrubs			
Deer Flat Road		522 FT	10 shade trees 16 evergreen trees 63 shrubs	7 shade trees & 6 ornamental trees* 16 evergreen trees 63 shrubs

*Three (3) required shade trees substituted for six (6) ornamental trees



BAER DESIGN GROUP, LLC
539 S. Fitness Place, Ste 120
Eagle, ID 83616
Ph. 208.938.7721



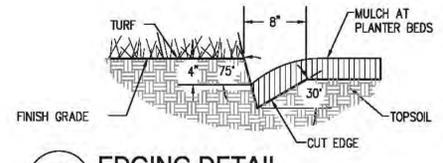
TNT Estates Subdivision
Kuna, Idaho
550 Deer Flat Road

Landscape Details

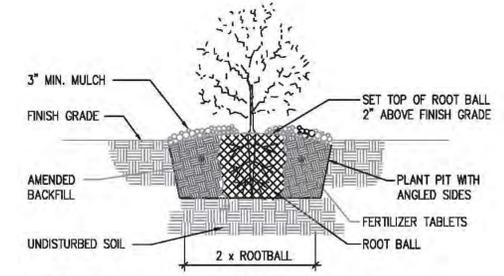
Revisions

Project No.: 17010
Drawn by: JL
Checked by: GB
Date: 02/14/2017

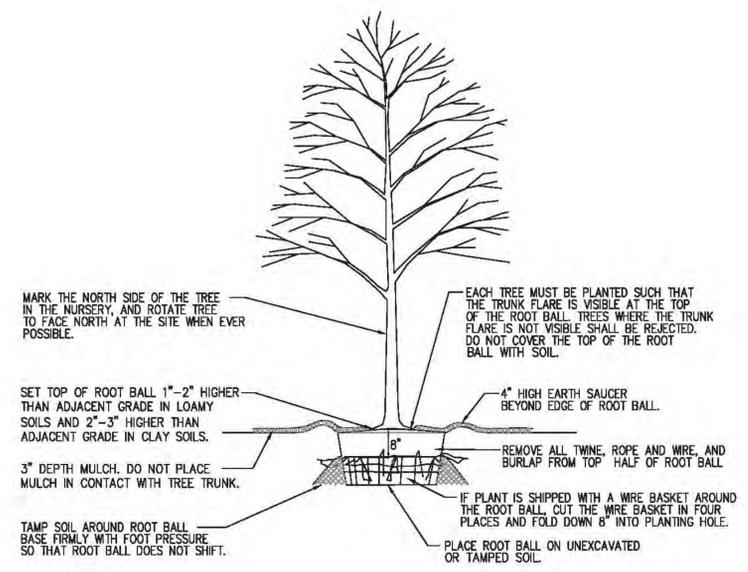
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1 EDGING DETAIL

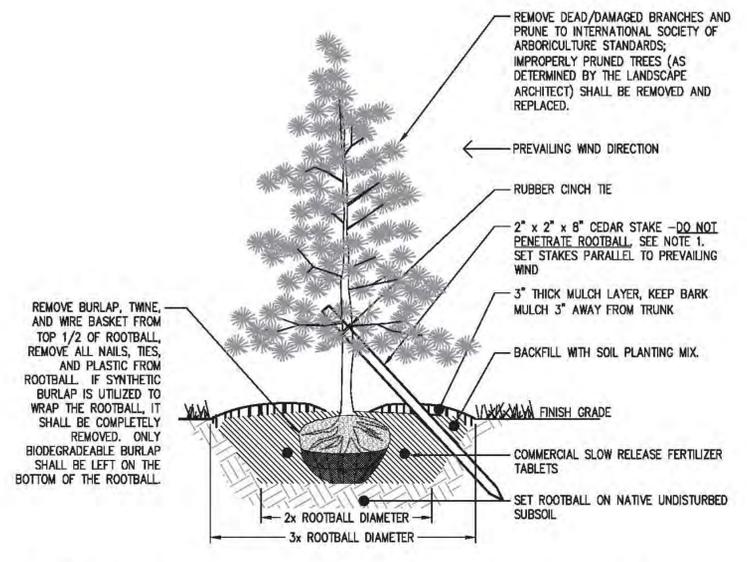


2 SHRUB PLANTING DETAIL



- NOTES:
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN AND DEAD BRANCHES. DO NOT PRUNE TERMINAL BUDS OF BRANCHES EXTENDING TO THE CROWN.
 - WRAP TREE TRUNKS ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
 - STAKE TREES AS NECESSARY. STAKES MUST BE REMOVED WITHIN 12 MONTHS OF PLANTING.

3 TREE PLANTING DETAIL



- NOTES:
- THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.
 - WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SUPPAGE.
 - WATER TREE TWICE WITHIN THE FIRST 24 HOURS.

4 CONIFER TREE PLANTING AND STAKING DETAIL



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	16-04-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
- Vacation
- Variance

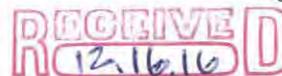
Contact/Applicant Information

Troost Family Living Trust

Owners of Record: <u>GREG TROOST</u>	Phone Number: _____
Address: <u>30540 SABIN RD</u>	E-Mail: _____
City, State, Zip: <u>PARMA, ID</u>	Fax #: _____
Applicant (Developer): <u>Greg Bullock</u>	Phone Number: <u>941-1076</u>
Address: <u>514 Bayhill Dr.</u>	E-Mail: <u>gregbullock14@gmail.com</u>
City, State, Zip: <u>Nampa, ID</u>	Fax #: _____
Engineer/Representative: <u>Scott Stanfield</u>	Phone Number: <u>800-7753</u>
Address: <u>2964 Stewart Rd</u>	E-Mail: <u>civil90@gmail.com</u>
City, State, Zip: <u>KUNA ID 83634</u>	Fax #: _____

Subject Property Information

Site Address: <u>550 W. Deer Flat</u>
Site Location (Cross Streets): <u>Linder / Deer Flat</u>
Parcel Number (s): <u>518 51314438920</u>
Section, Township, Range: <u>14 2N 1W</u>
Property size: <u>4.72 ac</u>
Current land use: <u>Pasture, single-family</u> Proposed land use: <u>multifamily</u>
Current zoning district: <u>R-12</u> Proposed zoning district: <u>same</u>



Project Description

Project / subdivision name: TNT Estates

General description of proposed project / request: Pre-plot approval for 10 lots

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): Private Parking

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: House & Barn

Any existing buildings to remain? Yes No

Number of residential units: 52 plus house Number of building lots: 10

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

Type of dwellings proposed:

Single-Family Existing house

Townhouses _____

Duplexes _____

Multi-Family 13 buildings @ 4 units each

Other _____

Minimum Square footage of structure (s): 3200

Gross density (DU/acre-total property): 11.4 Net density (DU/acre-excluding roads): 12

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: _____ Date: _____

A





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

GORDON N. LAW
CITY ENGINEER

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

MEMORANDUM

TO: Director of Kuna Planning and Zoning

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

RE: TNT Estates Sub
North of Deer Flat Road and East of School Road
Subdivision PrePlat
16-04-S

DATE: February 14, 2017

The City Engineer has reviewed the request of the above applicant dated January 25, 2017. It is noted that specific development plans are not provided except those implied as allowed or permitted in a "R-12" zone. The recommendation of the City Engineer is to proceed with this Subdivision and address any issues and conditions raised below in connection with this application during plan review. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer Needs

- a) The applicant's property is presently used as a single-family dwelling and some scattered agriculture, with a private sewer system and does not appear to require immediate City service depending on the location of the existing drain field in regards to proposed buildings, parking areas, watermains, etc. Depending on the location of the drain field or with additional development, it may require municipal sewer service. The City Engineer recommends ultimate connection to City facilities at such time as existing systems fail or in connection with this future development.
- b) Wastewater from the applicant's property has the future option of being treated at the North Treatment Plant which has sufficient capacity to serve this site. The nearest point of connection for the TNT Estates property is located near the southeast corner of said property within W Deer Flat Rd which sewer line discharges into the Danskin Lift Station. When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
- c) The existing homestead appears to be served by its own septic tank and drain field. 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 dwelling, the City Engineer recommends applying a condition to connect to City facilities.

- d) The City Engineer requests that the septic tank and drain field be located on the site plan so lot lines, parking areas and buildings can be properly located within proximity of said drain field.
- e) Applicant must conform to City of Kuna Sewer Master Plan.
- f) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.

2. Potable Water Needs

- a) The applicant's property to be annexed is presently used as a single-family dwelling and agriculture purposes, has at least one (1) private water system and does not require immediate City service unless the private well is too close to the septic system. The City Engineer recommends connection to City facilities at the commencement of development because facilities are now within 300' of the dwelling.
- b) The nearest point of connection for the TNT Estates property is in an 8-inch water main along the frontage of W Deer Flat Rd. When connecting to the water system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) The City Engineer requests the current well be located on the site plan so lot lines, sewer facilities, parking areas and buildings can be properly located within the proximity of said well.
- 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 from surface water rights delivered through local canals and from private wells and does not require immediate City service. The applicants' property will need to show how they can maintain surface water rights for proper irrigation or they will need to connect to the City's Pressurized Irrigation system so public potable water is not used for irrigation purposes. The City Engineer recommends ultimate connection to City facilities in connection with future development or when facilities are within 300' of the dwelling.
- b) The City Engineer suggests that connecting the residence to PI may be an advantage so that surface water drainage from the residence does not impact the development.
- c) The nearest point of connection for the TNT Estates property is directly adjacent and to the East in an 6-inch pressure irrigation main. When connecting to the pressure irrigation system, the applicant will need to abide by any relevant pressure irrigation reimbursement policies and agreements and any relevant connection fees.
- d) As a condition related to paragraph 3(a), connection to pressure irrigation shall constitute an automatic petition for inclusion in the municipal irrigation system and an agreement to the pooling of this property's water rights for delivery purposes.
- e) Applicant must conform to City of Kuna Irrigation Master Plan.
- f) 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 both potable water and irrigation services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection (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 a viable solution for the existing home's location in the proposed widened right-of-way of W Deer Flat Road.
- f) Provide engineering certification on all final engineering drawings.
- g) The applicant proposes creating an out parcel for the existing building (dwelling). The City Engineer recommends against creating an out-parcel in this instance because it creates the most obstacles to re-developing the site later. The City recommends accommodating the applicant's desire to maintain the existing use temporarily until in the natural course of phasing the project, the sewer and PI are extended within 300' of the dwelling.

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.

7. Right-of-Way

The subject property fronts on existing section line arterial street (Deer Flat Road). The following conditions are related to these classified streets and future quarter line classified streets and apply at the time of additional 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. The City Engineer recommends right-of-way at full width is provided across the entire Deer Flat frontage, including proposed out-parcel.
- b) It is recommended new and existing 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.
- d) It is recommended that ACHD comment on the existing building’s encroachment into the proposed Public right-of-way.

8. As-Built Drawings

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

9. Property Description

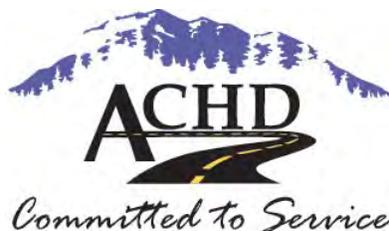
- a) The applicant provided a metes and bounds property description of the subject parcel.

We look forward to working with you on this project. If we may be of further assistance, feel free to contact me at 287-1727.

Sincerely,

Gordon N Law

Gordon N Law
City Engineer



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

Date: March 8, 2017

(Via email)

To: Greg Bullock
514 Bayhill Drive
Nampa, ID 83686

Subject: TNT Estates/ KPP17-0001/ 16-04-S
550 W Deer Flat Road

On March 8, 2017, the Ada County Highway District Commission acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6171.

Sincerely,

A handwritten signature in blue ink that reads 'Stacey Yarrington'. The signature is written in a cursive style with a long horizontal flourish at the end.

Stacey Yarrington
Planner III
Development Services
Ada County Highway District

CC: Project file
City of Kuna (via email)
All Terra Consulting (via email)
Scott Stanfield (via email)



Project/File: TNT Estates/ KPP17-0001/ 16-04-S

This is a preliminary plat application consisting of 9 multi-family lots (52 units) and 1 single family residential lot (existing) on 4.7-acres.

Lead Agency: City of Kuna

Site address: 550 W Deer Flat Road

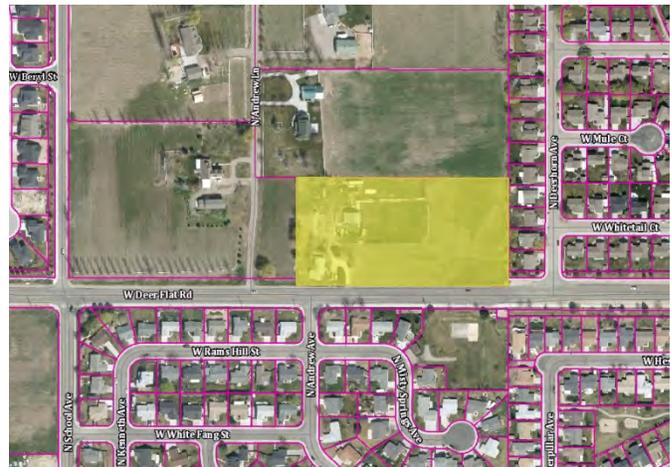
Commission Hearing: Consent Agenda
March 8, 2017

Commission Approval: March 8, 2017

Applicant: Greg Bullock
514 Bayhill Drive
Nampa, ID 83686

Representative: All Terra Consulting
Jaylen Walker
849 E State Street, Ste. 104
Eagle, ID 83616

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



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of a preliminary plat consisting of 9 multi-family lots (52 units) and 1 single family lot (existing) to total 10 lots on 4.7-acres.

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

Direction	Land Use	Zoning
North	Rural Urban Transition (Ada County)	RUT
South	Medium Density Residential	R-6
East	Medium Density Residential	R-6
West	Medium Density Residential	R-6

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

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

5. **New Center Lane Miles:** There are no new centerline miles of public roadway associated with this project.

- 6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
- 7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - The intersection of Linder Road and Deer Flat Road is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 4-lanes on the south, 5-lanes east, and 5-lanes on the west leg, and reconstructed/signalized in 2020.
 - Deer Flat Road is listed in the CIP to be widened to 5-lanes from Linder Road to SH-69/ Meridian Road between 2026 and 2030.
 - The intersection of Deer Flat Road and SH-69/ Meridian Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 6-lanes east, and 6-lanes on the west leg, and signalized between 2031 and 2035.

B. Traffic Findings for Consideration

- 1. **Trip Generation:** This development is estimated to generate 346 additional vehicle trips per day (10 existing); 32 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.
- 2. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
**SH-69/ Meridian Road	0-feet	Principal Arterial	511	Better than "E"	Better than "E"
Deer Flat Road	635-feet	Minor Arterial	464	Better than "E"	Better than "E"
Linder Road	0-feet	Minor Arterial	283	Better than "E"	Better than "E"

* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH)

** ACHD does not set level of service thresholds for State Highways.

- 3. **Average Daily Traffic Count (VDT)**
Average daily traffic counts are based on ACHD's most current traffic counts.
 - The average daily traffic count for SH 69/ Meridian Road south of Deer Flat Road was 9,549 on 7/20/2016.
 - The average daily traffic count for Deer Flat Road east of School Avenue was 7,065 on 1/20/2016.
 - The average daily traffic count for Linder Road north of Deer Flat Road was 4,548 on 7/31/2014.

C. Findings for Consideration

- 1. **Deer Flat Road**
 - a. **Existing Conditions:** Deer Flat Road is improved with 3-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 70-feet of right-of-way for Deer Flat Road (25-feet from centerline).

b. Policy:

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

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

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Deer Flat Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 71-foot street section within 97-feet of right-of-way.

c. Applicant Proposal: The applicant is proposing to dedicate 23-feet of right-of-way from centerline of Deer Flat Road abutting the site.

d. Staff Comments/Recommendations: The applicant's proposal to dedicate 23-feet of additional right-of-way to total 48-feet of right-of-way along Deer Flat Road abutting the site meets District policy and should be approved, as proposed.

There is an existing house currently located on the site and shown on the preliminary plat as 'not a part'. As the existing house is being divided from the existing parcel, it is still part of the subdivision process. Therefore, staff recommends that because the existing house will encroach into the future right-of-way, approximately 9 feet, the applicant should enter into a

license agreement with ACHD for that portion of the building to remain in the right-of-way to be dedicated until such time as Deer Flat Road is widened; requiring the building or a portion of the building to be removed at the owner's expense.

The applicant should be required to construct 5-foot wide detached sidewalk along Deer Flat Road from the west property line of Lot 6 east to tie into the existing improvements to the east. The sidewalk should be located a minimum of 42-feet from centerline of Deer Flat Road abutting the site. The applicant should be required to provide a road trust for the future construction of sidewalk along the 'not a part' parcel, that is currently encumbered by the existing house. Staff is recommending the road trust because the rental contract is expected to expire in December 2019, and it is anticipated that this lot will redevelop within the next 10 years. The amount of the road trust is \$2,500.00.

A permanent right-of-way easement should be required for any public sidewalk located outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk.

2. Driveways

Deer Flat Road

a. **Existing Conditions:** There is an existing unimproved residential driveway onto Deer Flat Road from the site.

b. **Policy**

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 35 MPH to align or offset a minimum of 355-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

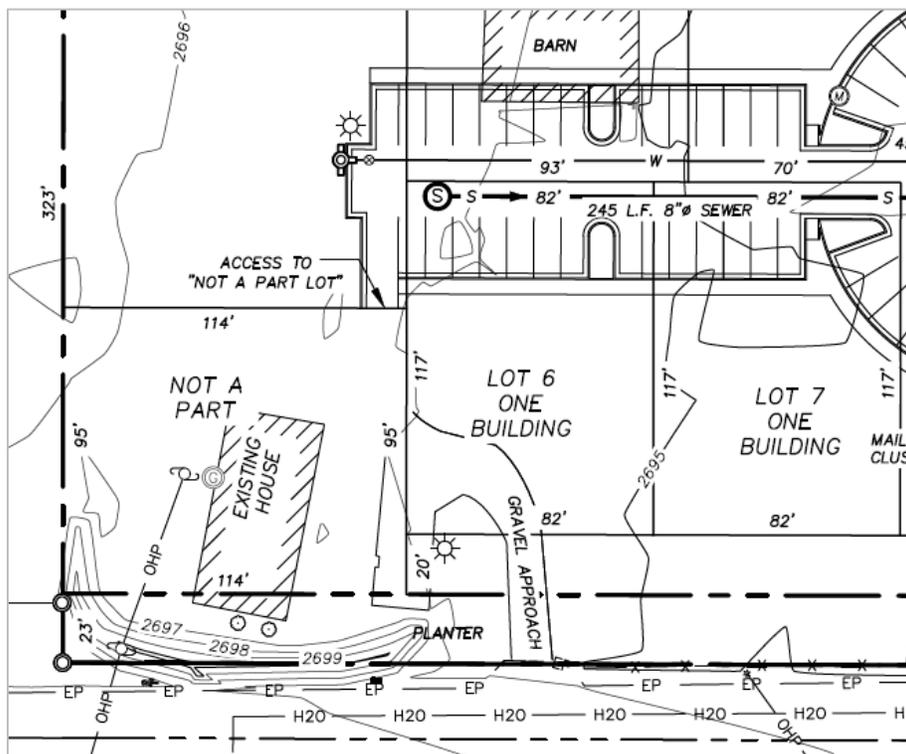
Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- c. **Applicant's Proposal:** The applicant is proposing to construct a 25-foot wide driveway, located approximately 454-feet west of Deerhorn Avenue and 275-feet east of Andrew Avenue, onto Deer Flat Road from the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Successive Driveway and Driveway Location policies because it does not meet the separation distance between Andrew Avenue and the proposed driveway. However, staff recommends a modification of policy to allow the driveway, as a temporary full-access driveway, to be located as proposed due to the fact that there is insufficient frontage to meet the separation distance (because the existing house is not being demolished at this time); and the site does not have access to a lesser street. This is a 22% modification to the dimensional standard for a full-access driveway and is approved at the Development Services Manager's authority.

The applicant should be required to pave the driveway its entire width and at least 30 feet into the site beyond the edge of pavement of the roadway and install pavement tapers with a minimum 15-foot radii.

As stated above in Section 1.d., the existing house that is shown as 'not a part' currently takes access from the unimproved driveway onto Deer Flat Road. The existing driveway is shown on the preliminary plat to cross into Lot 6. Therefore, the applicant should be required to close the existing unimproved driveway, located approximately 615-feet west of Deerhorn Avenue onto Deer Flat Road from the site with 5-foot wide detached sidewalk as stipulated in the above section; and the existing home should take access from within the development, as shown.



3. Parking

The applicant is proposing 84 on-site parking stalls for the site. The recommended number of parking spaces based on the Institute of Transportation Engineers Parking Generation, 4th Edition, is 101. No parking is allowed on Deer Flat Road. The applicant and the City of Kuna should verify that there is adequate on-site parking for the proposed use.

4. **Tree Planters**

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

5. **Landscaping**

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

6. **Other Access**

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

D. Site Specific Conditions of Approval

1. Dedicate 23-feet of additional right-of-way from centerline to total 48-feet of right-of-way along Deer Flat Road abutting the site.
2. Enter into a license agreement with ACHD for that portion of building to remain in the right-of-way (approximately 9-feet) to be dedicated until such time as Deer Flat Road is further improved; requiring a portion of the building to be removed at the owner's expense.
3. Construct 5-foot wide detached sidewalk, located minimum 42-feet from centerline along Deer Flat Road, from the west property line of Lot 6 (includes existing unimproved driveway), east to tie into the existing improvements east of the site.
4. Provide a road trust in the amount of \$2,500.00 for the future construction of sidewalk along the 'not a part' parcel, that is currently encumbered by the existing house.
5. Provide a permanent right-of-way easement for any public sidewalk placed outside of the dedicated right-of-way.
6. Construct a temporary full access 25-foot wide driveway, located approximately 454-feet west of Deerhorn Avenue and 275-feet east of Andrew Avenue, onto Deer Flat Road from the site.
7. Pave the driveway its entire width and at least 30 feet into the site beyond the edge of pavement of the roadway and install pavement tapers with a minimum 15-foot radii.
8. Other than the access specifically approved with this application, direct lot access is prohibited to Deer Flat Road and should be noted on the final plat.
9. Payment of impacts fees are due prior to issuance of a building permit.
10. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).

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

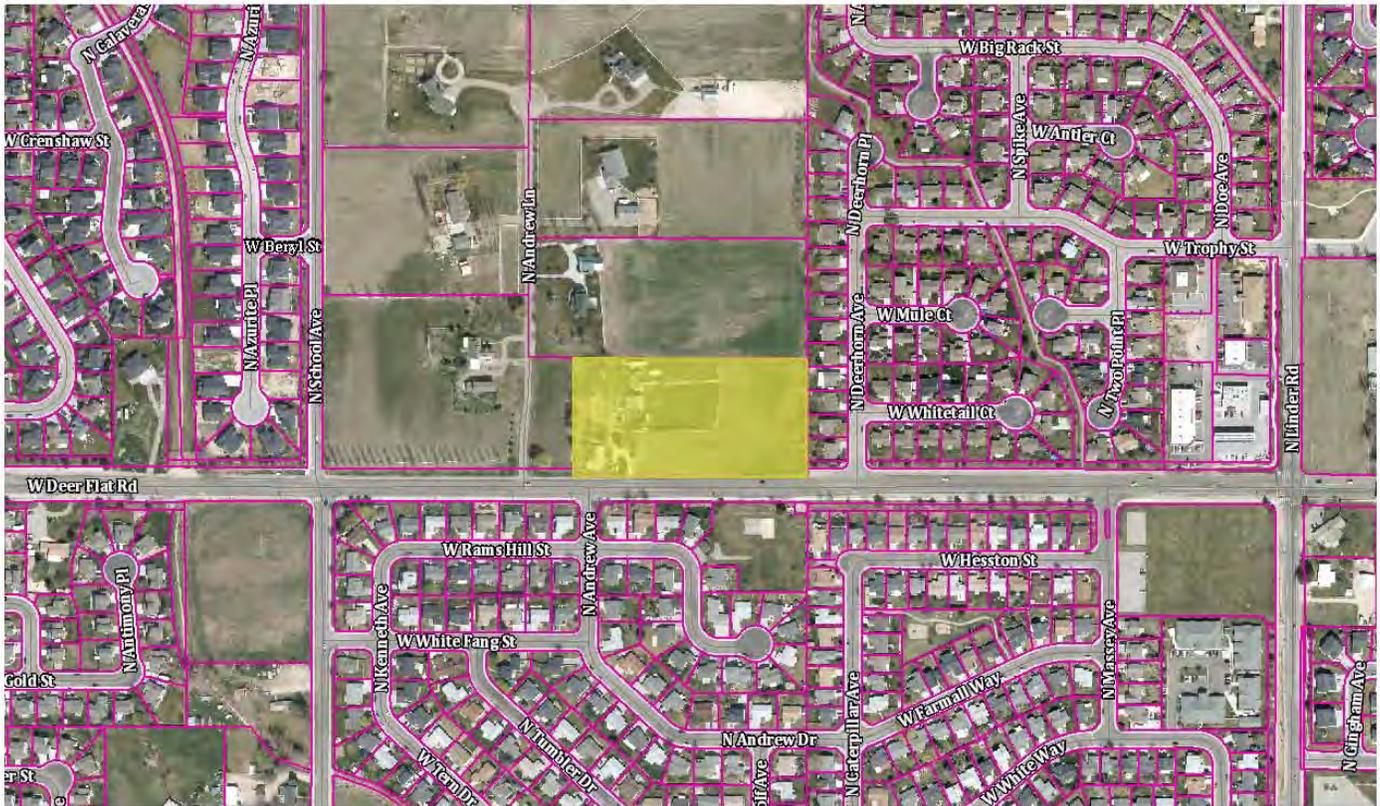
F. Conclusions of Law

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

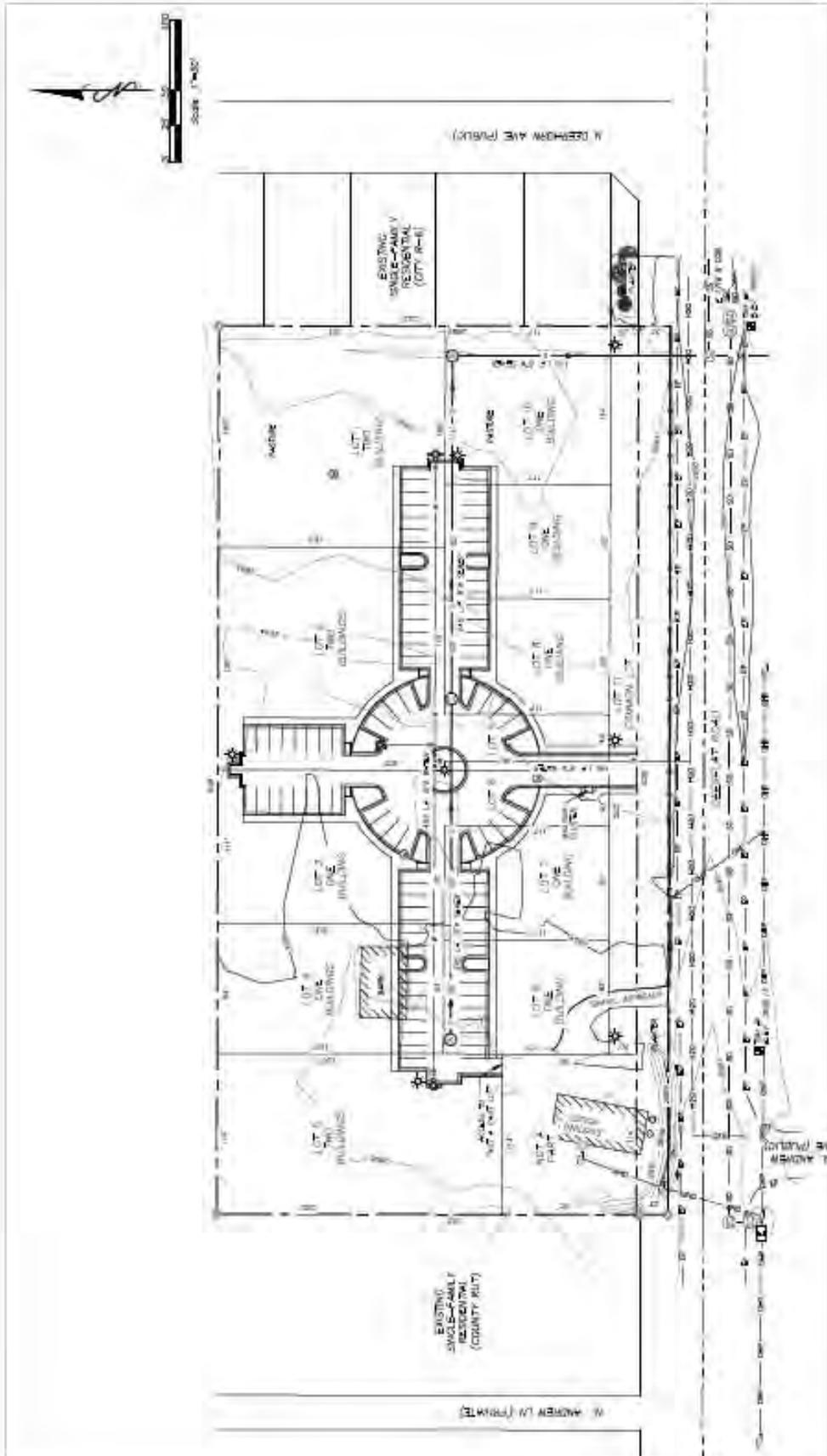
G. Attachments

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

VICINITY MAP



SITE PLAN



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

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

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

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

Development Process Checklist

Items Completed to Date:

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

Items to be completed by Applicant:

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

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

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

Working in the ACHD Right-of-Way

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

Construction (Subdivisions)

Sediment & Erosion Submittal

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

Idaho Power Company

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

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

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

- a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

- b. The request must be in writing and delivered to the Secretary of the Highway District no later than 3:00 p.m. on the day prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
- c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
- d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
- e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
- f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

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

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

JERRI FLOYD
ASSISTANT SECRETARY-
TREASURER

24 February 2017

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

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

RE: Jaylen Walker- TNT Estates **16-04-S**
550 W. Deer Flat Rd.
Boise-Kuna Irrigation District **BK-279A**
Teed Lateral 182+00 Rot.
Sec. 14, T2N, R1W, BM.

Troy Behunin:

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

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

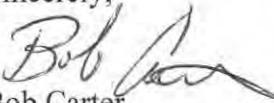
This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

If the irrigation system will be incorporated into the City of Kuna's pressure system, we will require confirmation from both the City of Kuna and the Boise-Kuna Irrigation District.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss the assessment of the newly formed lots associated with the development of this property.

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

Sincerely,



Bob Carter
Assistant Project Manager- BPBC
bdc/bc

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



CENTRAL DISTRICT HEALTH DEPARTMENT

Environmental Health Division

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat 16-04-S

(Bullock) TNT Estates

RECEIVED
2-8-17

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

14. _____

Reviewed By: [Signature]

RECEIVED
FEB 08 2017
CITY OF KUNA

Date: 2/3/17

Communities in Motion 2040 Development Checklist

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



 LFN WR HQ;DUJH PDS

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

Name of Development: TNT Estates

Summary: 52 residential unit multi-family northwest of the intersection of Deer Flat Road and Linder Road. Ardel Estates, with 261 residential units, has also been proposed for this Neighborhood. The proposal meets 10 CIM checklist items and does not meet 12 items. Consider sidewalk improvements along Deer Flat to connect with existing infrastructure directly adjacent to the east. Additionally, Summitview Park is directly across Deer Flat Road, however there is no safe crossing at this location.

Land Use

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

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

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

Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
167	136	480	136	765	176

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

Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
1,636	396	2,147	436	2,918	753

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



More information on COMPASS and *Communities in Motion 2040* can be found at:
www.compassidaho.org
 Email: info@compassidaho.org
 Telephone: (208) 475-2239



Communities in Motion 2040 Development Checklist

Transportation

- Attached N/A An Area of Influence Travel Demand Model Run is attached.
- Yes No N/A There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.
- Comments: In FY2020, plans to improve the intersection at Linder and Deer Flat. Adding curb, gutter, bike lanes.
- Yes No N/A The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).
- Comments: The proposal uses a single-access point to Deer Flat Road. Coordinate access location with ACHD.
- Yes No N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.
- Comments: The proposal meets transit density (7 DU/acre) but is not on an existing transit route. Future demand

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

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

Housing

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

Community Infrastructure

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

Health

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

Economic Development

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

Open Space

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

Farmland

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

Communities in Motion 2040 Complete Streets Scorecard



The purpose of this checklist is to provide a tool for local governments to evaluate whether land developments are in accordance with the goals of *Communities in Motion 2040* (CIM 2040). Complete Streets Level of Service (LOS) refers to the multimodal (automobile, bicycle, pedestrian, and transit) experience and grades a roadway (A-F) for each mode. COMPASS conducts Complete Streets Level of Service (CSLOS) analysis for developments on arterial roads.

	Mode	Existing	With bicycle lane and sidewalk 
		Link LOS	Link LOS 
Deer Flat Road Deerhorn Road to School Avenue 	Transit	F	F
	Bike	B	A
	Ped	C	A
Highway Capacity Manual 2010 Methodologies			

Walkscore: 35 Car-Dependent. Walkscore is a walkability index that assigns a numerical walkability on a scale from 0 - 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail. Scores of 50 or higher are considered at least "Somewhat Walkable" while scores less than 50 are "Car-Dependent."

Additional Comments:

The *Ada County Highway District Livable Street Design Guide* indicates that this section of Deer Flat Road is classified as a Residential Arterial with bicycle lanes and detached sidewalks. The bicycle lane would improve Bicycle LOS from "B" to "A" and the detached sidewalk would improve Pedestrian LOS from LOS "C" to LOS "A."

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



www.compassidaho.org



Troy Behunin

From: Chad Gordon <chad.gordon@jmsanitation.com>
Sent: Thursday, January 26, 2017 12:44 PM
To: Troy Behunin
Subject: Re: TNT Pre Plat Application

Categories: Agency Comments

Troy,

I do not see any proposed trash enclosures on this. I see a need for 3 enclosures to satisfy the solid waste needs. I am also curious of the measurements of the center roundabout it looks as if this could be a tight turning radius for our truck limiting our movement in the complex.

Thanks,

On Thu, Jan 26, 2017 at 11:49 AM, Troy Behunin <tbehunin@kunaid.gov> wrote:

Good morning everyone,

Please review the PDF attached with this email for a proposed preliminary play in Kuna. Please send relevant project comments back to our office and we will include them with our staff report for our Commission and Council. This is scheduled for a public hearing with our P & Z Commission on February 28, 2017.

If your agency needs additional time for review or to return comments, please notify our office ASAP so we can properly plan for our public hearing.

Please confirm receipt of this email. If you have questions, please let us know.

Thank you very much,

Troy

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634

TBehunin@Kunald.Gov

Troy Behunin

From: Brenda Saxton <bsaxton@kunaschools.org>
Sent: Monday, January 30, 2017 3:51 PM
To: Troy Behunin
Subject: Re: TNT Pre Plat Application

Categories: Agency Comments

Hi Troy,

This new sub will be in the walk zone for all school levels.

Thank you,
Brenda Saxton

On Fri, Jan 27, 2017 at 9:15 AM, Troy Behunin <tbehunin@kunaid.gov> wrote:

Good morning everyone,

Please review the PDF attached with this email for a proposed preliminary play in Kuna. Please send relevant project comments back to our office and we will include them with our staff report for our Commission and Council. This is scheduled for a public hearing with our P & Z Commission on February 28, 2017.

If your agency needs additional time for review or to return comments, please notify our office ASAP so we can properly plan for our public hearing.

Please confirm receipt of this email. If you have questions, please let us know.

Thank you very much,

Troy

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634

TBehunin@Kunald.Gov



Neighborhood Meeting Certification

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

GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: Pre-liminary Final Plat Map
 Date and time of neighborhood meeting: 10/14/16 6:00 PM
 Location of neighborhood meeting: 1537 LINDER RD. KUNA, ID. 83634

SITE INFORMATION:

Location: Quarter: SW/SE Section: 14 Township: 2N Range: 1W Total Acres: 4.72
 Subdivision Name: KING ESTATES Lot: 10 Block: 1
 Site Address: 550 W. DEER FLAT Tax Parcel Number(s): 51314438920
KUNA ID 83634

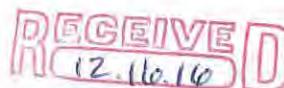
Please make sure to include **all** parcels & addresses included in your proposed use.

CURRENT PROPERTY OWNER:

Name: TROST Family Living Trust
 Address: 30540 SABIN RD. City: PARMA State: ID Zip: 83660

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

Name: GREG BULLOCK Business (if applicable): _____
 Address: 504 BAYHILL DR City: NAMPA State: ID Zip: 83686



Oct. 5, 2016

Dear property owner,

On Friday Oct. 14, 2016 from 6:00 to 6:30PM there will be a neighborhood meeting located at Stubbs Realty Office 1537 Linder Rd. Kuna Id. 83634.

The purpose of this meeting is to discuss the preliminary plat map for the King Estates medium density project located at 550 W. Deer Flat Rd. Kuna. This project was recently approved for annexation, rezone, and an amended comprehensive map plan change by the Kuna City Council.

You will be asked to sign a sign in sheet to show your attendance and have opportunity to ask questions regarding the layout of the project.

Sincerely,



Greg Bullock

Representative for the Applicant

RECEIVED
12-16-16



Neighborhood Meeting List Request

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

GENERAL INFORMATION:

If you are applying for one of the uses listed below, you must conduct a Neighborhood Meeting. This meeting allows neighbors to learn more about your project before the public hearing (Kuna Planning & Zoning will notify surrounding property owners of the hearing). All involved property owners within *300 feet of the subject property boundary need to be invited to your meeting.

According to Kuna City Code, 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. **Please fill out the supplied certification form and include it with your application so we have written record of your meeting.** Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

*PLEASE NOTE: A \$20.00 FEE IS REQUIRED FOR THIS SERVICE (CITY OF KUNA PROVIDES MAILING LABELS)

PROPOSED USE:

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

<u>APPLICATION TYPE</u>	<u>BRIEF DESCRIPTION</u>
<input checked="" type="checkbox"/> Subdivision (Sketch Plat and/or Prelim. Plat)	<u>PRELIMINARY PLAT & FINAL PLAT</u>
<input type="checkbox"/> Conditional Use	_____
<input type="checkbox"/> Variance	_____
<input type="checkbox"/> Expansion of Extension of a Nonconforming Use	_____
<input type="checkbox"/> Zoning Ordinance Map Amendment	_____

SITE INFORMATION:

Location: Quarter: SW/SE Section: 14 Township: 2N Range: 1W Total Acres: 4.72
 Subdivision Name: King Estates Lot(s): 10 Block(s): 1
 Site Address: 550 W. Deer Flat Tax Parcel Number(s): 51314438920
Kuna, Id. 83634

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

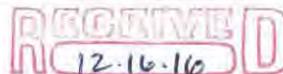
CURRENT PROPERTY OWNER:

Name: TROOST Family Living Trust
 Address: 30540 SABIN Rd. City: PARMA State: Id. Zip: 83660

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

Name: GREG Bullock Business (if applicable): _____
 Address: 504 Bayhill DR. City: Nampa State: Id. Zip: 83686
 Fax: 461-3730 Phone: _____ Cell: (208) 941-1076

OFFICE USE ONLY			
File No.:	Received By:	Date:	Stamped:



SIGN IN SHEET

PROJECT NAME: King Estates: 550 W. Deer Flat Rd.

Date: 10/14/16

KUNA

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Brian Fyts</u>	<u>1752 N Andrew</u>	<u>83634</u>	<u>208-406-6253</u>
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COMPASS LAND SURVEYING, P.L.L.C.

3818 E. Newby Street, Suite 103
Nampa, Idaho 83687

Telephone: (208) 442-0115
Fax: (208) 327-2106
Email: rgray.cls@gmail.com

Client: Troost Family Trust
Date: December 2, 2016
Job No.: 9516

PROPERTY DESCRIPTION

A parcel of land being a portion of the SW 1/4 SE 1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County Idaho, more particularly described as follows:

Commencing at a found 3 inch diameter brass disk marking the SW corner of said SW 1/4 SE 1/4, (South 1/4 corner), said corner bears N. 89° 50' 22" W., a distance of 2642.67 feet from a found 5/8 inch diameter iron pin marking the SE corner of said SW 1/4 SE 1/4, (Section corner common to sections 13, 14, 23 and 24);

to the POINT OF BEGINNING, said point monumented with a
Thence along the south boundary of said SW 1/4 SE 1/4, S. 89° 50' 22" E., a distance of 685.46 feet;

Thence N. 00° 04' 01" E., a distance of 25.00 feet to a found 5/8 inch diameter iron pin with no cap marking the northerly right of way of Deer Flat Road and also marking the boundary corner for Saratoga Subdivision as on file in Book 76 of Plats at Page 7878 and 7879 in the Office of the Recorder of Ada County, Idaho. Said corner being the POINT OF BEGINNING;

Thence along the easterly boundary of said Saratoga Subdivision, N. 00° 04' 01" E., a distance of 322.89 feet to a found 5/8 inch diameter iron pin stamped "PLS 6111" marking a boundary angle point of said subdivision;

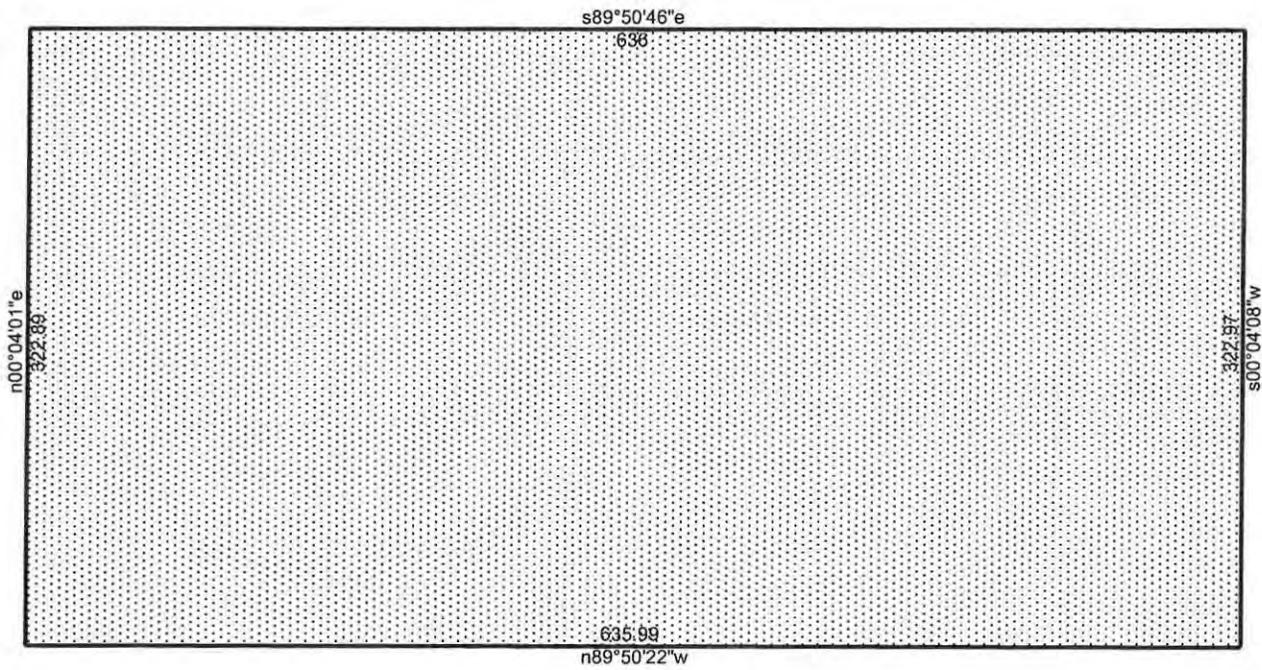
Thence along the southerly boundary of said Saratoga Subdivision, S. 89° 50' 46" E., a distance of 636.00 feet to a found 5/8 inch diameter iron pin stamped "PLS 6111" marking a boundary angle point of said subdivision and marking a point on the westerly boundary of DeerHorn Subdivision as on file in Book 79 of Plats at Page 8506 through 8508 in the Office of the Recorder of Ada County;

Thence along the westerly boundary of said DeerHorn Subdivision, S. 00° 04' 08" W., a distance of 322.97 feet to the northerly right of way of Deer Flat Road;

Thence leaving said westerly boundary and along the northerly right of way of said Deer Flat Road, N. 89° 50' 22" W., a distance of 635.99 feet to the POINT OF BEGINNING

This parcel contains 4.71 acres or 205,386 square feet more or less.





Troost Family Trust property

12/2/2016

Scale: 1 inch= 100 feet

File: 9516 Closure.ndp

Tract 1: 4.7149 Acres (205382 Sq. Feet), Closure: n08.0320e 0.01 ft. (1/315736), Perimeter=1918 ft.

- 01 n00.0401e 322.89
- 02 s89.5046e 636
- 03 s00.0408w 322.97
- 04 n89.5022w 635.99

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, June 13, 2017**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	Absent	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	Absent
Commissioner Stephen Damron	Absent	Jace Hellman, Planner I	Absent
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for May 23, 2017.
- b) **17-01-SUP** (Special Use Permit) – Patricia Downum; Kuna Kave Kids – *Findings of Fact and Conclusions of Law.*
- c) **17-02-S** (Subdivision) - Sailer Shores Meadows Subdivision #2 – *Findings of Fact and Conclusions of Law.*
- d) **13-04-SUP** (Special Use Permit *modification*) – Falcon Ridge Public Charter School: Special Use Permit Modification -*Findings of Fact and Conclusions of Law.*
- e) **17-02-ZC** (Rezone) – Darius Elison, One Call Restoration -*Findings of Fact and Conclusions of Law.*

Commissioner Gealy motions to approve the consent agenda; Commissioner Laraway Seconds, all aye and motion carried 3-0.

2. NEW BUSINESS

- a) **17-08-DR** (Design Review) – BRS Architects representing Dan Todd; Smoky Mountain Pizzeria Grill: Applicant requests Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a 4,064-square foot commercial building to house a new Smoky Mountain Pizzeria Grill restaurant, and accompanying landscaping and parking lot on Lot 2, Block 1 within the Ensign Commercial subdivision.

Trent Butchum: BRS Architects 1010 S Allante place suite 100, Boise Idaho. I am here with Smoky Mountain Pizza. Dan Todd proposes to develop a 4,000 SF Sit Down Pizza Restaurant in the Ensign Subdivision along Meridian Road, in front of the Tractor Supply Store. We are in agreement with all the conditions of approval they have put on the project, I am not sure what your packets look like, if your seeing colored elevations or material samples that are over here? **C/Hennis:** We have, but if you would like to go ahead and present those so we can see an actual physical representation. We have had a few of our packets that have come out a little color funny. **Trent Butchum:** In keeping with the theme of smoky mountain restaurants in Nampa, Meridian, Boise, the color pallet anyway, and to go along with what’s in the neighborhood out there, Ridley’s, Tractor Supply Store. We start with a warm pallet of oranges and

**CITY OF KUNA
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reds and browns. The building base will be tumbled brick veneer. The architecture is similar to what is out there. Flat roof, ****Inaudible****, we will have screening that will cover up the mechanical equipment, and a secondary screening that will match the siding ****Inaudible****, **C/Hennis**: Okay, thank you. **C/Gealy**: I have no questions. **C/Laraway**: I have none. **C/Hennis**: I don't at this time. Staff?

Troy Behunin: I am standing in tonight for Trevor Kesner for this project, so please bear with me. Before tonight's meeting, Trevor did tell me that the applicant has complied with everything. There doesn't seem to be any major hiccups with anything and staff would just like to highlight that signage does required design review, and they have to follow all of the sanitary sewer water, pressurized irrigation requirements from the city engineer, and then the parking, the lighting and the parking needs to comply with city code. With the landscaping, it appears to be in general conformance and it does need to be installed according to the landscape plan stamped 4-7-17. Staff would also like to point out that after construction is complete, there will be a design review compliance inspection for the landscaping and lighting and there is a fee that goes along with that, but that comes later. Also take note, there is a special use permit for the Bar, will come before the commission on June 27th, separate of tonight's action. Hopefully you don't have questions for me, but I'll stand for any that you do. **C/Gealy**: Well I do have a question, just looking at the conditions of approval, number 5 is on landscaping, that landscaping shall be installed according to the plan. Help me understand, often in subdivisions we include a condition that the landscaping will be maintained in healthy condition, but we have not included that condition here, is it implied? Or shall we include that as a condition, that the landscaping shall be maintained. **Troy Behunin**: You are certainly welcome to add that to the record, but it is implied. Often times, commercial is given a little more leeway, because we know they want to make a nice presentation, but you can certainly add that. Typically, what we do is we say it needs to be maintained in a healthy condition and any that are suffering or dying need to be replaced in two weeks. **C/Gealy**: Thank you. **C/Hennis**: Any other questions? So, I guess that brings us up to our review. I think it looks straight forward. **C/Gealy**: I would agree. **C/Hennis**: I don't anticipate an issue, I think we can make that condition, just to make sure that it is in the record for the landscaping. I don't think we will have an issue, but. I think the colors look good, I think it looks broken up. Lee's normal requirements have been met. So, if there is nothing else, I would stand for motion. **C/Gealy**: I would ask the applicant if that would be alright with you to include a condition, in the conditions of approval that you will maintain landscaping in a healthy condition? **Trent Butchum**: Sure, I am curious if this applies to the whole development. **Wendy Howell**: It's in the whole development, it comes from code so... **C/Gealy**: If that's the case than we don't need to add it here, thank you. **Wendy Howell**: Just as a reminder for them.

Commissioner Gealy motions to approve Case No. 17-08-DR (Design Review) for Smoky Mountain Pizzeria Grill with the conditions outlined in the staff report and testimony; Commissioner Laraway Seconds, all aye and motion carried 3-0.

3. PUBLIC HEARING

- a) **16-04-S (Subdivision) and 16-19-DRC (Subdivision Design Review) - On behalf of Troost Family Living Trust, Jaylen Walker with AllTerra Consulting (applicant) requests approval for a preliminary plat over approximately 4.70 acres of land, currently zoned R-12 (High Density Residential). The applicant proposes to subdivide the parcel into nine buildable lots and one common lot in preparation for a multi-**

**CITY OF KUNA
PLANNING & ZONING COMMISSION****MEETING MINUTES
Tuesday, June 13, 2017**

family project. The site is located near the northeast corner (NEC) of Deer Flat Road and School Avenue.
-This action is to re-open the public hearing from March 14, 2017, due to public noticing infraction.

Jay Walker: I am with AllTerra Consulting, my office is at 849 E State St suite 104, Eagle ID. Greg Bullock, the applicant, and I represent the Troost Family and we seek preliminary plat approval once again, this may seem like a Déjà vu, probably because it is. In order to develop the property, it is a nice little infill project for a multifamily housing project. We are seeking at least 4.7 cubic acres, 11 lots, ten of which will be building lots. The 11th is a common lot. We do have a presentation, but I don't know if it is working. Back in July of 2016, this parcel was annexed, and along with the annexation and zoning to an R-12 there was a comp plan amendment from a medium density to a high density and we are happy to suffice that and appease the zoning. It is the northeast corner of Deer Flat Road and school avenue. It will provide nice housing for seniors and new families, which is in short demand these days and we are happy to do that. With zoning in high density as I mentioned. Surrounded by complimentary residential and RUT developing uses and we were happy to work out with ACHD, egress/Ingress off of Deer Flat through a single access point with adequate separation from the intersections. Staff determined the application is compliant with Kuna City and other Agency requirements and codes and we also provided staff and for your visual a nice landscape plan and this will be maintained well and upscaled buildings that will match that will be presented to you at a future date as a part of design review. The attractive buildings to compliment the attractive landscaping with ample parking. A couple of things came out of our last commission hearing, one was to ensure that there was adequate emergency vehicle access from the stripping location and we have verified that and provided that to staff, and staff can verify that. And we have provided a surface access point from the parking area to the existing house that the client wants to maintain because it is under a lease agreement and in operation currently. So, in summary it creates nice housing with beautiful landscaping. It complies with city and agency requirements with adequate surrounding uses. And it is a nice little infill amenity for the city and we are excited to move forward with this process and would appreciate your approval this evening, and I stand for any questions. **C/Hennis:** Thank you. Any questions? **C/Gealy:** I have no questions at this time. **C/Laraway:** I have no questions. **C/Hennis:** I don't either, thank you.

Troy Behunin: Good evening commissioners once again Troy Behunin, Kuna Planning Zoning Department. So, the application before you this evening 16-04-S and also 16-19-DRC, which is design review for the subdivision, landscaping. As Jay Stated it is for the ten buildable lots and the one single lot left for open space. He recalculated appropriately for how they got to this stage, last summer they got annexed into the city and they secured an appropriate density zoning for the project so they could build a multifamily project. Staff is here to tell you that noticing procedures have been followed. Neighborhood meeting has held originally back in 2016 and with the 80 some comments received this year, neighbors within 300 feet plus have actually been notified about tonight's hearing. Besides the site being properly posted, it was also properly notice in the Kuna Melba News. The reason why we are having tonight's discussion and reopening the hearing for the public, is because there was a noticing infraction with the original planning and zoning hearing, the flyer that gets sent out to neighbors within 300 feet. Everything was correct except for the description of the location of the project. The map was correct, the date was correct, the project was correct. It was just the location described another piece of property. The decision was made to take it back and reopen the public hearing to benefit anybody in the public who didn't have a chance based on

**CITY OF KUNA
PLANNING & ZONING COMMISSION****MEETING MINUTES
Tuesday, June 13, 2017**

that technicality to come in and voice their opinion, so that why we are here tonight. I will stand for any questions that you might have. I would like to highlight that in-between the two meetings that Jay walker did state correctly they have worked with staff to comply with the original conditions to provide proper and ample emergency service access, especially around the roundabout. **C/Hennis:** Great thank you. **C/Gealy:** And access for the J&M sanitation as well? **Troy Behunin:** Actually, for the sanitation and trash enclosure. I don't recall actually. **Jay Walker:** Yes, we covered that. **C/Gealy:** the access for the existing home to Deer Flat Road has been? **Troy Behunin:** They will take access from inside the new part of the subdivision. ACHD will not allow them to take the access direct from. **C/Gealy:** So that issue has been resolved. I apologize, I was not at the hearing on March 14th, but I tried to review the notes and the minutes and the packet from that time. I just wanted to make sure the questions that had come up were addressed in the conditions of approval. Did we include a condition that the existing home would need to connect to city water and sewer when it became available? **Troy Behunin:** Yes, and because this is a subdivision they are bringing sewer, water, pressurized irrigation to the site. That means that there will be an immediate connection, rather than later. **C/Gealy:** So there was a question regarding the parking and whether or not there was adequate parking within the, I think it came in the ACHD report, was that addressed. **Troy Behunin:** Staffs gone through... **C/Hennis:** As far as I remember, it was a question I thought from one of the public hearing testimonies that there might not be enough, and the applicant I believe corrected that and said it was per code. I think the question came from public testimony. We all know how apartments get and they tend to have a little more need for parking than there is supposed to be and they were just concerned if there was adequate parking. If I remember right. **Troy Behunin:** During Staff's Review of parking, there is adequate parking. **C/Hennis:** We can only hold them to code for requirements. **C/Gealy:** What I am looking for is page 120 which the ACHD report, and I can get as far as page 110. **Troy Behunin:** Perhaps while you are looking for that, Commission Laraway had a comment. **C/Laraway:** Mine is just from experience, when we put up multifamily units, how many units are we talking? **C/Hennis:** I think there was 52, was there? **Troy Behunin:** No there was 48, no there is 52. **C/Gealy:** There 13, four family. **Troy Behunin:** 13 buildings, and four units within each building. **C/Laraway:** My question comes along with that, when we start talking about the parking, when you have multifamily units like this, are they going to be assigned parking, if not then it is going to become a free for all for parking, and when you start having an overabundance of vehicles, then you can't get emergency vehicles in there because vehicles start parking everywhere. **Greg Bullock:** My name is Greg Bullock, I am the applicant 514 Bayhill Dr in Nampa. The total units are 52, so we will have a tri plex and a single family, and the other 48 are consumed by four-plex, so that is how we get to our 52. So, we have a single-family home that we have included in the total allowance of 52, there will be one unit that will be a tri-plex, so that equals those four and then the balance of the 48, so there will be no building with more than four units to them. The parking, is exactly right. They will have their assigned parking. It is all up to code and what the requirements are for the number of units we have. We also addressed the access from Deer Flat into the development and then around to the single family, that road needed to be widened, we agreed to do that. We have really reached agreement on everything and modified everything from our meeting here three months ago. I mean we lost three months, and we had to do it again, I understand that, but you two weren't here so you're at a disadvantage, we all understand. But, it has cost us a lot of time, but I am happy to answer any other questions. **C/Gealy:** Thank you, I just wanted to clarify that the questions that came up before had been addressed with the time that you had. **C/Laraway:** Is there going to be on street parking? **Greg Bullock:** I don't think for the homeowner there will be on street parking. Maybe for

**CITY OF KUNA
PLANNING & ZONING COMMISSION****MEETING MINUTES
Tuesday, June 13, 2017**

visitors, but that's temporary. But Thank you. **C/Hennis:** Thank you. **Troy Behunin:** Staff would just like to clarify, what you mean by on street parking, on Deer Flat? **C/Laraway:** Curb Side, Correct. **Troy Behunin:** actually, there will not be any on street parking on Deer Flat, Deer Flat is a classified road, and code does not allow on street parking on classified roadways. **C/Hennis:** Any further questions? **C/Gealy:** I found the question I had about parking, in the ACHD report they say the applicant is proposing 84 onsite parking stalls for the site, and the recommended number of parking spaces on the institute of transportation engineers parking generation 4th edition is 101. No parking is allowed on Deer Flat, the applicant and the City of Kuna should verify there is adequate onsite parking for the proposed use. And staff is saying that, and the applicant has verified that there is adequate onsite parking. **Troy Behunin:** Yes, we can run through the calculations just real quick to put everyone at ease. **C/Gealy:** No, it is quite alright if you are verifying that it has been done, that's the only other concern that I saw. **Troy Behunin:** Sure. **C/Hennis:** We believe staff, just wanted to make sure. Thank you. So, if there are no further questions I'll go ahead and open up public hearing at 6:31, I have nobody signed up in neutral or in opposition, and I just have two in favor and they are the applicants. Would you have anything further you would like to say? Then I will go ahead and close the public testimony at 6:32. That leaves us with our discussion. **C/Gealy:** I think it is very straightforward. **C/Hennis:** I think they have complied with everything they have been very patient with everything going along, I don't have any issues. If not, I'll stand for a recommended approval or denial to the City Council, Then the design review is an approval or denial.

Commissioner Gealy motions to recommend approval to City Council Case No. 16-04-S (Subdivision) with the conditions outlined in the staff report and testimony; Commissioner Laraway Seconds, all aye and motion carried 3-0.

Commissioner Gealy motions to approve Case No. 16-19-DRC (Design Review) with the conditions outlined in the staff report and testimony; Commissioner Laraway Second, all aye and motion carried 3-0.

- b) **17-01-ZOA** (Zoning Ordinance Amendment) - An ordinance of the Kuna, Idaho, amending Title 5, Chapter 1, Section 6, Part 2 titled Meanings of Terms and Words by deleting the reference book titled, "Illustrated Book of Development Definitions" and replacing it with "A Planners Dictionary", the remaining text of Part 2 shall remain unchanged; amending Title 5, Chapter 3, Section 3 to provide that the minimum street frontage per lot is a recommendation that can be modified by the Planning and Zoning Director and modifying the height in M-1 and M-2 Zones to 100 feet and striking M-3 Zone from the table; deleting Title 6, Chapter 5, Section 4 in its entirety; providing for a severability clause; and providing an effective date.

Wendy Howell: Planning and Zoning Director, I have provided you the staff report, as well as the ordinance there is one change, or additional change to what was provided to you, and that is to allow discretion for an R-6 zone for the minimum lot size, so we can get a little bit more of a variety. That is kind of the purpose of this and then the minimum street frontage, allowing discretion there. So, Kuna can get more of a variety and maybe satisfy those concerns by the public. The rest is in the staff report, and I'll stand for questions. **C/Hennis:** So, this copy you handed out at the start of the meeting is the updated version. **Wendy Howell:** Correct. **C/Hennis:** I thought it was pretty straight forward, and I didn't have a question. **C/Gealy:** I have no questions. **C/Laraway:** I have none. **C/Hennis:** I will open up the public

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, June 13, 2017**

hearing for testimony at 6:35, and in seeing nobody signed up for any position in favor, neutral or opposition, I will go ahead and close the public hearing at 6:35. I am open for discussion or motion, which ever.

Commissioner Gealy motions to approve Case No. 17-01-ZOA (Zoning Ordinance Amendment) As presented; Commissioner Laraway Seconds, all aye and motion carried 3-0.

4. COMMISSION DISCUSSION AND REPORTS

The letters for the advisory committee for the comprehensive plan are getting ready to be sent out. That will be on June 28th from 4-6.

Commissioner Gealy will not be present for the next Planning and Zoning Commission Meeting on June 27th.

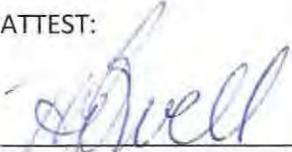
Commissioner Laraway will not be present for the next Planning and Zoning Commission Meeting on June 27th.

5. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Laraway Seconds, all aye and motion carried 3-0.



Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:


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



City of Kuna

Commission Findings of Fact & Conclusions of Law

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

To: **P & Z Commission**

File Numbers: **16-04-S** (Subdivision) and **16-19-DRC** (Sub Design Review).

Location: **NEC of Deer Flat Road & School Avenue, Kuna, Idaho**

Planner: **Troy Behunin, Planner III**

Hearing date: **June 13, 2017**
Findings of Fact: June 27, 2017

Applicant: **Greg Bullock**
 514 Bayhill Dr.
 Nampa, ID 83686
 208.941.1076
Gregbullock14@gmail.com

Owner: **Troost Family Living Trust**
 30540 Sabin Road
 Parma, ID 83660

Engineer: **Jay Walker**
 AllTerra Consulting
 849 E. State Str., Ste. 104
 Eagle, Idaho 83616
 208.484.4479
jwalker@allterraconsulting.com



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A. Process and Noticing:

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

a. Notifications

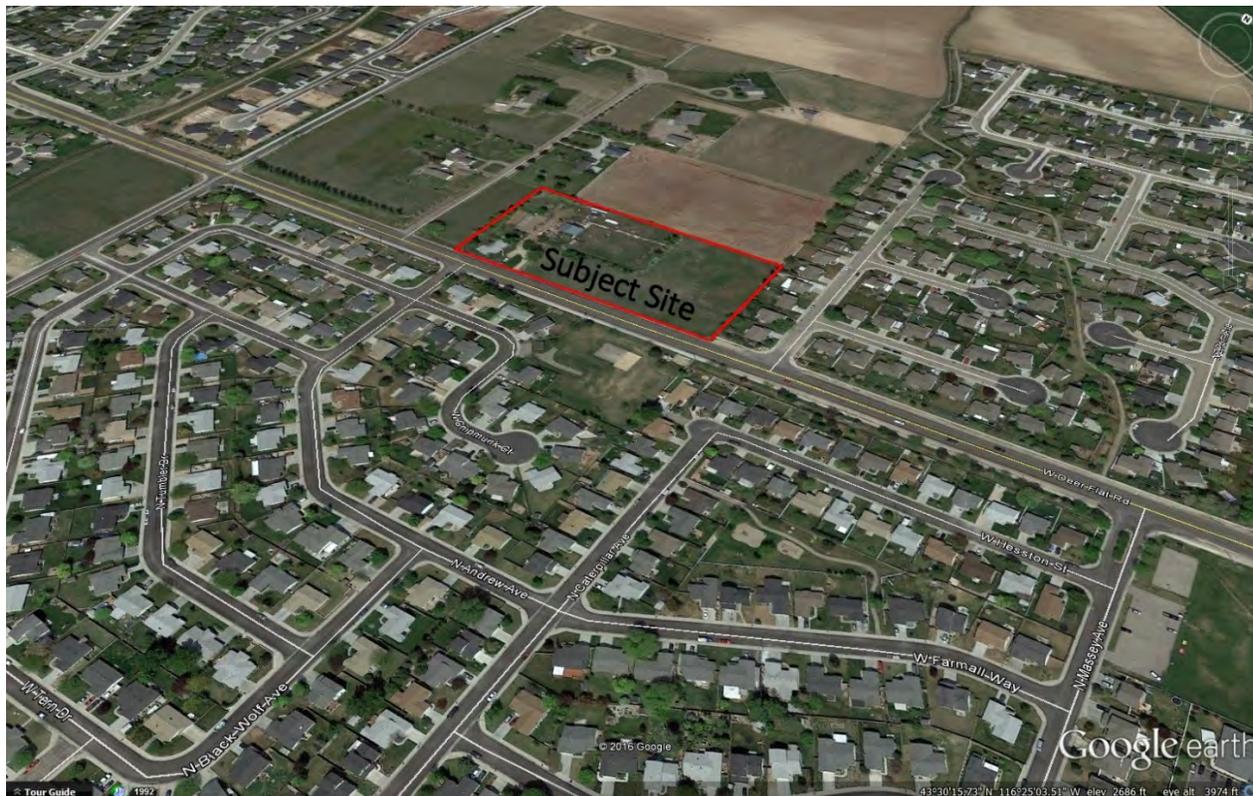
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|----------------------------|--|
| i. Neighborhood Meeting | October 14, 2016 (one person attended) |
| ii. Agency Comment Request | January 26, 2017 |
| iii. 300' Property Owners | June 2, 2017 |
| iv. Kuna, Melba Newspaper | May 24, 2017 |
| v. Site Posted | June 2, 2017 |

B. Applicants Request:

1. Request:

On behalf of Troost Family Living Trust, Jaylen Walker with AllTerra Consulting (applicant), requests approval for a preliminary plat over approximately 4.70 acres of land, currently zoned R-12 (High Density Residential). The applicant proposes to subdivide the parcel into nine buildable lots and one common lot. in preparations for a multi-family project. The site is located near the northeast corner (NEC) of Deer Flat Road and School Avenue.

C. Aerial Map:



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D. Site History:

Recently, this site was annexed into Kuna and has been used historically for small agricultural purposes and a rental property for many years. The site is surrounded by both City and County platted subdivisions.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a guide for the decision making body for the City. This map indicates a land use designation and it is not the actual zoning. The Comp Plan Map designation for this site was amended July 5, 2016, to High Density Residential.

2. **Surrounding Land Uses:**

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

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

- Parcel Size: 4.70 acres (approximately)
- Zoning: R-12, (high Density Residential) – Kuna city
- Parcel #: S1314438920

4. **Services:**

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

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

There are several structures on site, including a home, a large accessory building, trailers, and old sheds. The remaining site has vegetation that is generally associated with an open field.

6. **Transportation / Connectivity:**

The site is near the north east corner (NEC) of Deer Flat Road and School Avenue. Ingress / Egress is proposed to and from Deer Flat Road.

7. **Environmental Issues:**

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

8. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.) Exhibit B-1, ACHD (Stacey Yarrington) Exhibit B-2, Boise Project Board of Control (BPBC - Bob Carter) Exhibit B-3, Central Dist. Health Dept. (CDHD - Lori Badigian) Exhibit B-4, COMPASS Planning Association (Carl Miller) Exhibit B-5, J & M Sanitation (Chad Gordon) Exhibit B-6, and the Kuna School District (Brenda Saxton) Exhibit B-7. The responding agency comments are included with this case file and are included with this report.

F. Staff Analysis:

These lands were annexed into Kuna city limits in July of 2016 (16-01-AN), with an accompanying Comp Plan Map amendment (16-01-CPM), from Medium Density to High Density Residential. The site is surrounded by Kuna City limits with platted City and County subdivisions. This parcel should be considered an infill development. The parcel is adjacent to a minor arterial (Deer Flat Road) and all public utilities are near this site.

The applicant seeks preliminary plat approval in order to develop the property into a multi-family housing project. Applicant proposes 11 total lots, including 10 buildable lots to place up to 13 four-plex buildings, yielding up to 52 total units. Three lots will be developed with two, four-plex buildings.

There is an existing house on site that encroaches on the future Rights-of-Way (ROW) along Deer Flat Road. The applicant requests that the house is allowed to remain in place. Staff has read the comments from the City Engineer and ACHD, and agrees with the opinions expressed in those reports. Those reports are included with this staff memo and it is encouraged that the Commission read those reports. Staff is concerned about continuing direct access to Deer Flat for the existing home and would recommend providing an internal access. The existing home relies on a septic and well system at this time. Staff recommends the existing home be conditioned to connect to the City sewer and potable water systems when these and all city utilities are within a distance of 300' as stated in the Engineers report. Staff recommends that a plan be provided to show where the existing private septic and well systems are located on the site. Staff recommends the applicant be conditioned to provide a way for the ROW along the Deer Flat frontage be accounted for. ACHD has made recommendations concerning the ROW, the encroachment of the house, and the dedication of future ROW, and staff would agree with their assessment and solution. Staff also recommends that the applicant work with KFD and J & M Sanitation to ensure proper maneuverability for EMS and sanitation needs to and through the site; in particular, the round-a-bout in the center of the project. Staff is concerned about traffic flow and driver-conflict and now looks to the applicant to demonstrate how the parking in the round-a-bout will not cause traffic or pedestrian conflict or worse.

Staff has reviewed the proposed landscape plan and finds it is in substantial conformance with the Landscape code for Kuna. During the annexation and Comp Plan Map Amendment process for this parcel last year, the Commission conditioned enhanced landscaping should be placed on the east and north sides of the project to minimize noise and other impacts to neighbors. Staff recommends additional trees and possibly berms to help offset the impacts to neighbors agreed to during the annexation process.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 16-04-S, subject to the recommended conditions of approval listed in Section 'N' of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. City of Kuna Design Review Code Title 5, Chapter 4
4. City of Kuna Landscape Code Title 5, Chapter 17.
5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Proposed Procedural Background:

On June 13, 2017, Commission considered the project, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. **Findings of Fact for Commissions Consideration:**

Based on the record contained in Case No. 16-04-S, including the exhibits, staff's report, testimony at the public hearing, and Commission discussion, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of the proposed Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 16-04-S, Subdivision.

The Commission concludes that the Application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.

1. In making a decision regarding the Subdivision application, the Council is to consider Idaho Code §67-6535 (2), which states the following:

The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

In addition, Idaho Code §67-6535(2)(a), provides that:

Failure to identify the nature of compliance or noncompliance with express approval standards or failure to explain compliance or noncompliance with relevant decision criteria shall be grounds for invalidation of an approved permit or site-specific authorization, or denial of same, on appeal.

2. The Commission has the authority to recommend approval or denial for Case No. 16-04-S. On June 13, 2017, Kuna's Commission voted to recommend approval of Case No. 16-04-S.

Comment: *On June 13, 2017, Commission will voted to recommend approval of applications 16-04-S.*

3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on June 13, 2017, with the Commission.

4. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Commission held a public hearing on the subject application on June 13, 2017, to hear from the City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

5. Based on the evidence contained in Case No's 16-04-S, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map as amended.

Comment: *The Comp Plan has listed numerous goals for providing multi-family housing in Kuna. The Comp Plan Map now designates this property as High Density. As this is a proposed residential use the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

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

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on June 13, 2017.*

J. Factual Summary:

This site is located near the north east corner (NEC) of Deer Flat Road and School Avenue. Applicant proposes a preliminary plat for approximately 4.7 acres into City limits with an R-12 zone. Applicant proposes and a Comprehensive Plan Map amendment for the site, from Medium Density to High Density Residential.

The site will take access from existing Deer Flat Road.

- An exhibit was hand delivered at the Commission hearing demonstrating the location of the existing well and septic tank that will be removed with development (**Exhibit F-1**).

K. Comprehensive Plan Analysis:

The Kuna Commission accepts the Comprehensive Plan components as described below:

The designation from Medium Density to High Density on the Comp Plan Map for this parcel was amended in July of 2016 (16-01-CPM). The updated map was not available at time of this public hearing. The proposed preliminary plat for the site is consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. Citizens anticipated the manufacturing area moving south and eastward between the Union Pacific Railroad Line and Kuna Mora Road (Page 21).

Housing:

Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings applications; including single-family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house prices to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21).

Comment: *The proposal follows the community vision and housing goals as stated and adopted.*

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

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement (Pg. 42 – 1.5 and Pg. 43 – 3.1).

Comment: *The proposed application complies with these elements of the comprehensive plan by providing a non-standard housing type meeting 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 (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Neighborhood Core Concept:

The character of residential housing surrounding and within the core of a Neighbor Center is that of a close-knit, mixed-density community. The Neighborhood District provides close access to community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include multi-family dwellings, duplexes, town houses, row homes, and single-family residences (Page 81).

Medium Density Residential:

This designation describes areas where residential development densities generally range from four to seven units per acre. These areas will be made up of single-family homes, but may include townhomes, row houses duplexes and other types of multi-family land uses. Areas featuring these densities are generally located within the City Center and around Neighborhood Centers (Page 88).

Neighborhood District:

The Neighborhood District can be characterized as residential housing within the core of a close-knit, mixed-density community. The Neighborhood District provides close access to the community services located within the core. The highest density housing should be located near the core service areas (schools, churches, parks, neighborhood commercial). Housing types may include *multi-family* dwellings, duplexes, town houses, row homes, and single-family residences (Page 93).

Comment: *The proposal complies with the land use plan as adopted by Kuna, by incorporating the following; non-typical housing densities and types in or near a neighborhood core while promoting in-fill methodologies and a quality housing project.*

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 (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155).

Comment: *Applicant proposes high density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner with an infill style of development.*

Community Design Goals and Objectives - Section 13 - Summary:

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

Neighborhoods:

Kuna’s updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood

will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and *multi-family* residential development (Page 179).

Existing Residential Subdivisions:

Residential placement is intended to increase social interactions at various times of the day. *Multi-family* residential uses should be located closer to the neighborhood cores and be interspersed with mixed-uses (Page 178).

Neighborhoods:

Kuna’s updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. The Neighborhood Center will be the core of the neighborhoods churches, schools, and public facilities. The neighborhood centers will feature denser developments and multi-family residential development (Page 179).

Comment: *This application promotes sound community and urban design principles.*

L. Kuna City Code Analysis:

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

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

2. The site is physically suitable for a subdivision.

Comment: *The 4.7 acre (approximate) project includes a request for a subdivision in an R-12 zone. The site appears to be compatible with the proposal.*

3. The subdivision use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. The Subdivision proposal is not likely to cause adverse public health problems.

Comment: *The proposed Subdivision for the property requires a zoning designation per Kuna Code 5-13-9. The high density land use application requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *The Commission did consider the location of the property and adjacent uses. The subject property is surrounded by existing City and Ada County subdivisions and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both small farms and residential uses and an minor arterial road.*

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

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

M. Conclusions of Law:

- 1. Based on the evidence contained in Case No’s 16-04-S and 16-19-DRC, Commission finds Case No’s 16-04-S and 16-19-DRC generally comply with Kuna City Code.
- 2. Based on the evidence contained in Case No’s 16-04-S and 16-19-DRC, Commission finds Case No’s 16-04-S and 16-19-DRC are generally consistent with Kuna’s Comprehensive Plan.
- 3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

N. Recommendation of the Commission to City Council:

16-04-Sub, Note: *This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

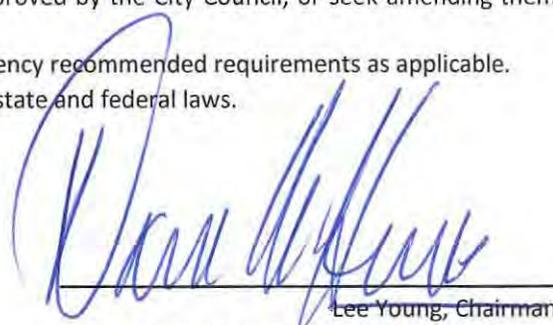
16-19-DRC--Design Review Note: *The proposed motion is to approve or deny the design review request. If the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.*

On June 13, 2017, the Commission voted to recommend approval for case No. 16-04-S, based on the facts outlined in staff’s report, the public testimony, and Commission discussion during the public hearing with the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends to City Council, approval for Case No. 16-04-S and hereby approves Case No.16-19-DRC, a subdivision preliminary plat and landscape plan request from Greg Bullock and Jay Walker (AllTerra Consulting), with the following conditions of approval:

- Applicants shall follow all conditions stated in the staff memo.
 - Applicant shall add a red stripe around the inner and outer radii of the round-a-bout to indicate a “No Parking, Standing or Blocking” zone.
 - Applicant shall add traffic/safety markers in the parking lot for pedestrian crossings, for users of the parking lot, especially for the round-a-bout, and add language to the CC&R’s for their implementation.
 - Work with Staff to provide an all-weather 20’ wide access from existing home to the new parking lot of the development – and remove direct access to Deer Flat Road for the existing home.
 - Applicant shall connect the existing home to the city’s sewer and water systems at time of development of the proposed TNT Estates subdivision.
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.

- d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1- At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
 7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
 9. All signage within/for the project shall comply with Kuna City Code.
 10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
 11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
 12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 13. Developer/owner/applicant shall comply with all local, state and federal laws.

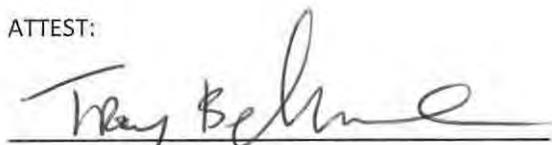
DATED this 27th, day of June, 2017,



Lee Young, Chairman
Kuna Planning and Zoning Commission

DAN HENNIS
VICE CHAIRMAN

ATTEST:



Troy Behunin, Planner III
Kuna Planning and Zoning Department

CITY OF KUNA, IDAHO

Report on Audited
Basic
Financial Statements
and
Supplemental Information

For the Year Ended September 30, 2016

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812-B 12th Ave. South
P.O. Box 876
Nampa, ID 83653-0876
208 466-2493
FAX 208 467-2000
www.BaileyCPAs.com

Independent Auditor’s Report

To the Honorable Mayor
and City Council
City of Kuna, Idaho

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Kuna, Idaho** (the City), as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements as listed in the table of contents.

Management’s Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor’s Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Kuna, Idaho**, as of September 30, 2016, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the schedule of employer's share of net pension liability, schedule of employer contributions, and budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The City has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the **City of Kuna, Idaho's** basic financial statements. The combining nonmajor fund financial statements and the supplemental schedules of revenues by source and expenditures by object – budget and actual – General fund are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining nonmajor fund financial statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

The schedules of revenues by source and expenditures by object – budget and actual – General fund have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated June 22, 2017, on our consideration of **City of Kuna, Idaho's** internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance

Bailey & Co.

Nampa, Idaho
June 22, 2017

City of Kuna, Idaho
Statement of Net Position
September 30, 2016

	Governmental Activities	Business-type Activities	Total
Assets			
Current Assets:			
Cash and Cash Equivalents	\$ 1,924,226	\$ 8,071,023	\$ 9,995,249
Prepaid Items	19,445	57,180	76,625
Receivables, Net:			
Property Taxes	56,810	0	56,810
Interest	226	987	1,213
Accounts	70,424	564,836	635,260
Intergovernmental	272,762	0	272,762
Capital Assets:			
Land and Construction in Progress	822,260	2,032,455	2,854,715
Buildings, Net	405,588	33,600,228	34,005,816
Equipment, Net	156,051	588,642	744,693
Improvements, Net	379,195	15,049,261	15,428,456
Total Capital Assets	<u>1,763,094</u>	<u>51,270,586</u>	<u>53,033,680</u>
Total Assets	<u>4,106,987</u>	<u>59,964,612</u>	<u>64,071,599</u>
Deferred Outflows			
Pension	<u>315,662</u>	<u>411,740</u>	<u>727,402</u>
Liabilities			
Current Liabilities:			
Accounts Payable and Other Current Liabilities	316,153	747,320	1,063,473
Unearned Revenue	699	860	1,559
Long-Term Liabilities:			
Due Within One Year:			
Compensated Absences	62,292	110,751	173,043
Due in More Than One Year:			
Net Pension Liability	<u>512,160</u>	<u>672,756</u>	<u>1,184,916</u>
Total Liabilities	<u>891,304</u>	<u>1,531,687</u>	<u>2,422,991</u>
Deferred Inflows			
Pension	<u>168,328</u>	<u>225,171</u>	<u>393,499</u>
Net Position			
Net Investment in Capital Assets	1,763,094	51,270,586	53,033,680
Restricted for:			
Other Purposes	97,963	251,339	349,302
Unrestricted	1,501,960	7,097,569	8,599,529
Total Net Position	<u>\$ 3,363,017</u>	<u>\$ 58,619,494</u>	<u>\$ 61,982,511</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Activities
For the Year Ended September 30, 2016

	Program Revenues			Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services and Sales	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary Government:							
Governmental Activities:							
General Administration	\$ 4,370,667	\$ 1,956,986	\$ 50,210	\$ 57,845	\$ (2,305,626)	\$ 0	\$ (2,305,626)
Total Governmental Activities	<u>4,370,667</u>	<u>1,956,986</u>	<u>50,210</u>	<u>57,845</u>	<u>(2,305,626)</u>	<u>0</u>	<u>(2,305,626)</u>
Business-type Activities:							
Water	1,288,159	2,344,423	0	0	0	1,056,264	1,056,264
Sewer	3,518,645	2,467,499	0	0	0	(1,051,146)	(1,051,146)
Irrigation	593,123	1,057,829	0	0	0	464,706	464,706
Trash	1,613,547	1,620,715	0	0	0	7,168	7,168
Total Business-type Activities	<u>7,013,474</u>	<u>7,490,466</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>476,992</u>	<u>476,992</u>
Total Primary Government	<u>\$ 11,384,141</u>	<u>\$ 9,447,452</u>	<u>\$ 50,210</u>	<u>\$ 57,845</u>	<u>(2,305,626)</u>	<u>476,992</u>	<u>(1,828,634)</u>

General Revenues:

Property Taxes	1,940,143	0	1,940,143
State Sources	987,521	0	987,521
Other	46,987	0	46,987
Investment Earnings	3,524	11,591	15,115
Total General Revenues and Special Items	<u>2,978,175</u>	<u>11,591</u>	<u>2,989,766</u>
Change in Net Position	672,549	488,583	1,161,132
Net Position, Beginning	2,690,468	58,130,911	60,821,379
Net Position, Ending	<u>\$ 3,363,017</u>	<u>\$ 58,619,494</u>	<u>\$ 61,982,511</u>

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Balance Sheet -
Governmental Funds
September 30, 2016

	General	Late Comer's Fee	Nonmajor Governmental Funds	Total Governmental Funds
Assets				
Cash and Cash Equivalents	\$ 1,588,803	\$ 116,603	\$ 218,820	\$ 1,924,226
Prepaid Items	19,445	0	0	19,445
Receivables, Net:				
Property Taxes	56,810	0	0	56,810
Interest	208	13	5	226
Accounts	85	7,866	62,473	70,424
Intergovernmental	272,762	0	0	272,762
Total Assets	<u>1,938,113</u>	<u>124,482</u>	<u>281,298</u>	<u>2,343,893</u>
Deferred Outflows	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Assets and Deferred Outflows	<u>\$ 1,938,113</u>	<u>\$ 124,482</u>	<u>\$ 281,298</u>	<u>\$ 2,343,893</u>
Liabilities				
Accounts Payable	\$ 146,679	\$ 18,174	\$ 107,040	\$ 271,893
Benefits and Wages Payable	35,282	0	0	35,282
Payroll Taxes Payable	8,978	0	0	8,978
Unearned Revenues	699	0	0	699
Total Liabilities	<u>191,638</u>	<u>18,174</u>	<u>107,040</u>	<u>316,852</u>
Deferred Inflows				
Unavailable Property Taxes	<u>46,725</u>	<u>0</u>	<u>0</u>	<u>46,725</u>
Fund Balances:				
Nonspendable	19,445	0	0	19,445
Restricted	0	0	97,963	97,963
Assigned	0	0	76,295	76,295
Unassigned	1,680,305	106,308	0	1,786,613
Total Fund Balances	<u>1,699,750</u>	<u>106,308</u>	<u>174,258</u>	<u>1,980,316</u>
Total Liabilities, Deferred Inflows, and Fund Balances	<u>\$ 1,938,113</u>	<u>\$ 124,482</u>	<u>\$ 281,298</u>	<u>\$ 2,343,893</u>

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
 Reconciliation of the Balance Sheet of the Governmental
 Funds to the Statement of Net Position
 September 30, 2016

Total Fund Balances - Governmental Funds	\$	1,980,316
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Amounts reported for governmental activities in the Statement of Net Position are different because of the following:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in governmental funds. The cost of assets consist of:

Land and Construction in Progress	\$	822,260	
Buildings, Net of \$339,997 Accumulated Depreciation		405,588	
Equipment, Net of \$603,456 Accumulated Depreciation		156,051	
Improvements, Net of \$221,373 Accumulated Depreciation		<u>379,195</u>	
			1,763,094

In the government-wide statements, deferred inflows represent acquisitions of net position that are applicable to a future reporting period and deferred outflows represent the consumption of resources that are applicable to a future reporting period. These deferrals consist of:

Deferred outflows related to net pension liability		315,662	
Deferred inflows related to net pension liability		<u>(168,328)</u>	
			147,334

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. Long-term liabilities at year end consist of:

Compensated Absences		(62,292)	
Net Pension Liability		<u>(512,160)</u>	
			(574,452)

Property taxes receivable will be collected this year, but are not available soon enough to pay for current period's expenditures, and therefore, are unavailable in the funds.

		<u>46,725</u>
Net Position of Governmental Activities	\$	<u><u>3,363,017</u></u>

The accompanying notes are an integral
 part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenditures, and
Changes in Fund Balances -
Governmental Funds
For the Year Ended September 30, 2016

	General	Late Comer's Fee	Nonmajor Governmental Funds	Total Governmental Funds
Revenues				
Property Taxes	\$ 1,938,469	\$ 0	\$ 0	\$ 1,938,469
Licenses and Permits	17,583	0	0	17,583
Charges for Services	1,074,726	0	0	1,074,726
Grants and Contributions	238	0	107,817	108,055
Intergovernmental	987,521	0	0	987,521
Interest	2,364	1,108	52	3,524
Other	46,987	843,080	21,597	911,664
Total Revenues	4,067,888	844,188	129,466	5,041,542
Expenditures				
Current:				
General Administration	3,807,510	0	88,765	3,896,275
Capital Outlay	0	817,790	177,081	994,871
Total Expenditures	3,807,510	817,790	265,846	4,891,146
Excess (Deficiency) of Revenues Over Expenditures	260,378	26,398	(136,380)	150,396
Other Financing Sources (Uses)				
Transfers In	0	0	228,376	228,376
Transfers Out	(228,376)	0	0	(228,376)
Total Other Financing Sources (Uses)	(228,376)	0	228,376	0
Net Change in Fund Balances	32,002	26,398	91,996	150,396
Fund Balances - Beginning	1,667,748	79,910	82,262	1,829,920
Fund Balances - Ending	\$ 1,699,750	\$ 106,308	\$ 174,258	\$ 1,980,316

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
 Reconciliation of the Statement
 of Revenues, Expenditures, and Changes in Fund Balances
 of the Governmental Funds to the Statement of Activities
 For the Year Ended September 30, 2016

Total Net Change in Fund Balance - Governmental Funds	\$	150,396
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Amounts reported for governmental activities in the Statement of Activities are different because of the following:

Capital outlays are reported in governmental funds as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their useful lives as depreciation expense. In the current period these amounts are:

Capital Outlay	\$	583,778	
Depreciation Expense		<u>(78,434)</u>	
Net			505,344

Because some property taxes will not be collected for several months after the City's fiscal year ends, they are not considered as "available" revenues in the governmental funds and are, instead, counted as deferred inflows. They are, however, recorded as revenues in the Statement of Activities.

		1,674
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Some expenses in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated Absences Liability Changes		18,238	
Net Pension Liability and Related Deferral Changes		<u>(3,103)</u>	
			<u>15,135</u>

Change in Net Position of Governmental Activities	\$	<u><u>672,549</u></u>
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The accompanying notes are an integral
 part of the financial statements.

City of Kuna, Idaho
Statement of Net Position -
Proprietary Funds
September 30, 2016

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Assets			
Current Assets:			
Cash and Cash Equivalents	\$ 2,881,566	\$ 3,204,035	\$ 1,642,954
Prepaid Items	31,476	22,822	2,882
Interest Receivable	340	428	174
Accounts Receivable, Net	132,610	206,180	52,505
Total Current Assets	<u>3,045,992</u>	<u>3,433,465</u>	<u>1,698,515</u>
Noncurrent Assets:			
Capital Assets:			
Land and Construction in Progress	219,984	1,690,311	122,160
Buildings, Net	854,382	31,781,198	964,648
Equipment, Net	168,496	377,038	43,108
Improvements, Net	4,951,166	7,731,947	2,366,148
Total Noncurrent Assets	<u>6,194,028</u>	<u>41,580,494</u>	<u>3,496,064</u>
Total Assets	<u>9,240,020</u>	<u>45,013,959</u>	<u>5,194,579</u>
Deferred Outflows			
Pension	<u>167,572</u>	<u>199,541</u>	<u>44,627</u>
Liabilities			
Current Liabilities:			
Accounts Payable	112,700	182,513	52,664
Benefits and Wages Payable	20,970	21,236	5,683
Payroll Taxes Payable	4,197	5,181	1,170
Deposits from Others	282,475	0	0
Due to KeyBank LID	0	58,531	0
Unearned Revenues	0	0	860
Compensated Absences	50,419	48,264	12,068
Total Current Liabilities	<u>470,761</u>	<u>315,725</u>	<u>72,445</u>
Long-term Liabilities:			
Net Pension Liability	<u>275,171</u>	<u>325,834</u>	<u>71,751</u>
Total Long-term Liabilities	<u>275,171</u>	<u>325,834</u>	<u>71,751</u>
Total Liabilities	<u>745,932</u>	<u>641,559</u>	<u>144,196</u>
Deferred Inflows			
Pension	<u>94,122</u>	<u>108,421</u>	<u>22,628</u>
Net Position			
Net Investment in Capital Assets	6,194,028	41,580,494	3,496,064
Restricted	0	0	0
Unrestricted	2,373,510	2,883,026	1,576,318
Total Net Position	<u>\$ 8,567,538</u>	<u>\$ 44,463,520</u>	<u>\$ 5,072,382</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Net Position -
Proprietary Funds (continued)
September 30, 2016

	Business-type Activities - Enterprise Funds		
	Trash	Well Mitigation	Total
Assets			
Current Assets:			
Cash and Cash Equivalents	\$ 91,162	\$ 251,306	\$ 8,071,023
Prepaid Items	0	0	57,180
Interest Receivable	12	33	987
Accounts Receivable, Net	173,541	0	564,836
Total Current Assets	<u>264,715</u>	<u>251,339</u>	<u>8,694,026</u>
Noncurrent Assets:			
Capital Assets:			
Land and Construction in Progress	0	0	2,032,455
Buildings, Net	0	0	33,600,228
Equipment, Net	0	0	588,642
Improvements, Net	0	0	15,049,261
Total Noncurrent Assets	<u>0</u>	<u>0</u>	<u>51,270,586</u>
Total Assets	<u>264,715</u>	<u>251,339</u>	<u>59,964,612</u>
Deferred Outflows			
Pension	<u>0</u>	<u>0</u>	<u>411,740</u>
Liabilities			
Current Liabilities:			
Accounts Payable	0	0	347,877
Benefits and Wages Payable	0	0	47,889
Payroll Taxes Payable	0	0	10,548
Deposits from Others	0	0	282,475
Due to KeyBank LID	0	0	58,531
Unearned Revenues	0	0	860
Compensated Absences	0	0	110,751
Total Current Liabilities	<u>0</u>	<u>0</u>	<u>858,931</u>
Long-term Liabilities:			
Net Pension Liability	<u>0</u>	<u>0</u>	<u>672,756</u>
Total Long-term Liabilities	<u>0</u>	<u>0</u>	<u>672,756</u>
Total Liabilities	<u>0</u>	<u>0</u>	<u>1,531,687</u>
Deferred Inflows			
Pension	<u>0</u>	<u>0</u>	<u>225,171</u>
Net Position			
Net Investment in Capital Assets	0	0	51,270,586
Restricted	0	251,339	251,339
Unrestricted	264,715	0	7,097,569
Total Net Position	<u>\$ 264,715</u>	<u>\$ 251,339</u>	<u>\$ 58,619,494</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Proprietary Funds
For the Year Ended September 30, 2016

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Operating Revenues			
Charges for Services	\$ 1,676,054	\$ 2,382,510	\$ 899,564
Hook Ups	444,845	0	0
Turn on Fees	18,431	0	0
Miscellaneous	205,093	84,989	158,265
Total Operating Revenues	<u>2,344,423</u>	<u>2,467,499</u>	<u>1,057,829</u>
Operating Expenses			
Salaries and Benefits	586,268	677,370	160,513
Contractor Services	11,938	20,159	4,678
Maintenance and Operations	336,323	1,029,364	259,555
Depreciation	353,630	1,791,752	168,377
Total Operating Expenses	<u>1,288,159</u>	<u>3,518,645</u>	<u>593,123</u>
Operating Income (Loss)	<u>1,056,264</u>	<u>(1,051,146)</u>	<u>464,706</u>
Nonoperating Revenues (Expenses)			
Interest Earned	3,658	4,535	2,937
Total Nonoperating Revenues (Expenses)	<u>3,658</u>	<u>4,535</u>	<u>2,937</u>
Change in Net Position	1,059,922	(1,046,611)	467,643
Net Position - Beginning	7,507,616	45,510,131	4,604,739
Net Position - Ending	<u>\$ 8,567,538</u>	<u>\$ 44,463,520</u>	<u>\$ 5,072,382</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Revenues, Expenses, and Changes
in Fund Net Position - Proprietary Funds (continued)
For the Year Ended September 30, 2016

	Business-type Activities - Enterprise Funds		
	Trash	Well Mitigation	Total
Operating Revenues			
Charges for Services	\$ 1,620,715	\$ 0	\$ 6,578,843
Hook Ups	0	0	444,845
Turn on Fees	0	0	18,431
Miscellaneous	0	0	448,347
Total Operating Revenues	<u>1,620,715</u>	<u>0</u>	<u>7,490,466</u>
Operating Expenses			
Salaries and Benefits	0	0	1,424,151
Contractor Services	0	0	36,775
Maintenance and Operations	1,613,547	0	3,238,789
Depreciation	0	0	2,313,759
Total Operating Expenses	<u>1,613,547</u>	<u>0</u>	<u>7,013,474</u>
Operating Income (Loss)	<u>7,168</u>	<u>0</u>	<u>476,992</u>
Nonoperating Revenues (Expenses)			
Interest Earned	120	341	11,591
Total Nonoperating Revenues (Expenses)	<u>120</u>	<u>341</u>	<u>11,591</u>
Change in Net Position	7,288	341	488,583
Net Position - Beginning	257,427	250,998	58,130,911
Net Position - Ending	<u>\$ 264,715</u>	<u>\$ 251,339</u>	<u>\$ 58,619,494</u>

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds
For the Year Ended September 30, 2016

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Cash Flows From Operating Activities			
Receipts from Customers	\$ 2,147,498	\$ 2,426,149	\$ 899,683
Payments to Suppliers for Goods or Services	(359,142)	(972,386)	(235,595)
Payments to Employees for Services	(604,327)	(709,937)	(164,931)
Other Receipts	205,093	84,989	158,265
Net Cash Provided (Used) by Operating Activities	<u>1,389,122</u>	<u>828,815</u>	<u>657,422</u>
Cash Flows From Noncapital Financing Activities	<u>0</u>	<u>0</u>	<u>0</u>
Cash Flows From Capital and Related Financing Activities			
Purchases and Construction of Capital Assets	<u>(1,054,213)</u>	<u>(835,974)</u>	<u>(333,755)</u>
Net Cash Used by Capital and Related Financing Activities	<u>(1,054,213)</u>	<u>(835,974)</u>	<u>(333,755)</u>
Cash Flows From Investing Activities			
Interest and Dividends	<u>3,439</u>	<u>4,260</u>	<u>2,825</u>
Net Change in Cash and Cash Equivalents	338,348	(2,899)	326,492
Cash and Cash Equivalents - Beginning	<u>2,543,218</u>	<u>3,206,934</u>	<u>1,316,462</u>
Cash and Cash Equivalents - Ending	<u>\$ 2,881,566</u>	<u>\$ 3,204,035</u>	<u>\$ 1,642,954</u>
Displayed As:			
Cash and Cash Equivalents	<u>\$ 2,881,566</u>	<u>\$ 3,204,035</u>	<u>\$ 1,642,954</u>
	<u>\$ 2,881,566</u>	<u>\$ 3,204,035</u>	<u>\$ 1,642,954</u>

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2016

	Business-type Activities - Enterprise Funds		
	Trash	Well Mitigation	Total
Cash Flows From Operating Activities			
Receipts from Customers	\$ 1,614,082	\$ 0	\$ 7,087,412
Payments to Suppliers for Goods or Services	(1,613,547)	0	(3,180,670)
Payments to Employees for Services	0	0	(1,479,195)
Other Receipts	0	0	448,347
Net Cash Provided (Used) by Operating Activities	<u>535</u>	<u>0</u>	<u>2,875,894</u>
Cash Flows From Noncapital Financing Activities	<u>0</u>	<u>0</u>	<u>0</u>
Cash Flows From Capital and Related Financing Activities			
Purchases and Construction of Capital Assets	<u>0</u>	<u>0</u>	<u>(2,223,942)</u>
Net Cash Used by Capital and Related Financing Activities	<u>0</u>	<u>0</u>	<u>(2,223,942)</u>
Cash Flows From Investing Activities			
Interest and Dividends	<u>112</u>	<u>320</u>	<u>10,956</u>
Net Change in Cash and Cash Equivalents	647	320	662,908
Cash and Cash Equivalents - Beginning	90,515	250,986	7,408,115
Cash and Cash Equivalents - Ending	<u>\$ 91,162</u>	<u>\$ 251,306</u>	<u>\$ 8,071,023</u>
Displayed As:			
Cash and Cash Equivalents	\$ 91,162	\$ 251,306	\$ 8,071,023
	<u>\$ 91,162</u>	<u>\$ 251,306</u>	<u>\$ 8,071,023</u>

The accompanying notes are an integral part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2016

	<u>Business-type Activities - Enterprise Funds</u>		
	<u>Water</u>	<u>Sewer</u>	<u>Irrigation</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	\$ 1,056,264	\$ (1,051,146)	\$ 464,706
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	353,630	1,791,752	168,377
Changes in Assets, Liabilities, and Deferrals:			
(Increase) Decrease in Accounts Receivable	(17,817)	(1,957)	119
(Increase) Decrease in Prepaid Items	(91)	(6,283)	707
(Increase) Decrease in Deferred Outflows - Pension	(90,340)	(105,484)	(25,130)
Increase (Decrease) in Accounts Payable	(10,790)	83,420	27,931
Increase (Decrease) in Due to KeyBank LID	0	45,596	0
Increase (Decrease) in Benefits and Wages Payable	(18,174)	(31,631)	(4,516)
Increase (Decrease) in Payroll Taxes Payable	(1,468)	(2,792)	(337)
Increase (Decrease) in Deposits From Others	25,985	0	0
Increase (Decrease) in Net Pension Liability	107,596	125,725	29,887
Increase (Decrease) in Deferred Inflows - Pension	(15,673)	(18,385)	(4,322)
Net Cash Provided by Operating Activities	<u>\$ 1,389,122</u>	<u>\$ 828,815</u>	<u>\$ 657,422</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Cash Flows -
Proprietary Funds (continued)
For the Year Ended September 30, 2016

	<u>Business-type Activities - Enterprise Funds</u>		
	<u>Trash</u>	<u>Well Mitigation</u>	<u>Total</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	\$ 7,168	\$ 0	\$ 476,992
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	0	0	2,313,759
Changes in Assets, Liabilities, and Deferrals:			
(Increase) Decrease in Accounts Receivable	(6,633)	0	(26,288)
(Increase) Decrease in Prepaid Items	0	0	(5,667)
(Increase) Decrease in Deferred Outflows - Pension	0	0	(220,954)
Increase (Decrease) in Accounts Payable	0	0	100,561
Increase (Decrease) in Due to KeyBank LID	0	0	45,596
Increase (Decrease) in Benefits and Wages Payable	0	0	(54,321)
Increase (Decrease) in Payroll Taxes Payable	0	0	(4,597)
Increase (Decrease) in Deposits From Others	0	0	25,985
Increase (Decrease) in Net Pension Liability	0	0	263,208
Increase (Decrease) in Deferred Inflows - Pension	0	0	(38,380)
Net Cash Provided by Operating Activities	<u>\$ 535</u>	<u>\$ 0</u>	<u>\$ 2,875,894</u>

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Statement of Fiduciary Net Position -
Fiduciary Funds
September 30, 2016

	Agency Funds
Assets	
Cash and Cash Equivalents	\$ 64,700
Total Assets	64,700
 Deferred Outflows	 0
Liabilities	
Due to Others	64,700
Total Liabilities	64,700
 Deferred Inflows	 0
 Net Position	 \$ 0

The accompanying notes are an integral
part of the financial statements.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2016

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting Entity

The accompanying financial statements present the activities of **City of Kuna, Idaho** (the City), which has responsibility and control over all activities related to general operations, public safety, planning and zoning, and utilities within the City. The City receives funding from local, state, and federal government sources and must comply with all of the requirements of these funding source entities. However, the City is not included in any other governmental reporting entity as defined by generally accepted accounting principles. City Council members are elected by the public and have decision-making authority, the power to designate management, the ability to significantly influence operations, and the primary accountability for fiscal matters. In addition, the City's reporting entity does not contain any component units as defined by the Governmental Accounting Standards Board.

B. Basis of Presentation, Basis of Accounting

Basis of Presentation

Government-wide Statements: The Statement of Net Position and the Statement of Activities display information about the financial activities of the City, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between the governmental and business-type activities of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The Statement of Activities presents a comparison between direct expenses and program revenues for each activity of the business-type activities of the City and for each function of the City's governmental activities.

- Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function.
- Indirect expenses are of the general government related to the administration and support of the City's programs, such as personnel and accounting (but not interest on long-term debt) are allocated to programs based on their percentage of total primary government expenses. Interest expenses are allocated to the programs that manage the capital assets financed with long-term debt.
- Program revenues include (a) charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes and state formula aid, are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the City's funds, including fiduciary funds. Separate statements for each fund category - *governmental, proprietary, and fiduciary* - are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

The City reports the following major governmental funds:

- *General fund.* This is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2016

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

- *Late Comer's Fee fund.* This fund accumulates monies received for new building permits to reimburse development agreements for oversizing of utility lines when installed in an initial development.

Proprietary fund operating revenues and expenses are related to providing water, sewer, irrigation, trash, and well mitigation services to the residents and businesses of the City and providing services to other parts of the City government. Revenue and expenses arising from capital and non-capital financing activities and from investing activities are presented as non-operating revenues or expenses.

The City has the following major enterprise funds:

- *Water fund.* This fund accounts for the activities of the City's water supply system, pumping stations, and collection systems.
- *Sewer fund.* This fund accounts for the operations and collections of the City's sewer system.
- *Irrigation fund.* This fund accounts for the operations and collections of the City's irrigation system.
- *Trash fund.* This fund accounts for the operations and collections of the City's trash services.
- *Well Mitigation fund.* This fund accounts for impact fees collected for addressing concerns of water shortages due to new wells.

Fiduciary funds consists of one agency fund. This funds account for other funds collected and held for others. The City is responsible for ensuring that all the assets reported in these funds are used for their intended purpose. The City's fiduciary activity is reported in a separate Statement of Fiduciary Net Position.

Basis of Accounting

The government-wide, proprietary, and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year in which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The City considers all revenues reported in the governmental funds to be available if they are collected within sixty days after year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, and claims and judgments, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term liabilities and acquisitions under capital leases are reported as other financing sources.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2016

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fund Balance Reporting in Governmental Funds

Different measurement focuses and bases of accounting are used in the government-wide Statement of Net Position and in the governmental fund Balance Sheet.

The City uses the following fund balance categories in the governmental fund financial statements:

- *Nonspendable*. Prepaid items that are permanently precluded from conversion to cash.
- *Restricted*. Balances constrained to a specific purpose by enabling legislation, external parties, or constitutional provisions.
- *Assigned*. Limitations imposed on balances through intentions of the City Council or a body or official designated by the City Council.
- *Unassigned*. Balances available for any purpose.

The remaining fund balance classification (committed) is not applicable. However, if there had been committed funds, these amounts would have been decided by the City Council, the City's highest level of decision making authority, through a formal action.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants, and general revenues. Thus, when program expenses are incurred, there are both restricted and unrestricted resources available to finance the program. When both restricted and unrestricted resources are available for use, it is the City's intent to use restricted resources first, then unrestricted resources as they are needed.

There is also no formal policy regarding the use of committed, assigned, or unassigned fund balances. However, it is the City's intent that when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used, the City considers the committed amounts to be reduced first, followed by the assigned amounts, and then the unassigned amounts.

The City Council has authorized the City Treasurer to assign funds. As of September 30, 2016, \$76,295 has been assigned for the Park Restroom Sinking fund for capital projects.

Although a formal was not taken for committing funds, the City Council has designated certain amounts for future health and welfare purposes in the following funds:

Fund	Amount
General	\$ 4,076
Water	\$ 3,207
Sewer	\$ 3,759
Irrigation	\$ 785

Details of restricted funds are as follows:

Fund	Purpose
Grant Fund	These are either grant awards that are restricted by the grant agreement or donations from outside parties who have placed restrictions on how funds they've donated must be spent.
Impact Fee	Fees that are collected at the time a new building permit is issued and restricted by Idaho Code 67-8210 for the development of parks as the City continues to grow.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2016

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Fund	Purpose
Late Comers' Fund	Monies are held in a fiduciary capacity in an agency fund. Prior development agreements between the City and developers dictate that certain future monies received by the City are to be reimbursed to the developers and to the City following receipt.
Well Mitigation	Prior agreements between the City and certain landowners dictate that certain future monies received by the City are to be reimbursed to the landowners should an event occur requiring use of these monies.
Water, Sewer & Irrigation Funds	There was an irrevocable standby letter of credit issued to the Ada County Highway District in the amount of \$25,000, good until January 28, 2017, related to temporary use permits. This is shared equally among the Water, Sewer, and Irrigation funds.

C. Assets and Liabilities

Cash Equivalents

The City requires all cash belonging to the City to be placed in custody of the Treasurer. A "Pooled Cash" concept is therefore used in maintaining the cash and investment accounts in the accounting records. Under this method, all cash is pooled for investment purposes and each fund has equity in the pooled amount. All amounts included in the pooled cash and investment accounts are considered to be cash and cash equivalents. See Note 2.

Receivables

All trade and property tax receivables are shown net of an allowance for uncollectibles.

Property Tax Calendar

The City receives tax revenue from Ada County. The County is responsible for property valuation and collection of tax levies. The taxes that have not been remitted to the City as at September 30, 2016 are considered by the City as a receivable.

The City levies its real property taxes through the county in September of each year based upon the assessed valuation as of the previous July 1. Property taxes are due in two installments on December 20 and June 20 and are considered delinquent on January 1 and July 1, at which time the property is subject to lien.

Capital Assets

Capital assets are reported at actual or estimated historical cost based on appraisals or deflated current replacement cost. Contributed assets are reported at estimated fair value at the time received.

Capitalization thresholds (the dollar value above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the government-wide statements and proprietary funds are shown below:

	Capitalization Policy	Depreciation Method	Estimated Useful Life
Buildings & Improvements	\$ 5,000	Straight-Line	15 - 40 Years
Equipment & Vehicles	\$ 5,000	Straight-Line	5 - 15 Years

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2016

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

General infrastructure assets acquired prior to October 1, 2003, are not reported in the basic financial statements. General infrastructure assets include all roads and bridges and other infrastructure assets acquired subsequent to October 1, 2003. However, the City does not report infrastructure such as roads and streets. These assets are owned and maintained by Ada County Highway District. The City has no control over this entity.

Depreciation is used to allocate the actual or estimated historical cost of all capital assets over their estimated useful lives.

Compensated Absences

The City uses the vesting method to compute compensated absences for vacation time.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Pensions

For purposes of measuring the net pension liability, related deferrals, and pension expense, information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from the Base Plan's fiduciary net position have been determined on the same basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

2. CASH AND INVESTMENTS

Deposits

As of September 30, 2016, the carrying amount of the City's deposits was \$7,548,268 and the respective bank balances totaled \$7,485,350. \$331,308 of the total bank balance was insured by the FDIC.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of September 30, 2016, \$7,154,042 of the City's deposits were not covered by the federal depository insurance or by collateral held by the City's agent or pledging financial institution's trust department or agent in the name of the City, and thus were exposed to custodial credit risk. The City also keeps \$1,100 cash on hand.

The City of Kuna uses the following procedures to mitigate the bank default risk of loss associated with the City's demand deposits which exceed the FDIC insurance coverage limit of \$250,000:

- Partner with a large federally chartered bank with a solid history and strong credit worthiness rating;

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2016

2. CASH AND INVESTMENTS (continued)

- Subscribe to and monitor online rating agency reports regularly as provided by the “Big Three” rating agencies (Standard & Poor’s, Moody’s, Fitch Group);
- Monitor online FDIC information regarding financial institutions which have been on watch lists and/or which have failed recent stress tests;
- Monitor bank-specific online rating agency reports (Bauer Financial, Inc.; IDC Financial Publishing, Inc.; Veribanc) for bank rating information. The aforementioned entities offer very specific in-depth information for a fee, and also offer free high-level data;
- State of Idaho law does not currently require banks to pledge collateral for uninsured public entity deposits, but it is possible. Some federal and state chartered banks will consider collateralization or similar programs on a case-by-case basis. Examples of potential programs include cash collateral arrangements, repurchase agreements, repurchase agreement sweep accounts, Certificate of Deposit Account Registry Service (CDARS), and Federal Home Loan Bank (FHLB) letters of credit. The City is currently exploring all options to ensure the best balance between risk and return.

The City does not have a formal policy limiting its exposure to custodial credit risk.

Custodial Risk – Investments

Custodial credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. The City does not have a formal policy limiting its custodial risk for investments. The City of Kuna uses the following procedures to mitigate the risk of loss associated with the City’s investments:

The City’s only investment resides with the Local Government Investment Pool (LGIP), a diversified investment pool comprised of funds from various Idaho government entities. The pool is managed by the Idaho State Treasurer’s Office, which has *safety and preservation of principal* as its primary objective for the pool. An investment in the pool is not guaranteed by the FDIC nor any other government agency and, as it is with any investment, it is possible to lose money by investing in the LGIP. The City regularly monitors the diversified portfolio of the LGIP holdings and has placed a high level of trust in the Idaho State Treasurer’s Office to effectively manage the City’s investment in the pool. The City is currently exploring all options to ensure the best balance between risk and return.

Interest Rate Risk

The City does not have a formal policy limiting investment maturities that would help manage its exposure to fair value losses from increasing interest rates.

Investments

The City voluntarily participates in the State of Idaho Investment Pool which was not rated. The pool is not registered with the Securities and Exchange Commission or any other regulatory body. Oversight of the pool is with the State Treasurer, and Idaho Code defines allowable investments. The fair value of the City’s investment in the pool is the same as the value of the pool shares. The City follows Idaho Statute that outlines qualifying investment options as follows:

Idaho Code authorizes the City to invest any available funds in obligations issued or guaranteed by the United States Treasury, the State of Idaho, local Idaho municipalities and taxing districts, the Farm Credit System, or Idaho public corporations, as well as time deposit accounts and repurchase agreements.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2016

2. CASH AND INVESTMENTS (continued)

The City's fair value of short-term investments totaled \$2,510,535 as of September 30, 2016. The City's investments are reported at fair market value on a recurring basis determined by reference to quoted market prices and other relevant information generated by market transactions.

The fair value measurements and levels within fair value hierarchy of those measurements for the assets reported at fair value on a recurring basis as of September 30, 2016, are:

Investment	Fair Value	Maturity in Years		Quoted Prices for Similar Assets in Active Markets, or Other Observable Inputs such as: Interest rates, Implied Volatilities, Credit Spreads (Level 2)
		Less Than 1	1-5	
External Investment Pool	\$ 2,510,535	\$ 2,510,535	\$ 0	\$ 2,510,535

At year-end, the cash and investments were reported in the basic financial statements in the following categories:

	Governmental Activities	Business-type Activities	Total	Fiduciary Funds
Cash and cash equivalents	\$ 1,448,228	\$ 6,052,553	\$ 7,500,781	\$ 48,633
Investments categorized as deposits	475,998	2,018,470	2,494,468	16,067
	<u>\$ 1,924,226</u>	<u>\$ 8,071,023</u>	<u>\$ 9,995,249</u>	<u>\$ 64,700</u>

3. DUE FROM OTHER GOVERNMENTAL UNITS

Amounts due from other governmental units (State of Idaho) consist of state sales tax of \$66,635, liquor apportionment of \$31,024, and state revenue sharing of \$175,103 for a total of \$272,762.

4. COMPENSATED ABSENCES

Vacation leave is granted to all regular City employee after the first month of employment. In the event of termination, an employee is reimbursed for accumulated vacation leave. A summary of the current year activity and year-end liability is as follows:

	Beginning	Earned	Used	Ending	Current
Governmental Activities	\$ 80,530	\$ 64,115	\$ 82,353	\$ 62,292	\$ 62,292
Business-type Activities	146,414	112,431	148,094	110,751	110,751
	<u>\$ 226,944</u>	<u>\$ 176,546</u>	<u>\$ 230,447</u>	<u>\$ 173,043</u>	<u>\$ 173,043</u>

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2016

5. PENSION PLAN

Plan Description

The City contributes to the Base Plan, which is a cost-sharing multiple-employer defined benefit pension plan administered by the Public Employee Retirement System of Idaho (PERSI or System) that covers substantially all employees of the State of Idaho, its agencies and various participating political subdivisions. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

Responsibility for administration of the Base Plan is assigned to the Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members with at least ten years of service, and three members who are Idaho citizens and are not members of the Base Plan except by reason of having served on the Board.

Pension Benefits

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members' years of service, age, and highest average salary. Members become fully vested in their retirement benefits with five years of credited service (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2.0% (2.3% for police/firefighters) of the average monthly salary for the highest consecutive 42 months.

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year, provided the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

Member and Employer Contributions

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

The contribution rates for employees are set by statute at 60% of the employer rate for general employees and 72% for police and firefighters. As of June 30, 2016, it was 6.79% for general employees and 8.36% for police and firefighters. The employer contribution rate as a percent of covered of covered payroll is set by the Retirement Board and was 11.32% for general employees and 11.66% for police and firefighters. The City's employer contributions were \$217,319 for the year ended September 30, 2016.

Pension Liabilities, Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

As of September 30, 2016, the City reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2016, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2016

5. PENSION PLAN (continued)

proportion of the net pension liability was based on the City's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. As of June 30, 2016, the City's proportion was .0584492%.

For the year ended September 30, 2016, the City recognized pension expense of \$224,291. At September 30, 2016, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 0	\$ 118,062
Changes in assumptions or other inputs	26,339	0
Net difference between projected and actual earnings on pension plan investments	576,693	269,458
Changes in the employer's proportion and differences between the employer's contributions and the employer's proportionate contributions	59,511	5,979
District contributions subsequent to the measurement date	64,859	0
Total	<u>\$ 727,402</u>	<u>\$ 393,499</u>

\$64,859 reported as deferred outflows of resources related to pensions resulting from employer contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ending September 30, 2017.

The average of the expected remaining service lives of all employees that are provided with pensions through the System (active and inactive employees) determined at July 1, 2015, the beginning of the measurement period ended June 30, 2016, is 4.9 years and 5.5 years for the measurement period ended June 30, 2015.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (revenue) as follows:

Year Ended September 30,	
2017	\$ 14,819
2018	\$ 14,819
2019	\$ 151,078
2020	\$ 88,336

Actuarial Assumptions

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of payroll normal costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year's earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2016

5. PENSION PLAN (continued)

The total pension liability in the June 30, 2016 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.25%
Salary increases	4.25 - 10.00%
Salary inflation	3.75%
Investment rate of return	7.10%, net of investment expense
Cost-of-living adjustments	1.00%

Mortality rates were based on the RP – 2000 combined table for healthy males or females as appropriate with the following offsets:

- Set back three years for teachers
- No offset for male police and firefighters
- Forward one year for female police and firefighters
- Set back one year for all general employees and beneficiaries

An experience study was performed for the period July 1, 2007 through June 30, 2013, which reviewed all economic and demographic assumptions other than mortality. Mortality and all economic assumptions were studied in 2014 for the period from July 1, 2009 through June 30, 2013. The total pension liability as of June 30, 2016 is based on the results of an actuarial valuation date of July 1, 2016.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. Specifically, the System uses consultants, investment managers, and trustees to develop capital market assumptions in analyzing the System's asset allocation. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of the System's assets.

The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions are as of January 1, 2016.

Capital Market Assumptions

Asset Class	Expected Return	Expected Risk	Strategic Normal	Strategic Ranges
Equities			70%	66%-77%
Broad Domestic Equity	9.15%	19.00%	55%	50%-65%
International	9.25%	20.20%	15%	10%-20%
Fixed Income	3.05%	3.75%	30%	23%-33%
Cash	2.25%	0.90%	0%	0%-5%

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2016

5. PENSION PLAN (continued)

Total Fund	Expected Return	Expected Inflation	Expected Real Return	Expected Risk
Actuary	7.00%	3.25%	3.75%	N/A
Portfolio	6.58%	2.25%	4.33%	12.67%
Actuarial Assumptions				
Assumed Inflation - Standard Deviation			3.25%	
Portfolio Arithmetic Mean Return			2.00%	
			8.42%	
Portfolio Long-Term Expected Geometric Rate of Return			7.50%	
Assumed Investment Expenses			<u>0.40%</u>	
Long-Term Expected Geometric Rate of Return, Net of Investment Expenses			<u>7.10%</u>	

Discount Rate

The discount rate used to measure the total pension liability was 7.10%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plan's net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

Sensitivity of the Employer's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the Employer's proportionate share of the net pension liability calculated using the discount rate of 7.10%, as well as what the Employer's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.10%) or 1% higher (8.10%) than the current rate:

	1% Decrease (6.10%)	Current Discount Rate (7.10%)	1% Increase (8.10%)
Employer's proportionate share of the net pension liability (asset)	<u>\$ 2,324,265</u>	<u>\$ 1,184,855</u>	<u>\$ 237,310</u>

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report.

PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at www.persi.idaho.gov.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2016

6. RISK MANAGEMENT

The City is exposed to a considerable number of risks of loss including, but not limited to, a) damage to and loss of property and contents, b) employee torts, c) professional liabilities, i.e. errors and omissions, d) environmental damage, e) worker's compensation, i.e. employee injuries, and f) medical insurance costs of its employees. Commercial insurance policies are purchased to transfer the risk of loss for property and content damage, employee torts, and professional liabilities.

7. LEASE COMMITMENTS

The City is committed to several operating leases. The agreements call for monthly payments ranging from \$96 to \$354. The leases expire at various times through November 2020. Lease expense for the year totaled \$120,800. Future minimum lease payments are as follows:

Year Ending September 30,	Amount
2017	\$ 7,982
2018	3,740
2019	3,740
2020	816
	<u>\$ 16,278</u>

8. OTHER COMMITMENTS

The City has three credit cards with credit limits totaling \$11,000. Total available credit on the cards as of September 30, 2016, was \$2,163.

9. CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2016, was as follows:

<u>Governmental Activities:</u>	<u>10/1/2015</u>	<u>Reclassifications</u>	<u>Additions</u>	<u>Disposals</u>	<u>9/30/2016</u>
Capital Assets Not Being Depreciated:					
Land	\$ 727,410	\$ 0	\$ 93,708	\$ 0	\$ 821,118
Construction in Progress	34,078	(34,078)	1,142	0	1,142
Total Nondepreciable Assets	<u>761,488</u>	<u>(34,078)</u>	<u>94,850</u>	<u>0</u>	<u>822,260</u>
Capital Assets Being Depreciated:					
Buildings	442,441	11,239	291,905	0	745,585
Equipment	426,074	8,892	35,375	0	470,341
Improvements	488,957	13,947	97,664	0	600,568
Vehicles	225,183	0	63,983	0	289,166
Total Depreciable Assets	<u>1,582,655</u>	<u>34,078</u>	<u>488,927</u>	<u>0</u>	<u>2,105,660</u>

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2016

9. CAPITAL ASSETS (continued)

Less: Accumulated Depreciation

Buildings	312,812	11,239	15,946	0	339,997
Equipment	403,145	0	7,089	0	410,234
Improvements	200,774	(11,239)	31,838	0	221,373
Vehicles	169,661	0	23,561	0	193,222
Total Accumulated Depreciation	<u>1,086,392</u>	<u>0</u>	<u>78,434</u>	<u>0</u>	<u>1,164,826</u>
Net Depreciable Assets	<u>496,263</u>	<u>34,078</u>	<u>410,493</u>	<u>0</u>	<u>940,834</u>

Capital Assets - Net	<u>\$ 1,257,751</u>	<u>\$ 0</u>	<u>\$ 505,343</u>	<u>\$ 0</u>	<u>\$ 1,763,094</u>
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Depreciation expense was charged to the functions of the City as follows:

General Administration					<u>\$ 78,434</u>
<u>Business-type Activities:</u>	<u>10/1/2015</u>	<u>Reclassifications</u>	<u>Additions</u>	<u>Disposals</u>	<u>9/30/2016</u>
Capital Assets Not Being Depreciated:					
Land	\$ 1,811,715	\$ 0	\$ 152,892	\$ 0	\$ 1,964,607
Construction in Progress	1,416,112	(1,416,112)	67,848	0	67,848
Total Nondepreciable Assets	<u>3,227,827</u>	<u>(1,416,112)</u>	<u>220,740</u>	<u>0</u>	<u>2,032,455</u>
Capital Assets Being Depreciated:					
Buildings	40,130,004	0	477,513	0	40,607,517
Equipment	1,148,426	2,176	302,799	0	1,453,401
Improvements	23,713,365	1,413,936	1,219,646	0	26,346,947
Vehicles	671,702	0	3,247	0	674,949
Total Depreciable Assets	<u>65,663,497</u>	<u>1,416,112</u>	<u>2,003,205</u>	<u>0</u>	<u>69,082,814</u>
Less: Accumulated Depreciation					
Buildings	5,660,993	0	1,346,296	0	7,007,289
Equipment	867,496	0	108,724	0	976,220
Improvements	10,473,293	0	824,393	0	11,297,686
Vehicles	529,140	0	34,348	0	563,488
Total Accumulated Depreciation	<u>17,530,922</u>	<u>0</u>	<u>2,313,761</u>	<u>0</u>	<u>19,844,683</u>
Net Depreciable Assets	<u>48,132,575</u>	<u>1,416,112</u>	<u>(310,556)</u>	<u>0</u>	<u>49,238,131</u>
Capital Assets - Net	<u>\$ 51,360,402</u>	<u>\$ 0</u>	<u>\$ (89,816)</u>	<u>\$ 0</u>	<u>\$ 51,270,586</u>

10. SUBSEQUENT EVENTS

The City received a donation of land with a fair market value of \$163,724 after year-end and before the date of the audit report.

City of Kuna, Idaho
Notes to Financial Statements
For the Year Ended September 30, 2016

11. TRANSFERS

\$ 228,376 Transfer from the General fund to the Capital Outlay fund to allow for budgeting of capital projects.

REQUIRED SUPPLEMENTARY INFORMATION

City of Kuna, Idaho
 Schedule of Employer's Share of Net Pension Liability
 PERSI - Base Plan*
 Last 10 - Fiscal Years

	2016	2015
Employer's portion of the net pension liability	0.058449%	0.053872%
Employer's proportionate share of the net pension liability	\$ 1,184,916	\$ 709,410
Employer's covered-employee payroll	\$ 1,919,620	\$ 1,534,916
Employer's proportional share of the net pension liability as a percentage of its covered-employee payroll	61.73%	46.22%
Plan fiduciary net position as a percentage of the total pension liability	87.26%	91.38%

* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for the years the information is available.

Data reported is measured as of June 30, 2016.

City of Kuna, Idaho
 Schedule of Employer Contributions
 PERSI - Base Plan*
 Last 10 - Fiscal Years

	2016	2015
Statutorily required contribution	\$ 217,319	\$ 173,753
Contributions in relation to the statutorily required contribution	(217,319)	(173,753)
Contribution (deficiency) excess	\$ 0	\$ 0
Employer's covered-employee payroll	\$ 1,919,620	\$ 1,534,916
Contributions as a percentage of covered-employee payroll	11.32%	11.32%

* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for the years the information is available.

Data is reported as of September 30, 2016.

City of Kuna, Idaho
 Budgetary (GAAP Basis) Comparison Schedule
 General Fund
 For the Year Ended September 30, 2016

	Budgeted Amounts		Actual	Variance
	Original	Final		
Revenues				
Property Taxes	\$ 1,923,322	\$ 1,923,322	\$ 1,938,469	\$ 15,147
Licenses and Permits	16,160	16,160	17,583	1,423
Charges for Services	788,413	788,413	1,074,726	286,313
Grants and Contributions	0	0	238	238
Intergovernmental	836,707	836,707	987,521	150,814
Interest	812	812	2,364	1,552
Other	32,309	32,309	46,987	14,678
Total Revenues	<u>3,597,723</u>	<u>3,597,723</u>	<u>4,067,888</u>	<u>470,165</u>
Expenditures				
Current:				
Salaries and Benefits	1,196,970	1,196,970	1,191,502	5,468
Maintenance and Operations	3,378,942	3,378,942	2,616,008	762,934
Total Expenditures	<u>4,575,912</u>	<u>4,575,912</u>	<u>3,807,510</u>	<u>768,402</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>(978,189)</u>	<u>(978,189)</u>	<u>260,378</u>	<u>1,238,567</u>
Other Financing Sources (Uses)				
Transfers Out	(228,376)	(228,376)	(228,376)	0
Total Other Financing Sources (Uses)	<u>(228,376)</u>	<u>(228,376)</u>	<u>(228,376)</u>	<u>0</u>
Net Change in Fund Balances	(1,206,565)	(1,206,565)	32,002	1,238,567
Fund Balances - Beginning	1,206,565	1,206,565	1,667,748	461,183
Fund Balances - Ending	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 1,699,750</u>	<u>\$ 1,699,750</u>

City of Kuna, Idaho
 Budgetary (GAAP Basis) Comparison Schedule
 Late Comer's Fee Fund
 For the Year Ended September 30, 2016

	Budgeted Amounts		Actual	Variance
	Original	Final		
Revenues				
Interest	\$ 148	\$ 148	\$ 1,108	\$ 960
Other	458,700	458,700	843,080	384,380
Total Revenues	<u>458,848</u>	<u>458,848</u>	<u>844,188</u>	<u>385,340</u>
Expenditures				
Current:				
Capital Outlay	254,382	254,382	817,790	(563,408)
Total Expenditures	<u>254,382</u>	<u>254,382</u>	<u>817,790</u>	<u>(563,408)</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>204,466</u>	<u>204,466</u>	<u>26,398</u>	<u>(178,068)</u>
Other Financing Sources (Uses)				
Transfers Out	(204,466)	(204,466)	0	204,466
Total Other Financing Sources (Uses)	<u>(204,466)</u>	<u>(204,466)</u>	<u>0</u>	<u>204,466</u>
Net Change in Fund Balances	0	0	26,398	26,398
Fund Balances - Beginning	0	0	79,910	79,910
Fund Balances - Ending	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 106,308</u>	<u>\$ 106,308</u>

City of Kuna, Idaho
Notes to Required Supplementary Information
For the Year Ended September 30, 2016

1. BUDGETS AND BUDGETARY ACCOUNTING

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- A. Prior to September 1, the Treasurer, Mayor, and City Council prepare a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- B. Public hearings are conducted at the City Hall to obtain taxpayer comments.
- C. Prior to October 1, the budget is legally enacted through passage of an ordinance.
- D. The City is authorized to transfer budgeted amounts between departments within any fund; however, no revision can be made to increase the overall tax supported funds except when federal or state grants are approved. The City, however, must follow the same budgetary procedures as they followed when the original budget was approved. The budget for Enterprise funds may also be revised in the same manner as those situations involving federal and state grants.
- E. Formal budgetary integration is employed as a management control device during the year for the General fund and Special Revenue funds.
- F. The budget for the General fund is adopted on a basis consistent with generally accepted accounting principles.
- G. Budgeted amounts were not amended from the amounts originally adopted during the fiscal year ended September 30, 2016.
- H. Expenditures may not legally exceed budgeted appropriations at the fund level. The City does not use the encumbrance method of accounting.

2. EXPENDITURES IN EXCESS OF APPROPRIATIONS

Expenditures exceeded appropriations in the Late Comer's Fee fund by \$563,408.

SUPPLEMENTAL INFORMATION

City of Kuna, Idaho
Supplemental Schedule of Revenues by Source -
Budget (GAAP Basis) and Actual - General Fund
For the Year Ended September 30, 2016

	Budget	Actual	Variance
Property Taxes			
Property Taxes	\$ 1,917,767	\$ 1,934,595	\$ 16,828
Property Tax Interest	5,555	3,874	(1,681)
	<u>1,923,322</u>	<u>1,938,469</u>	<u>15,147</u>
Licenses and Permits			
Business Licenses	184	798	614
Liquor Licenses	5,625	5,625	0
Beer Licenses	2,500	2,575	75
Wine Licenses	1,800	1,700	(100)
Dog Licenses	5,407	6,240	833
Catering Permits	220	180	(40)
Vendor Permits	424	465	41
	<u>16,160</u>	<u>17,583</u>	<u>1,423</u>
Intergovernmental			
State Liquor Apportionment	131,925	149,131	17,206
Sales Tax Revenue Sharing - County	159,598	213,310	53,712
Sales Tax Revenue Sharing - State	545,184	625,080	79,896
	<u>836,707</u>	<u>987,521</u>	<u>150,814</u>
Other			
Administration Fees	87,493	108,670	21,177
Franchise Fees	275,307	263,933	(11,374)
Building Rental	12,180	11,690	(490)
Fine Distribution	32,309	41,598	9,289
Interest	812	2,364	1,552
Miscellaneous	0	5,389	5,389
Planning and Zoning	411,042	687,502	276,460
RV Dump	2,391	2,931	540
Donations	0	238	238
	<u>821,534</u>	<u>1,124,315</u>	<u>302,781</u>
Total Revenue	<u><u>\$ 3,597,723</u></u>	<u><u>\$ 4,067,888</u></u>	<u><u>\$ 470,165</u></u>

City of Kuna, Idaho
Supplemental Schedule of Expenditures by Object of Expenditure -
Budget (GAAP Basis) and Actual - General Fund
For the Year Ended September 30, 2016

	Budget	Actual	Variance
Salaries and Benefits			
FICA	\$ 54,731	\$ 52,923	\$ 1,808
Group Life Insurance	696	528	168
Group Medical Insurance	129,067	126,831	2,236
Mayor and City Council Salaries	84,750	80,711	4,039
Medicare	12,800	12,455	345
PERSI Expenditure	95,849	94,017	1,832
Seasonal Salaries	54,389	45,912	8,477
Staff Salaries	743,625	761,135	(17,510)
Unemployment	6,026	2,572	3,454
Workman's Compensation	15,037	14,418	619
	<u>1,196,970</u>	<u>1,191,502</u>	<u>5,468</u>
Maintenance and Operations			
Ada County Sheriff	1,569,904	1,569,903	1
Animal Control	59,865	59,848	17
Cleaning Offices	8,040	9,050	(1,010)
Code Enforcement	1,500	0	1,500
Contingency Fund	1,169,762	409,810	759,952
Contract Services	18,927	17,129	1,798
Donations Expenditure	4,500	4,500	0
Dues and Memberships	28,946	29,306	(360)
Elections	6,000	0	6,000
Legal Publications	4,800	6,790	(1,990)
Liability Insurance	26,491	27,443	(952)
Maintenance and Repair	67,395	62,238	5,157
Meetings	11,795	6,182	5,613
Bank Fees	7,815	11,192	(3,377)
Supplies	28,824	21,546	7,278
Postage and Billing	15,169	13,351	1,818
Professional Services	127,129	187,857	(60,728)
Rent - City Hall	23,147	22,776	371
Rent - Equipment	5,950	3,918	2,032
Telephone	14,428	14,377	51
Training	15,569	12,975	2,594
Travel and Membership Dues	3,500	541	2,959
Uniforms	750	1,017	(267)
Utilities	137,985	107,949	30,036
Vehicle Expenditure	20,751	16,310	4,441
	<u>3,378,942</u>	<u>2,616,008</u>	<u>762,934</u>
Total Expenditures	<u>\$ 4,575,912</u>	<u>\$ 3,807,510</u>	<u>\$ 768,402</u>

City of Kuna, Idaho
Combining Balance Sheet -
Nonmajor Funds
September 30, 2016

	Grant Fund	Capital Projects		Total
		Capital Outlay	Impact Fee	
Assets				
Cash and Cash Equivalents	\$ 49,024	\$ 149,138	\$ 20,658	\$ 218,820
Interest Receivable	5	0	0	5
Accounts Receivable, Net	61,534	0	939	62,473
Total Assets	<u>110,563</u>	<u>149,138</u>	<u>21,597</u>	<u>281,298</u>
Deferred Outflows	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Assets and Deferred Outflows	<u>\$ 110,563</u>	<u>\$ 149,138</u>	<u>\$ 21,597</u>	<u>\$ 281,298</u>
Liabilities				
Accounts Payable	\$ 34,197	\$ 72,843	\$ 0	\$ 107,040
Total Liabilities	<u>34,197</u>	<u>72,843</u>	<u>0</u>	<u>107,040</u>
Deferred Inflows	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Fund Balances				
Assigned	0	76,295	0	76,295
Restricted	76,366	0	21,597	97,963
Total Fund Balances	<u>76,366</u>	<u>76,295</u>	<u>21,597</u>	<u>174,258</u>
Total Liabilities, Deferred Inflows, and Fund Balances	<u>\$ 110,563</u>	<u>\$ 149,138</u>	<u>\$ 21,597</u>	<u>\$ 281,298</u>

City of Kuna, Idaho
Combining Statement of Revenues, Expenditures,
and Changes in Fund Balances – Nonmajor Funds
For the Year Ended September 30, 2016

	Grant Fund	Capital Projects		Total
		Capital Outlay	Impact Fee	
Revenues				
Grants and Contributions Intergovernmental	\$ 107,817	\$ 0	\$ 0	\$ 107,817
Interest	52	0	0	52
Other	0	0	21,597	21,597
Total Revenues	<u>107,869</u>	<u>0</u>	<u>21,597</u>	<u>129,466</u>
Expenditures				
Current:				
General Administration	88,765	0	0	88,765
Capital Outlay	0	177,081	0	177,081
Total Expenditures	<u>88,765</u>	<u>177,081</u>	<u>0</u>	<u>265,846</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>19,104</u>	<u>(177,081)</u>	<u>21,597</u>	<u>(136,380)</u>
Other Financing Sources (Uses)				
Transfers In	0	228,376	0	228,376
Total Other Financing Sources (Uses)	<u>0</u>	<u>228,376</u>	<u>0</u>	<u>228,376</u>
Net Change in Fund Balances	19,104	51,295	21,597	91,996
Fund Balances - Beginning	57,262	25,000	0	82,262
Fund Balances - Ending	<u>\$ 76,366</u>	<u>\$ 76,295</u>	<u>\$ 21,597</u>	<u>\$ 174,258</u>

FEDERAL REPORT



812-B 12th Ave. South
P.O. Box 876
Nampa, ID 83653-0876
208 466-2493
FAX 208 467-2000
www.BaileyCPAs.com

Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With Government Auditing Standards

To the Honorable Mayor
and City Council
City of Kuna, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Kuna, Idaho**, as of and for the year ended September 30, 2016, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements, and have issued our report thereon dated June 22, 2017.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the **City of Kuna, Idaho’s** internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control. Accordingly, we do not express an opinion on the effectiveness of the City’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the **City of Kuna, Idaho’s** financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bailey & Co.

Nampa, Idaho
June 22, 2017