

## OFFICIALS

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



## CITY OF KUNA

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

**City Council Meeting  
AGENDA  
Tuesday, December 5, 2017**

### **6:00 P.M. REGULAR CITY COUNCIL**

- 1. *Call to Order and Roll Call***
- 2. *Invocation:*** Stan Johnson, Kuna Life Church
- 3. *Pledge of Allegiance:*** Mayor Stear
- 4. *Consent Agenda:***

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

#### **A. City Council Meeting Minutes:**

- 1. Regular City Council Minutes, November 21, 2017**

#### **B. Accounts Payable Dated November 30, 2017 in the Amount of \$247,990.24**

#### **C. Alcohol Licenses:**

- 1. Scott & Andrea Enterprises LLC dba Firehouse Pizzeria & Grill 726 East Avalon Street – On Premise Beer**

#### **D. Resolutions**

- 1. Consideration to approve Resolution No. R94-2017**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO  
APPROVING THE 2017 KUNA SEWER MASTER PLAN- FINAL REPORT.**

- 2. Consideration to approve Resolution No. R95-2017**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO  
ACCEPTING THE IRRIGATION EASEMENT FROM CONRAD &  
BISCHOFF, INC.**

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.

3. Consideration to approve Resolution No. R96-2017

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE STATE/LOCAL AGREEMENT (PROJECT DEVELOPMENT) FOR PROJECT NO. A020 (143) MAIN STREET-AVENUE C TO AVENUE A, KUNA, ADA COUNTY, IDAHO; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CLERK TO ATTEST TO SAID SIGNATURE.

**E. Findings of Fact and Conclusions of Law**

1. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 17-07-AN (Annexation) and 17-09-S (Subdivision) for Saranda Subdivision.

**5. Community Reports or Requests: None**

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

- A. Public Hearing that was tabled from October 17, 2017 to November 8, 2017 to December 5, 2017 and consideration to approve 17-07-ZC (Rezone) – Jace Hellman, Planner I**

A request from Scott Noriyuki, to rezone a parcel's current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The site is located at the southeast corner of West Hubbard Road and North Linder Road, Kuna ID.

- B. Public Hearing that was tabled from November 21, 2017 to December 5, 2017 and consideration to approve 17-05-AN (Annex) and 17-01-CPF (Combination Preliminary Plat and Final Plat) Pierson Subdivision Annexation – Troy Behunin Planner III**

A request from Clair Bowman, seeking approval for annexation of approximately 4.28 acres into Kuna City with an R-2 (Low Density Res.) zone, and combination preliminary and final plat approval to create a 2-lot residential subdivision, a re-plat of a portion of Dreamcatcher Subdivision. The site is located near the south-east corner of Black Cat and Amity Roads addressed as 4400 W. Legacy Lane, Meridian, ID 83634.

**7. Business Items:**

- A. Consideration to approve the purchase of a four wheel drive truck for the Building Department as budgeted. – Bob Bachman, Public Works Director**

**8. Ordinances:**

**A.** Consideration to approve Ordinance No. 2017-26

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING SECTION 6 OF CHAPTER 1, TITLE 3, KUNA CITY CODE TO ADD A PROVISION THAT AN ALCOHOL LICENSE APPLICATION MAY BE PLACED ON THE CONSENT AGENDA AND ACTED UPON IF THERE IS NO OBJECTION, AND IF THE ALCOHOL LICENSE APPLICATION IS FOR A NEW LICENSE AND THE APPLICATION HAS RECEIVED BOTH STATE AND COUNTY ALCOHOL LICENSES, THE CLERK MAY ISSUE A TEMPORARY ALCOHOL LICENSE VALID UNTIL THE NEXT CITY COUNCIL MEETING UNDER CERTAIN CIRCUMSTANCES; AND PROVIDING AN EFFECTIVE DATE.

*Consideration to waive three readings of ordinance*

*Consideration to approve ordinance*

*Consideration to approve summary publication of ordinance*

**B.** Consideration to approve Ordinance No. 2017-27

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTIES INTO THE CITY OF KUNA, IDAHO, TO WIT: PARCEL NO. S1313212480 OWNED BY CHALLENGER DEVELOPMENT, INC, SUCCESSORS IN INTEREST TO OWNERS JRL PROPERTIES, L.P., PROPERTY 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 of ordinance*

*Consideration to approve ordinance*

*Consideration to approve summary publication of ordinance*

**9. Mayor/Council Announcements:**

**10. Executive Session:**

**11. Adjournment:**

**OFFICIALS**

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

**CITY OF KUNA**

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

**City Council Meeting  
 MINUTES  
 Tuesday, November 21, 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 - Absent  
 Council Member Briana Buban-Vonder Haar  
 Council Member Greg McPherson

**CITY STAFF PRESENT:**

Chris Engels, City Clerk  
 Bobby Withrow, Parks Director  
 John Marsh, City Treasurer  
 Wendy Howell, Planning & Zoning Director  
 Richard Roats, City Attorney  
 Trevor Kesner, Planner II

**2. Invocation:** Karen Hernandez, United Methodist Church

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

**4. Consent Agenda:**  
 (Timestamp 00:02:21)

*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, November 8, 2017**

**B. Accounts Payable Dated November 16, 2017 in the Amount of \$597,725.11**

**C. Resolutions**

**1. Consideration to approve Resolution No. R91-2017**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE COST OF LIVING INCREASE OF TWO AND 62/100 PERCENT (2.62%) FOR ALL FULL-TIME CITY EMPLOYEES; ADOPTING THE 2017-2018 STEP AND GRADE CHART FOR ALL FULL-TIME NON-DIRECTOR EMPLOYEES AS ATTACHED HERETO AS EXHIBIT A; AND DECLARING THE EFFECTIVE DATE.

**2. Consideration to approve Resolution No. R92-2017**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE REAL ESTATE LEASE AGREEMENT WITH JORGE AYALA DBA AYALA FARMS, FOR THE LEASE OF THE CITY OF KUNA, IDAHO'S PROPERTY LOCATED AT MEADOW VIEW ROAD, KUNA, IDAHO.

**3. Consideration to approve Resolution No. R93-2017**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE SIGNATURE OF THE PUBLIC WORKS DIRECTOR UPON AND APPROVING THE AGREEMENTS AND ADDENDUM WITH PEAK ALARM COMPANY OF IDAHO, INC. TO PROVIDE COMMERCIAL ALARM PRODUCTS AND MONITORING SERVICES FOR THE CITY AT 6950 S TEN MILE ROAD, MERIDIAN IDAHO AND 320 W. 2<sup>ND</sup> STREET, KUNA, IDAHO.

**D. Final Plat**

**1. Consideration to approve Case 17-07-FP (Final Plat) for Ashton Estates Subdivision No. 1**

**E. Findings of Fact and Conclusions of Law**

**1. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 17-02-AN (Annexation) and 17-06-S (Preliminary) for Cazador Subdivision**

**2. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 17-03-AN (Annexation) and 17-07-S (Subdivision) for Rising Sun Subdivision**

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

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

**Voting No: None**

**Absent: Council Member Jones**

**Motion carried 3-0.**

**5. Community Reports or Requests: None**

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

**A. *Staff requests that this be tabled to the December 5, 2017, public hearing.***

Public Hearing and consideration to approve 17-05-AN (Annex) and 17-01-CPF (Combination Preliminary Plat and Final Plat) Pierson Subdivision Annexation – Troy Behunin Planner III

*(Timestamp 00:02:58)*

A request from Clair Bowman, seeking approval for annexation of approximately 4.28 acres into Kuna City with an R-2 (Low Density Res.) zone, and combination preliminary and final plat approval to create a 2-lot residential subdivision, a re-plat of a portion of Dreamcatcher Subdivision. The site is located near the south-east corner of Black Cat and Amity Roads addressed as 4400 W. Legacy Lane, Meridian, ID 83634.

**Council Member Buban-Vonder Haar moved to table the public hearing and consideration to approve 17-05-AN (Annex) and 17-01-CPF (Combination Preliminary Plat and Final Plat) to December 5, 2017. Seconded by Council Member McPherson. Motion carried 3-0. Council Member Jones absent.**

**B. Public Hearing and consideration to approve 17-07-AN (Annexation) and 17-09-S (Subdivision) – Trevor Kesner, Planner II**

*(Timestamp 00:03:44)*

A request from Jane Suggs with WH Pacific representing Challenger Development, Inc., to annex an approximately 5-acre parcel into Kuna City limits with an R-6 zone, and subdivide said parcel into 18 single family, and four (4) common lots to create the *Saranda Subdivision*. The site is located on the south side of W. Hubbard Road, approximately 700 feet west of Kay Avenue, and currently addressed as 1105 W. Hubbard Road, Kuna, ID 83634.

Planner II Trevor Kesner provided the details of the application and stood for questions.

Jane Suggs with WH Pacific represented the applicant. She provided a description of the plan for the proposed development. She stood for questions.

Council President Cardoza asked if the concerned citizen with the fence issues was addressed.

Ms. Suggs clarified that the pathway would end prior to the property and a fence would be installed across the pathway with the exception of the maintenance road. Also, the property owner had posted their property.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

**Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Motion carried 3-0. Council Member Jones absent.**

Council Member Buban-Vonder Haar stated the requests were in compliance with the comp plan and city code and she agreed with the Findings of Fact and Conclusions of Law that was included in the packet.

**Council Member Buban-Vonder Haar moved to approve 17-07-AN (Annexation) and 17-09-S (Subdivision) with the specifications listed in the packet. Seconded by Council Member McPherson. Motion carried 3-0. Council Member Jones absent.**

**7. Business Items:**

- A. Informational Only - Senior Center roof repairs – Bob Bachman, Public Works Director**  
(Timestamp 00:09:38)

Public Works Director Bob Bachman reviewed the Senior Center roof repairs needed.

**Council Member Buban-Vonder Haar moved to approve \$15,650 from the contingency fund to repair the Senior Center roof. Seconded by Council Member McPherson. Approved by the following roll call vote:**  
**Voting Aye: Council Members Cardoza, Buban-Vonder Haar, and McPherson.**  
**Voting No: None**  
**Absent: Council Member Jones**  
**Motion carried 3-0.**

- B. Consideration to accept November 7, 2017 Kuna City Election Results – Chris Engels, City Clerk**  
(Timestamp 00:11:10)

City Clerk Chris Engels presented the November 7, 2017 Kuna City Election Results.

**Council Member Buban-Vonder Haar moved to accept the November 7, 2017 Kuna City Election Results as presented by Ada County. Seconded by Council Member McPherson. Motion carried 3-0. Council Member Jones absent.**

**8. Ordinances:**

- A. Consideration to approve Ordinance No. 2017-25  
(Timestamp 00:12:16)

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING CHAPTER 1, TITLE 7, SECTION 8, KUNA CITY CODE TITLED STREETS AND SIDEWALKS AS FOLLOWS: BY AMENDING SECTION 8 TITLED SIDEWALK MAINTENANCE BY OWNER BY AMENDING THE FIRST PARAGRAPH TO ADD PART "A" AND THE TITLE SIDEWALK REPAIR, AND ADDING A NEW PART- PART "B" WITH THE TITLE REMOVAL OF DEBRIS, RUBBISH, TRASH OR WASTE FROM SIDEWALK; AND PROVIDING AN EFFECTIVE DATE.

City Attorney Richard Roats gave some background on the ordinance.

Council Member Buban-Vonder Haar was worried about how this would apply to residents.

Mr. Roats explained the wording and the intent that it apply to the commercial corridor.

Council President Cardoza had a concern about the 8:00 am enforcement.

Mr. Roats clarified the hopes would be that the bars would clean up before they left.

Council Member Buban-Vonder Haar was concerned about business owners needing to watch all day for the smallest amount of litter and how enforcing this would work.

Mr. Roats explained it would be discretionary on the officer's part.

Council discussed making the ordinance more specific and the 8:00 am enforcement.

Mr. Roats suggested leaving it like it was to see how it worked and adjust if needed. Business owners would also be educated and could give feedback.

Council agreed but asked that 8:00 am be changed to 9:00 am.

*Consideration to waive three readings of ordinance*

*Consideration to approve ordinance*

*Consideration to approve summary publication of ordinance*

**Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-25. Seconded by Council Member McPherson. Motion carried 3-0. Council Member Jones absent.**

**Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-25 with the change of 8:00 am to 9:00 am. Seconded by Council Member McPherson. Approved by the following roll call vote:**

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

**Voting No: None**

**Absent: Council Member Jones**

**Motion carried 3-0.**

**Council Member Buban-Vonder Haar moved to approve the Summary Publication of Ordinance No. 2017-25. Seconded by Council Member McPherson. Motion carried 3-0. Council Member Jones absent.**

**9. Mayor/Council Announcements:**

*(Timestamp 00:35:46)*

Mayor Stear shared how the State of the City went.

Council Member Buban-Vonder Haar asked if it was published online.

City Clerk Chris Engels replied it was on the City Website. A link was also posted on social media directing people to where it could be viewed.

Council Member Buban-Vonder Haar suggested doing Facebook Live for the next State of the City.

Mayor Stear told the Council about being the Grand Marshall for the hallway parade at Crimson Point Elementary.

Mayor Stear and Public Works Director Bob Bachman updated Council on the Downtown Revitalization project.

Council Member Buban-Vonder Haar asked about the Holiday Artist & Crafter Show.

City Clerk Chris Engels reported on how the show went.

Ms. Engels shared that the Clerk's Office had started including links to recordings in the minutes that would take the listener to the spot in the meeting recording that corresponded with that section of minutes. The Clerk's Office would continue to use this protocol and, if the City ever switched to video, staff would see what could be done for that.

Council Member Buban-Vonder Haar asked about the Wreath Exhibit & Sale.

Ms. Engels replied that would be on December 9, 2017 at the Kuna Event Center. She reviewed all the events happening that day.

**10. *Executive Session:***

**11. *Adjournment: 6:43 pm***

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Joe L. Stear, Mayor

ATTEST:

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Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Deputy City Clerk*  
*Date Approved: CCM 12.05.2017*



CITY OF KUNA

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SIGN-UP SHEET

11/21/2017 – KUNA CITY COUNCIL

Case Name: 17-07-AN (Annexation) and 17-09-S (Subdivision):

Case Type: Requesting annexation of an approximately 5-acre parcel into Kuna City limits with an R-6 zone, and subdivide the parcel into 18 single family, and four (4) common lots to create Saranda Subdivision; 1105 W. Hubbard Rd., Kuna, ID 83634

Please print your name below if you would like to present oral testimony or written exhibits about this item to the Council.

Table with 3 columns: IN FAVOR, NEUTRAL, IN OPPOSITION. Each column contains multiple rows of checkboxes for 'Testify' and 'Not Testify', followed by lines for 'Print Name', 'Print Address', and 'City State, Zip'.

City of Kuna

Payment Approval Report - City Council Approval

Page: 1

Report dates: 11/17/2017-11/30/2017

Nov 30, 2017 10:51AM

## 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
<b>2M COMPANY, INC.</b>												
1461	2M COMPANY, INC.	4123303-000		<u>SPRINKLER PARTS FOR DOWNTOWN REVITALIZATION, CITY MATCH 1, OCT 17</u>	10/25/2017	318.84	.00	<u>01-6045 CONTINGENCY</u>	1118	10/17		
Total 4123303-000:						318.84	.00					
1461	2M COMPANY, INC.	4123329-000		<u>SPRINKLER PARTS FOR DOWNTOWN REVITALIZATION, CITY MATCH 1, OCT 17</u>	10/26/2017	192.27	.00	<u>01-6045 CONTINGENCY</u>	1118	10/17		
Total 4123329-000:						192.27	.00					
Total 2M COMPANY, INC.:						511.11	.00					
<b>ADVANCED COMMUNICATIONS, INC.</b>												
1566	ADVANCED COMMUNICATIONS, INC.	16480		<u>MITEL 5320 IP PHONE, FEATURE CAT D LICENSE, CORDS. J MORPHIN, NOV 17, PARKS</u>	11/15/2017	533.40	.00	<u>01-6175 SMALL TOOLS</u>	1004	11/17		
1566	ADVANCED COMMUNICATIONS, INC.	16480		<u>MITEL 5320 IP PHONE, FEATURE CAT D LICENSE, CORDS. J LORENTZ, NOV 17, PARKS</u>	11/15/2017	533.40	.00	<u>01-6175 SMALL TOOLS</u>	1004	11/17		
1566	ADVANCED COMMUNICATIONS, INC.	16480		<u>MITEL 5320 IP PHONE, FEATURE CAT D LICENSE, CORDS. B WITHROW, NOV 17, PARKS</u>	11/15/2017	533.40	.00	<u>01-6175 SMALL TOOLS</u>	1004	11/17		
1566	ADVANCED COMMUNICATIONS, INC.	16480		<u>MITEL 5320 IP PHONE, FEATURE CAT D LICENSE, CORDS. CLERKS OFFICE, NOV 17, CLERKS</u>	11/15/2017	533.40	.00	<u>01-6175 SMALL TOOLS</u>	0	11/17		
1566	ADVANCED COMMUNICATIONS, INC.	16480		<u>MITEL 5320 IP PHONE, FEATURE CAT D LICENSE, CORDS. B BACHMAN, NOV 17</u>	11/15/2017	133.37	.00	<u>01-6175 SMALL TOOLS</u>	0	11/17		

City of Kuna

## Payment Approval Report - City Council Approval

Page: 2

Report dates: 11/17/2017-11/30/2017

Nov 30, 2017 10:51AM

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
1566	ADVANCED COMMUNICATIONS, INC.	16480		MITEL 5320 IP PHONE. FEATURE CAT D LICENSE. CORDS. B BACHMAN. NOV 17. PARKS	11/15/2017	293.37	.00	01-6175 SMALL TOOLS	1004	11/17		
1566	ADVANCED COMMUNICATIONS, INC.	16480		MITEL 5320 IP PHONE. FEATURE CAT D LICENSE. CORDS. B BACHMAN. NOV 17. BLDG INS	11/15/2017	53.34	.00	01-6175 SMALL TOOLS	1005	11/17		
1566	ADVANCED COMMUNICATIONS, INC.	16480		MITEL 5320 IP PHONE. FEATURE CAT D LICENSE. CORDS. B BACHMAN. NOV 17. WATER	11/15/2017	21.33	.00	20-6175 SMALL TOOLS	0	11/17		
1566	ADVANCED COMMUNICATIONS, INC.	16480		MITEL 5320 IP PHONE. FEATURE CAT D LICENSE. CORDS. B BACHMAN. NOV 17. SEWER	11/15/2017	21.33	.00	21-6175 SMALL TOOLS	0	11/17		
1566	ADVANCED COMMUNICATIONS, INC.	16480		MITEL 5320 IP PHONE. FEATURE CAT D LICENSE. CORDS. B BACHMAN. NOV 17. PI	11/15/2017	10.66	.00	25-6175 SMALL TOOLS	0	11/17		
Total 16480:						2,667.00	.00					
Total ADVANCED COMMUNICATIONS, INC.:						2,667.00	.00					
<b>AIR FILTER SUPERSTORE WHOLESALE LLC</b>												
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	131409	6267	2 BXS 18X25X2 AIR FILTERS FOR CHANGE OUTS COMING DUE FOR HVAC. FOR HEADWORKS AND SOLIDS BLDG. M NADEAU. SEWER. NOV 17	11/03/2017	92.16	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17		
Total 131409:						92.16	.00					
Total AIR FILTER SUPERSTORE WHOLESALE LLC:						92.16	.00					
<b>ALLOWAY ELECTRIC CO</b>												
1087	ALLOWAY ELECTRIC CO	43941	6220	STREETLIGHT #742B. STAGECOACH AND LUKER REPAIR. D CROSSLEY. OCT 17	11/13/2017	205.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	11/17		

City of Kuna

## Payment Approval Report - City Council Approval

Page: 3

Report dates: 11/17/2017-11/30/2017

Nov 30, 2017 10:51AM

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 43941:						205.50	.00					
1087	ALLOWAY ELECTRIC CO	43951	6353	<u>STREET LIGHT REPAIRS, 1813 ADDAX, #00787B D.CROSSLEY</u>	11/15/2017	135.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	11/17		
Total 43951:						135.00	.00					
Total ALLOWAY ELECTRIC CO:						340.50	.00					
<b>ARTCO (US, INC.)</b>												
1435	ARTCO (US, INC.)	172893782	6325	<u>NEW BUSINESS CARDS FOR R FORD, NOV 17, WATER</u>	11/24/2017	32.00	.00	20-6165 OFFICE SUPPLIES	0	11/17		
1435	ARTCO (US, INC.)	172893782	6325	<u>NEW BUSINESS CARDS FOR R FORD, NOV 17, SEWER</u>	11/24/2017	8.00	.00	25-6165 OFFICE SUPPLIES	0	11/17		
Total 172893782:						40.00	.00					
Total ARTCO (US, INC.):						40.00	.00					
<b>BARRY RENTAL INC</b>												
1899	BARRY RENTAL INC	170088-4	6230	<u>AIR COVER FOR TOOL CAT, B.GILLOGLY, OCT.'17</u>	10/20/2017	57.74	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	10/17		
Total 170088-4:						57.74	.00					
1899	BARRY RENTAL INC	171232-4	6259	<u>ROCK BUCKET FOR THE SKIDSTEER, BOBCAT 74", B.WITHROW, OCT.'17 - PARKS</u>	11/21/2017	1,300.40	.00	01-6175 SMALL TOOLS	1004	11/17		
Total 171232-4:						1,300.40	.00					
Total BARRY RENTAL INC:						1,358.14	.00					

**BEDLINERS OF TREASURE VALLEY, INC.**

City of Kuna

## Payment Approval Report - City Council Approval

Page: 4

Report dates: 11/17/2017-11/30/2017

Nov 30, 2017 10:51AM

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
1192	BEDLINERS OF TREASURE VALLEY, INC.	11714	6354	<u>BEDLINERS SPRAYED ON NEW PARKS TRUCK #31. S.HOWELL. NOV.'17</u>	11/21/2017	425.00	.00	<u>40-6166_PP&amp;E PURCHASES OPERATIONS</u>	1123	11/17		
Total 11714:						425.00	.00					
Total BEDLINERS OF TREASURE VALLEY, INC.:						425.00	.00					
<b>BIG SKY RENTALS LLC</b>												
1846	BIG SKY RENTALS LLC	4107		<u>SKID AUGER RENTAL FOR SAMPLES AT LAGOONS. OCT 17</u>	10/19/2017	22.00	.00	<u>21-6212_RENT-EQUIPMENT</u>	0	10/17		
Total 4107:						22.00	.00					
Total BIG SKY RENTALS LLC:						22.00	.00					
<b>BRADY INDUSTRIES OF IDAHO LLC</b>												
1240	BRADY INDUSTRIES OF IDAHO LLC	5614899	6270	<u>2_CS_LRG_TOILET_PAPER ROLLS_FOR_CITY_HALL. NOV 17</u>	11/20/2017	33.06	.00	<u>01-6025 JANITORIAL</u>	0	11/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5614899	6270	<u>2_CS_LRG_TOILET_PAPER ROLLS_FOR_CITY_HALL. NOV 17. P&amp;Z</u>	11/20/2017	11.81	.00	<u>01-6025 JANITORIAL</u>	1003	11/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5614899	6270	<u>2_CS_LRG_TOILET_PAPER ROLLS_FOR_CITY_HALL. NOV 17. WATER</u>	11/20/2017	30.71	.00	<u>20-6025 JANITORIAL</u>	0	11/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5614899	6270	<u>2_CS_LRG_TOILET_PAPER ROLLS_FOR_CITY_HALL. NOV 17. SEWER</u>	11/20/2017	30.71	.00	<u>21-6025 JANITORIAL</u>	0	11/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5614899	6270	<u>2_CS_LRG_TOILET_PAPER ROLLS_FOR_CITY_HALL. NOV 17. PI</u>	11/20/2017	11.81	.00	<u>25-6025 JANITORIAL</u>	0	11/17		
Total 5614899:						118.10	.00					
Total BRADY INDUSTRIES OF IDAHO LLC:						118.10	.00					

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<b>CENTURYLINK</b>												
62	CENTURYLINK	2089229179		DEDICATED LINE TO ELEVATOR, 11-07-17 TO 12-06-17, NOV 17	11/07/2017	13.23	13.23	01-6255 TELEPHONE	0	11/17	11/17/2017	
62	CENTURYLINK	2089229179		DEDICATED LINE TO ELEVATOR, 11-07-17 TO 12-06-17, NOV 17, P&Z	11/07/2017	4.73	4.73	01-6255 TELEPHONE	1003	11/17	11/17/2017	
62	CENTURYLINK	2089229179		DEDICATED LINE TO ELEVATOR, 11-07-17 TO 12-06-17, NOV 17, WATER	11/07/2017	12.29	12.29	20-6255 TELEPHONE EXPENSE	0	11/17	11/17/2017	
62	CENTURYLINK	2089229179		DEDICATED LINE TO ELEVATOR, 11-07-17 TO 12-06-17, NOV 17, SEWER	11/07/2017	12.29	12.29	21-6255 TELEPHONE EXPENSE	0	11/17	11/17/2017	
62	CENTURYLINK	2089229179		DEDICATED LINE TO ELEVATOR, 11-07-17 TO 12-06-17, NOV 17, PI	11/07/2017	4.73	4.73	25-6255 TELEPHONE EXPENSE	0	11/17	11/17/2017	
Total 2089229179:						47.27	47.27					
Total CENTURYLINK:						47.27	47.27					
<b>CORE &amp; MAIN LP</b>												
63	CORE & MAIN LP	H176950	6250	4 WATER METER LIDS, C DEYOUNG, WATER, OCT 17	10/27/2017	428.80	.00	20-6150 M & R - SYSTEM	0	10/17		
Total H176950:						428.80	.00					
63	CORE & MAIN LP	H819769	6292	39 EA PRORATED RADIO UPGRADE TO V4, NOV, 17	11/08/2017	2,148.00	.00	20-6020 CAPITAL IMPROVEMENTS	1089	11/17		
Total H819769:						2,148.00	.00					
63	CORE & MAIN LP	H899168	6320	RADIO UPGRADES FOR WARRANTY REPLACEMENT METERS, WATER, NOV 17	11/15/2017	999.00	.00	20-6020 CAPITAL IMPROVEMENTS	1089	11/17		

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Total H899168:						999.00	.00					
63	CORE & MAIN LP	I020234	6252	<u>2 STICKS OF SDR51 PIPE, 1 COUPLER 12IN, LOCK AND ROLL STORAGE IRRIGATION, C DEYOUNG, PI, OCT 17</u>	10/27/2017	270.00	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	11/17		
Total I020234:						270.00	.00					
63	CORE & MAIN LP	I023003	6251	<u>2 WATER METERS, 25 ANTENNAES, (22 BACK ORDERED) C DEYOUNG, WATER, OCT 17</u>	10/27/2017	1,044.10	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	10/17		
Total I023003:						1,044.10	.00					
63	CORE & MAIN LP	I076515	6335	<u>NEPTUNE T10 3/4 METERS, 7- 10 METER W/EXT ANTENNA, LOW LEAD, J.COX, NOV.'17</u>	11/20/2017	6,820.32	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	11/17		
Total I076515:						6,820.32	.00					
63	CORE & MAIN LP	I080231	6294	<u>8 2IN METERS, 21 2IN METER GASKETS AND BOLT KITS, 20 METER LIDS, 40 BRACKETS FOR LIDS, B BURR, WATER, NOV 17</u>	11/07/2017	491.60	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	11/17		
Total I080231:						491.60	.00					
63	CORE & MAIN LP	I082738	6294	<u>8 2IN METERS, 21 2IN METER GASKETS AND BOLT KITS, 20 METER LIDS, 40 BRACKETS FOR LIDS, B BURR, WATER, NOV 17</u>	11/07/2017	5,955.77	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	11/17		
Total I082738:						5,955.77	.00					

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63	CORE & MAIN LP	1096875	6319	<u>PI PARTS AND STOCK, ANGLE BALL VALVES, INSERTS, 90'S, BRASS NIPPLES, ROLL OF POLY PIPE, NOV 17, PI</u>	11/15/2017	1,798.68	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	11/17		
Total 1096875:						1,798.68	.00					
63	CORE & MAIN LP	1120017	6335	<u>METER GASKETS, POTTED METERS, COMPRESSION COUPLERS, SADDLES, SAW BLADES, METERS, J.COX, NOV.'17, WATER</u>	11/20/2017	891.14	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	11/17		
Total 1120017:						891.14	.00					
Total CORE & MAIN LP:						20,847.41	.00					
<b>CUDA LLC</b>												
1904	CUDA LLC	1117		<u>CLEANING FEE, BEVERAGE FEE, SNACK FEE, VENUE FOR CREATE N SIP TOPIARY CLASS, KUNA ARTS COMMISSION, NOV 17</u>	11/16/2017	200.00	.00	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	11/17		
Total 1117:						200.00	.00					
Total CUDA LLC:						200.00	.00					
<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	004 15341 001	6333	<u>BIBS FOR R.WARWICK, NOV.'17, SEWER</u>	11/15/2017	95.99	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	11/17		
Total 004 15341 001:						95.99	.00					
75	D & B SUPPLY	005 57102 001	6331	<u>ARTIC VEST FOR C DEYOUNG, 2 PR PANTS J WEBB, 2 PR JAKE COX, NOV 17, WATER</u>	11/15/2017	131.80	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	11/17		
75	D & B SUPPLY	005 57102 001	6331	<u>ARTIC VEST FOR C DEYOUNG, 2 PR PANTS J WEBB, 2 PR JAKE COX, NOV 17, WATER</u>	11/15/2017	32.95	.00	<u>21-6285 UNIFORMS EXPENSE</u>	0	11/17		

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Total 005 57102 001:						164.75	.00					
Total D & B SUPPLY:						260.74	.00					
<b>FERGUSON ENTERPRISES INC</b>												
219	FERGUSON ENTERPRISES INC	0670914	6229	<u>2 EA GASKETS FOR CHLORINE CONTACT CHAMBER #1 REPAIR AT LAGOONS. M.FISETTE, NOV 17</u>	11/01/2017	97.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	11/17		
Total 0670914:						97.00	.00					
219	FERGUSON ENTERPRISES INC	0672267	6303	<u>4 EA 50# SPEEDCRETE FOR LOCK AND ROLL STORAGE. T.FLEMING, NOV.'17</u>	11/09/2017	128.00	.00	<u>25-6115 MAINT &amp; REPAIR-SYSTEM-GRAVITY</u>	0	11/17		
Total 0672267:						128.00	.00					
219	FERGUSON ENTERPRISES INC	0672657	6323	<u>PARTS FOR REPAIRS ON LINES, REPLACEMENT RUBBER GASKETS FOR CHLORINE CONTACT CHAMBER #1 AT LAGOONS. R.DAVILA, NOV.'17</u>	11/15/2017	350.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	11/17		
Total 0672657:						350.00	.00					
219	FERGUSON ENTERPRISES INC	0672906	6340	<u>MECHANICAL T JOINT FOR SPLASHPAD FOR WATER, J MORFIN, PARKS, NOV 17</u>	11/21/2017	178.45	.00	<u>03-6368 EXPEND-KUNA POOL/FITNESS FAC.</u>	1067	11/17		
Total 0672906:						178.45	.00					
Total FERGUSON ENTERPRISES INC:						753.45	.00					
<b>FILTRATION TECHNOLOGY</b>												
108	FILTRATION TECHNOLOGY	S7481	6347	<u>15EA 30 GAL BARRELS OF ALLQUEST, R JONES, WATER, NOV 17</u>	11/20/2017	5,250.00	.00	<u>20-6151 M &amp; R - PROCESS CHEMICALS</u>	0	11/17		

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Total S7481:						5,250.00	.00					
Total FILTRATION TECHNOLOGY:						5,250.00	.00					
<b>GREEN'S SAND &amp; GRAVEL</b>												
536	GREEN'S SAND & GRAVEL	5939		<u>115.28 YARDS OF SAND, 8HRS G-45 TRUCK @ 85.00 PER HR, FOR SPLASH PAD, OCT 17</u>	10/19/2017	1,158.41	.00	<u>03-6368 EXPEND- KUNA POOL/FITNESS FAC.</u>	1067	10/17		
Total 5939:						1,158.41	.00					
536	GREEN'S SAND & GRAVEL	5940		<u>112.33 YARDS OF SAND, 8HRS G-45 TRUCK @ 85.00 PER HR, FOR SPLASH PAD, OCT 17</u>	10/20/2017	1,146.17	.00	<u>03-6368 EXPEND- KUNA POOL/FITNESS FAC.</u>	1067	10/17		
Total 5940:						1,146.17	.00					
Total GREEN'S SAND & GRAVEL:						2,304.58	.00					
<b>GROVER ELECTRIC &amp; PLUMBING SU</b>												
239	GROVER ELECTRIC & PLUMBING SU	NZ91425	6351	<u>PARTS FOR TOILET REPAIR AT SR CTR, S HOWELL, NOV 17</u>	11/21/2017	8.75	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	11/17		
Total NZ91425:						8.75	.00					
Total GROVER ELECTRIC & PLUMBING SU:						8.75	.00					
<b>HOCOCHAN HOLDINGS, INC.</b>												
1619	HOCOCHAN HOLDINGS, INC.	AR587285		<u>MONTHLY COPYCARE, 11-03- 17 TO 12-2-17, C737M540155, C737M540938, NOV 17</u>	11/14/2017	77.28	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	11/17		
1619	HOCOCHAN HOLDINGS, INC.	AR587285		<u>MONTHLY COPYCARE, 11-03- 17 TO 12-2-17, C737M540155, C737M540938, NOV 17, P&amp;Z</u>	11/14/2017	27.60	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	11/17		
1619	HOCOCHAN HOLDINGS, INC.	AR587285		<u>MONTHLY COPYCARE, 11-03- 17 TO 12-2-17, C737M540155, C737M540938, NOV 17, WATER</u>	11/14/2017	71.76	.00	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	11/17		

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1619	HOCOCHAN HOLDINGS, INC.	AR587285		<u>MONTHLY COPYCARE, 11-03-17 TO 12-2-17, C737M540155, C737M540938, NOV 17, SEWER</u>	11/14/2017	71.76	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/17		
1619	HOCOCHAN HOLDINGS, INC.	AR587285		<u>MONTHLY COPYCARE, 11-03-17 TO 12-2-17, C737M540155, C737M540938, NOV 17, PI</u>	11/14/2017	27.60	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/17		
1619	HOCOCHAN HOLDINGS, INC.	AR587285		<u>CONTRACT OVERAGE CHARGE MONTHLY COPYCARE, 10-3-17 TO 11-2-17, C737M540155, C737M540938, NOV 17</u>	11/14/2017	23.02	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	11/17		
1619	HOCOCHAN HOLDINGS, INC.	AR587285		<u>CONTRACT OVERAGE CHARGE MONTHLY COPYCARE, 10-3-17 TO 11-2-17, C737M540155, C737M540938, NOV 17, P&amp;Z</u>	11/14/2017	8.24	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	11/17		
1619	HOCOCHAN HOLDINGS, INC.	AR587285		<u>CONTRACT OVERAGE CHARGE MONTHLY COPYCARE, 10-3-17 TO 11-2-17, C737M540155, C737M540938, NOV 17, WATER</u>	11/14/2017	21.41	.00	<u>20-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/17		
1619	HOCOCHAN HOLDINGS, INC.	AR587285		<u>CONTRACT OVERAGE CHARGE MONTHLY COPYCARE, 10-3-17 TO 11-2-17, C737M540155, C737M540938, NOV 17, SEWER</u>	11/14/2017	21.41	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/17		
1619	HOCOCHAN HOLDINGS, INC.	AR587285		<u>CONTRACT OVERAGE CHARGE MONTHLY COPYCARE, 10-3-17 TO 11-2-17, C737M540155, C737M540938, NOV 17, PI</u>	11/14/2017	8.24	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/17		
Total AR587285:						358.32	.00					
Total HOCOCHAN HOLDINGS, INC.:						358.32	.00					
<b>IDAHO POWER CO</b>												
38	IDAHO POWER CO	112920171		<u>ELECTRIC SERVICE FOR NOVEMBER 2017 - ADMIN</u>	11/29/2017	236.20	.00	<u>01-6290 UTILITIES</u>	0	11/17		



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				\$57.13 WAS NOT IN STOCK, THIS IS CREDIT MEMO FOR OVERPAYMENT, NOV 17	11/01/2017	-57.13	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	11/17		
	Total PI11480CM:					-57.13	.00					
	Total IDAHO TRACTOR INC:					-57.13	.00					
<b>INTEGRINET SOLUTIONS, INC.</b>												
1595	INTEGRINET SOLUTIONS, INC.	103683		TROUBLESHOOT TROY'S PC ISSUE AND REMOVED INFECTIONS. WALKED W HOWELL THRU CONNECTING HER PHONE TO EMAIL. NOV 17. P&Z	11/12/2017	88.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	11/17		
1595	INTEGRINET SOLUTIONS, INC.	103683		HELPED CLERKS DEPT LOG ONTO PC. NOV 17	11/12/2017	41.36	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	11/17		
1595	INTEGRINET SOLUTIONS, INC.	103683		HELPED CLERKS DEPT LOG ONTO PC. NOV 17. WATER	11/12/2017	1.05	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17		
1595	INTEGRINET SOLUTIONS, INC.	103683		HELPED CLERKS DEPT LOG ONTO PC. NOV 17. SEWER	11/12/2017	1.05	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17		
1595	INTEGRINET SOLUTIONS, INC.	103683		HELPED CLERKS DEPT LOG ONTO PC. NOV 17. PI	11/12/2017	.54	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17		
1595	INTEGRINET SOLUTIONS, INC.	103683		INSTALLED SURGE PROTECTOR IN PLACE OF UPS. TROUBLE SHOOT P&Z ISSUE AND REMOVED INFECTIONS. CAME ONSITE TO ASSIST DATATEL IN PHONE INSTALLATION. NOV 17	11/12/2017	49.28	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	11/17		
1595	INTEGRINET SOLUTIONS, INC.	103683		INSTALLED SURGE PROTECTOR IN PLACE OF UPS. TROUBLE SHOOT P&Z ISSUE AND REMOVED INFECTIONS. CAME ONSITE TO ASSIST DATATEL IN PHONE INSTALLATION. NOV 17. P&Z	11/12/2017	17.60	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	11/17		



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				WATER	11/12/2017	52.63	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/17		
1595	INTEGRINET SOLUTIONS, INC.	103683		PRO ACTION MAINTENANCE, INSTALLED SHELF IN SERVER RACK FOR THE UPS, REPLACED BATTERY ON DEAD UPS, MODIFIED TERMINAL SERVER BACKUP. WORKED ON CREDIT CARD SCANNER IN CLERK'S OFFICE, NOV 17, SEWER	11/12/2017	52.63	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17		
1595	INTEGRINET SOLUTIONS, INC.	103683		PRO ACTION MAINTENANCE, INSTALLED SHELF IN SERVER RACK FOR THE UPS, REPLACED BATTERY ON DEAD UPS, MODIFIED TERMINAL SERVER BACKUP. WORKED ON CREDIT CARD SCANNER IN CLERK'S OFFICE, NOV 17, PI	11/12/2017	20.24	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17		
Total 103683:						510.40	.00					
1595	INTEGRINET SOLUTIONS, INC.	103787		2HR PER WK PRO ACTION SERVICE AND MAINTENANCE, MONITOR 2 SERVERS, NOV 17	11/15/2017	255.22	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	11/17		
1595	INTEGRINET SOLUTIONS, INC.	103787		2HR PER WK PRO ACTION SERVICE AND MAINTENANCE, MONITOR 2 SERVERS, NOV 17, P&Z	11/15/2017	91.15	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	11/17		
1595	INTEGRINET SOLUTIONS, INC.	103787		2HR PER WK PRO ACTION SERVICE AND MAINTENANCE, MONITOR 2 SERVERS, NOV 17, WATER	11/15/2017	236.99	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	11/17		
1595	INTEGRINET SOLUTIONS, INC.	103787		2HR PER WK PRO ACTION SERVICE AND MAINTENANCE, MONITOR 2 SERVERS, NOV 17, SEWER	11/15/2017	236.99	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17		
1595	INTEGRINET SOLUTIONS, INC.	103787		2HR PER WK PRO ACTION SERVICE AND MAINTENANCE, MONITOR 2 SERVERS, NOV 17, PI	11/15/2017	91.15	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17		

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Total 103787:						911.50	.00					
1595	INTEGRINET SOLUTIONS, INC.	103918		<u>RESET PASSWORDS FOR SEVERAL USERS, VERIFIED BACKUPS, SETUP 2 NEW BACK UP DRIVES AND STARTED MANUAL COPY, TROUBLESHOT CARD SCANNER ISSUE, SETUP FOLDER STRUCTURE TO E RECORDING SYSTEM, TALKED WITH RICH ABOUT SET UP, NOV17</u>	11/19/2017	86.24	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	11/17		
1595	INTEGRINET SOLUTIONS, INC.	103918		<u>RESET PASSWORDS FOR SEVERAL USERS, VERIFIED BACKUPS, SETUP 2 NEW BACK UP DRIVES AND STARTED MANUAL COPY, TROUBLESHOT CARD SCANNER ISSUE, SETUP FOLDER STRUCTURE TO E RECORDING SYSTEM, TALKED WITH RICH ABOUT SET UP, NOV17, P&amp;Z</u>	11/19/2017	30.80	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	11/17		
1595	INTEGRINET SOLUTIONS, INC.	103918		<u>RESET PASSWORDS FOR SEVERAL USERS, VERIFIED BACKUPS, SETUP 2 NEW BACK UP DRIVES AND STARTED MANUAL COPY, TROUBLESHOT CARD SCANNER ISSUE, SETUP FOLDER STRUCTURE TO E RECORDING SYSTEM, TALKED WITH RICH ABOUT SET UP, NOV17, WATER</u>	11/19/2017	80.08	.00	<u>20-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/17		
1595	INTEGRINET SOLUTIONS, INC.	103918		<u>RESET PASSWORDS FOR SEVERAL USERS, VERIFIED BACKUPS, SETUP 2 NEW BACK UP DRIVES AND STARTED MANUAL COPY, TROUBLESHOT CARD SCANNER ISSUE, SETUP FOLDER STRUCTURE TO E RECORDING SYSTEM, TALKED WITH RICH ABOUT SET UP, NOV17, SEWER</u>	11/19/2017	80.08	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/17		

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1595	INTEGRINET SOLUTIONS, INC.	103918		RESET PASSWORDS FOR SEVERAL USERS. VERIFIED BACKUPS. SETUP 2 NEW BACK UP DRIVES AND STARTED MANUAL COPY. TROUBLESHOT CARD SCANNER ISSUE. SETUP FOLDER STRUCTURE TO E RECORDING SYSTEM. TALKED WITH RICH ABOUT SET UP. NOV17, PI	11/19/2017	30.80	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17		
Total 103918:						308.00	.00					
Total INTEGRINET SOLUTIONS, INC.:						1,729.90	.00					
<b>INTERMOUNTAIN GAS CO</b>												
37	INTERMOUNTAIN GAS CO	482135196101		NATURAL GAS, SR CTR. 10-12-17 TO 11-8-17. NOV 17	11/09/2017	268.00	268.00	01-6290 UTILITIES	1005	11/17	11/21/2017	
Total 48213519610121711817:						268.00	268.00					
37	INTERMOUNTAIN GAS CO	482634665101		NATURAL GAS CONSUMPTION CITY HALL, 10-12-17 TO 11-8-17. NOV 17	11/09/2017	43.89	43.89	01-6290 UTILITIES	0	11/17	11/21/2017	
37	INTERMOUNTAIN GAS CO	482634665101		NATURAL GAS CONSUMPTION CITY HALL, 10-12-17 TO 11-8-17. NOV 17, P&Z	11/09/2017	15.68	15.68	01-6290 UTILITIES	1003	11/17	11/21/2017	
37	INTERMOUNTAIN GAS CO	482634665101		NATURAL GAS CONSUMPTION CITY HALL, 10-12-17 TO 11-8-17. NOV 17, WATER	11/09/2017	40.77	40.77	20-6290 UTILITIES EXPENSE	0	11/17	11/21/2017	
37	INTERMOUNTAIN GAS CO	482634665101		NATURAL GAS CONSUMPTION CITY HALL, 10-12-17 TO 11-8-17. NOV 17, SEWER	11/09/2017	40.77	40.77	21-6290 UTILITIES EXPENSE	0	11/17	11/21/2017	
37	INTERMOUNTAIN GAS CO	482634665101		NATURAL GAS CONSUMPTION CITY HALL, 10-12-17 TO 11-8-17. NOV 17, PI	11/09/2017	15.68	15.68	25-6290 UTILITIES EXPENSE	0	11/17	11/21/2017	
Total 48263466510121711081:						156.79	156.79					

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Total INTERMOUNTAIN GAS CO:						424.79	424.79					
<b>INTERSTATE ALL BATTERY CENTER</b>												
434	INTERSTATE ALL BATTERY CENTER	190210200983	6330	<u>BATTERIES FOR DUMP TRUCK, S HOWELL, NOV 17, PARKS</u>	11/15/2017	68.54	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/17		
434	INTERSTATE ALL BATTERY CENTER	190210200983	6330	<u>BATTERIES FOR DUMP TRUCK, S HOWELL, NOV 17, WATER</u>	11/15/2017	90.49	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17		
434	INTERSTATE ALL BATTERY CENTER	190210200983	6330	<u>BATTERIES FOR DUMP TRUCK, S HOWELL, NOV 17, SEWER</u>	11/15/2017	90.49	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17		
434	INTERSTATE ALL BATTERY CENTER	190210200983	6330	<u>BATTERIES FOR DUMP TRUCK, S HOWELL, NOV 17, PI</u>	11/15/2017	24.68	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17		
Total 1902102009830:						274.20	.00					
Total INTERSTATE ALL BATTERY CENTER:						274.20	.00					
<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	11102017-111		<u>SANITATION TRANSFER, 11-10- 17 TO 11-16-17, NOV 17</u>	11/17/2017	64,165.51	64,165.51	26-7000 SOLID WASTE SERVICE FEES	0	11/17	11/17/2017	
230	J & M SANITATION, INC.	11102017-111		<u>SANITATION TRANSFER, LESS FRANCHISE FEE, 11-10-17 TO 11-16-17, NOV 17</u>	11/17/2017	-6,339.55	-6,339.55	01-4170 FRANCHISE FEES	0	11/17	11/17/2017	
230	J & M SANITATION, INC.	11102017-111		<u>CASELLE RECYCLING UPDATES, NOV 17</u>	11/17/2017	-290.00	-290.00	25-6052 CONTRACT SERVICES	0	11/17	11/17/2017	
Total 11102017-11162017:						57,535.96	57,535.96					
230	J & M SANITATION, INC.	11172017-112		<u>SANITATION TRANSFER, 11/17- 23/17</u>	11/27/2017	28,511.13	28,511.13	26-7000 SOLID WASTE SERVICE FEES	0	11/17	11/27/2017	
230	J & M SANITATION, INC.	11172017-112		<u>SANITATION TRANSFER, LESS FRANCHISE FEES, 11/17-23/17</u>	11/27/2017	-2,816.90	-2,816.90	01-4170 FRANCHISE FEES	0	11/17	11/27/2017	

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Total 11172017-11232017:						25,694.23	25,694.23					
Total J & M SANITATION, INC.:						83,230.19	83,230.19					
<b>J. P. COOKE CO.</b>												
956	J. P. COOKE CO.	482187	6343	<u>400 DOG TAGS PLUS O-RINGS AND SHIPPING. A.BARKULIS, NOV.'17</u>	11/16/2017	88.34	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	11/17		
Total 482187:						88.34	.00					
Total J. P. COOKE CO.:						88.34	.00					
<b>J-U-B ENGINEERS, INC.</b>												
1236	J-U-B ENGINEERS, INC.	0112460		<u>PROFESSIONAL SERVICES FROM 10-1-17 TO 10-28-17, DOWNTOWN REVIT. OCT 17</u>	11/08/2017	2,500.00	.00	<u>03-6378 EXPENDITURE- CDBG DWNTWN REVIT.</u>	0	10/17		
Total 0112460:						2,500.00	.00					
1236	J-U-B ENGINEERS, INC.	0112536		<u>PROFESSIONAL SERVICES, ARDELL PUMP STATION AND POND, NOV.'17 - WATER</u>	11/10/2017	61.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1055	11/17		
1236	J-U-B ENGINEERS, INC.	0112536		<u>PROFESSIONAL SERVICES, ARDELL PUMP STATION AND POND, NOV.'17 - P.I</u>	11/10/2017	61.00	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	1055	11/17		
Total 0112536:						122.00	.00					
Total J-U-B ENGINEERS, INC.:						2,622.00	.00					
<b>KEITH CLOW</b>												
1903	KEITH CLOW	111617		<u>REIMBURSEMENT #1, LOCK -N- ROLL SELF STORAGE, R75- 2017, NOV 17</u>	11/16/2017	9,246.94	9,246.94	<u>05-6305 WATER MAIN CAPACITY REIMBBURSE</u>	0	11/17	11/17/2017	

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Total 111617:						9,246.94	9,246.94					
Total KEITH CLOW:						9,246.94	9,246.94					
<b>KUNA JT. SCHOOL DISTRICT NO. 3</b>												
199	KUNA JT. SCHOOL DISTRICT NO. 3	641		<u>FIBER OPTIC LEASE FOR NOV 17</u>	11/27/2017	84.00	.00	01-6255 <u>TELEPHONE</u>	0	11/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	641		<u>FIBER OPTIC LEASE FOR NOV 17, P&amp;Z</u>	11/27/2017	30.00	.00	01-6255 <u>TELEPHONE</u>	1003	11/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	641		<u>FIBER OPTIC LEASE FOR NOV 17, WATER</u>	11/27/2017	78.00	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	11/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	641		<u>FIBER OPTIC LEASE FOR NOV 17, SEWER</u>	11/27/2017	78.00	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	11/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	641		<u>FIBER OPTIC LEASE FOR NOV 17, PI</u>	11/27/2017	30.00	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	11/17		
Total 641:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A94602	6290	<u>PVC FITTING GREENBELT REPAIR, NOV. '17</u>	11/07/2017	1.34	.00	01-6150 <u>MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	11/17		
Total A94602:						1.34	.00					
499	KUNA LUMBER	A94621	6298	<u>ROLL OF INSULATION FOR VALVE BOXES AROUND CITY, J CRUMPTON, NOV 17</u>	11/08/2017	16.19	.00	01-6150 <u>MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	11/17		

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Total A94621:						16.19	.00					
499	KUNA LUMBER	A94644	6304	<u>2 RAKES, HEDGE SHEARS, PARKS, J CRUMPTON, NOV 17</u>	11/09/2017	42.27	.00	<u>01-6175 SMALL TOOLS</u>	1004	11/17		
Total A94644:						42.27	.00					
499	KUNA LUMBER	A94653	6308	<u>2 SHEETS PLYWOOD TO REPAIR EXPOSED HOLE ON GREENBELT, D POLENTZ, PARKS, NOV 17</u>	11/09/2017	52.52	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	11/17		
Total A94653:						52.52	.00					
499	KUNA LUMBER	A94714	6314	<u>2 RUBBER MALLOTS, J.CRUMPTON, NOV.'</u>	11/13/2017	9.88	.00	<u>01-6175 SMALL TOOLS</u>	1004	11/17		
Total A94714:						9.88	.00					
499	KUNA LUMBER	A94773	6332	<u>HOSE CLAMPS AND PIPE COUPLER, REPAIR FROST FREE BY BALL FIELDS, J CRUMPTON, NOV 17</u>	11/15/2017	27.39	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	11/17		
Total A94773:						27.39	.00					
499	KUNA LUMBER	A94888	6349	<u>DRILL BITS, PADDLE BIT, SCREWS, MISC ITEMS TO REPAIR IRRIGATION PANEL AT FARM PARK, J CRUMPTON, SEWER, NOV 17</u>	11/20/2017	19.23	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	11/17		
Total A94888:						19.23	.00					
499	KUNA LUMBER	A94986	6356	<u>2 STAPLES GUNS, STAPLES FOR PUTTING UP PARK CHRISTMAS LIGHTS, PARKS, J, CRUMPTON NOV '17</u>	11/27/2017	59.34	.00	<u>01-6175 SMALL TOOLS</u>	1004	11/17		

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Total A94986:						59.34	.00					
499	KUNA LUMBER	A95014	6358	<u>2 CNS MARKER PAINT, HOLDER FOR CARPENTERS KIEL, J COULTER, NOV 17</u>	11/28/2017	27.41	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	11/17		
Total A95014:						27.41	.00					
499	KUNA LUMBER	B104853	6307	<u>FOAM SEALER, GARDEN STAPLES, BUTLER WELL BACKFLOW PREVENTER REPAIR, B FORD, PI, NOV 17</u>	11/09/2017	25.52	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	11/17		
Total B104853:						25.52	.00					
499	KUNA LUMBER	B107068	6296	<u>ROLL OF INSULATION FOR ELECTRICAL VALVE BOXES, J.CRUMPTON, NOV.'17</u>	11/08/2017	16.19	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	11/17		
Total B107068:						16.19	.00					
499	KUNA LUMBER	B107072	6297	<u>D CELL ENERGIZER BATTERIES FOR LOCATOR, M.NADEAU, NOV.'17</u>	11/08/2017	12.78	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	11/17		
Total B107072:						12.78	.00					
499	KUNA LUMBER	B107300	6334	<u>COUPLER AND ADAPTER FOR REPAIR FROST FREE BALL PROJECT, J CRUMPTON, NOV 17</u>	11/15/2017	5.29	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	11/17		
Total B107300:						5.29	.00					
499	KUNA LUMBER	E7857	6329	<u>KEYS FOR MAINTENANCE SHOP, B.WITHROW, NOV.'17</u>	11/15/2017	23.65	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	11/17		

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Total E7857:						23.65	.00					
Total KUNA LUMBER:						339.00	.00					
<b>KUNA MACHINE LLC</b>												
1775	KUNA MACHINE LLC	1932		<u>10 GA HR SHEET, "KUNA" ART INSTALLATION LETTERS, TOGETHER TREASURE VALLEY GRANT, NOV 17</u>	11/06/2017	317.60	.00	<u>03-6381 EXP - DNTWN REVIT ART - TTV</u>	0	11/17		
Total 1932:						317.60	.00					
Total KUNA MACHINE LLC:						317.60	.00					
<b>KUNA WELDING</b>												
46	KUNA WELDING	3847	6359	<u>8 IN FLANGE AND FLAT BAR FOR BACKFLOW PREVENTER AT WELL #5, WATER, R FORD, NOV 17</u>	11/10/2017	63.69	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	11/17		
Total 3847:						63.69	.00					
Total KUNA WELDING:						63.69	.00					
<b>MISCELLANEOUS VENDORS</b>												
285	MISCELLANEOUS VENDORS	111117-11		<u>ARTIST DISBURSEMENT-KUNA ART SHOW NOV 17</u>	11/21/2017	152.80	152.80	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-11:						152.80	152.80					
285	MISCELLANEOUS VENDORS	111117-16		<u>ARTIST DISBURSEMENT-KUNA ART SHOW NOV 17</u>	11/21/2017	44.00	44.00	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-16:						44.00	44.00					
285	MISCELLANEOUS VENDORS	111117-17		<u>ARTIST DISBURSEMENT-KUNA ART SHOW NOV 17</u>	11/21/2017	80.80	80.80	<u>03-6379 EXPENDITURES -</u>				

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								ART SHOWS	0	11/17	11/21/2017	
Total 111117-17:						80.80	80.80					
285	MISCELLANEOUS VENDORS	111117-22A		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	115.20	115.20	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-22A:						115.20	115.20					
285	MISCELLANEOUS VENDORS	111117-26		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	97.80	97.80	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-26:						97.80	97.80					
285	MISCELLANEOUS VENDORS	111117-27		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	91.20	91.20	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-27:						91.20	91.20					
Total MISCELLANEOUS VENDORS:						581.80	581.80					
<b>MISCELLANEOUS VENDORS 2</b>												
1849	MISCELLANEOUS VENDORS 2	111117-1		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	206.00	206.00	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-1:						206.00	206.00					
1849	MISCELLANEOUS VENDORS 2	111117-10		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	215.20	215.20	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-10:						215.20	215.20					

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
1849	MISCELLANEOUS VENDORS 2	111117-13		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	149.60	149.60	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-13:						149.60	149.60					
1849	MISCELLANEOUS VENDORS 2	111117-14		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	32.00	32.00	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-14:						32.00	32.00					
1849	MISCELLANEOUS VENDORS 2	111117-18		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	370.40	370.40	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-18:						370.40	370.40					
1849	MISCELLANEOUS VENDORS 2	111117-19		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	118.40	118.40	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-19:						118.40	118.40					
1849	MISCELLANEOUS VENDORS 2	111117-2		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	105.60	105.60	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-2:						105.60	105.60					
1849	MISCELLANEOUS VENDORS 2	111117-20		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	92.00	92.00	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-20:						92.00	92.00					
1849	MISCELLANEOUS VENDORS 2	111117-21		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	84.40	84.40	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	

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Total 111117-21:						84.40	84.40					
1849	MISCELLANEOUS VENDORS 2	111117-23		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	349.20	349.20	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-23:						349.20	349.20					
1849	MISCELLANEOUS VENDORS 2	111117-24		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	60.00	60.00	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-24:						60.00	60.00					
1849	MISCELLANEOUS VENDORS 2	111117-3		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	262.40	262.40	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-3:						262.40	262.40					
1849	MISCELLANEOUS VENDORS 2	111117-4		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	265.20	265.20	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-4:						265.20	265.20					
1849	MISCELLANEOUS VENDORS 2	111117-5		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	56.00	56.00	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-5:						56.00	56.00					
1849	MISCELLANEOUS VENDORS 2	111117-6		<u>ARTIST DISBURSEMENT-KUNA</u> <u>ART SHOW NOV 17</u>	11/21/2017	145.60	145.60	03-6379 <u>EXPENDITURES -</u> <u>ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-6:						145.60	145.60					

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1849	MISCELLANEOUS VENDORS 2	111117-7		<u>ARTIST DISBURSEMENT-KUNA ART SHOW NOV 17</u>	11/21/2017	94.40	94.40	03-6379 <u>EXPENDITURES - ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-7:						94.40	94.40					
1849	MISCELLANEOUS VENDORS 2	111117-8		<u>ARTIST DISBURSEMENT-KUNA ART SHOW NOV 17</u>	11/21/2017	341.80	341.80	03-6379 <u>EXPENDITURES - ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-8:						341.80	341.80					
1849	MISCELLANEOUS VENDORS 2	111117-9		<u>ARTIST DISBURSEMENT-KUNA ART SHOW NOV 17</u>	11/21/2017	247.60	247.60	03-6379 <u>EXPENDITURES - ART SHOWS</u>	0	11/17	11/21/2017	
Total 111117-9:						247.60	247.60					
1849	MISCELLANEOUS VENDORS 2	26093502		<u>REFUND OVERPAYMENT ON UB ACCOUNT, NOV 17</u>	11/28/2017	1,261.98	1,261.98	99-1075 <u>Utility Cash Clearing</u>	0	11/17	11/28/2017	
Total 26093502:						1,261.98	1,261.98					
Total MISCELLANEOUS VENDORS 2:						4,457.78	4,457.78					
<b>MUNICIPAL CODE CORPORATION</b>												
1488	MUNICIPAL CODE CORPORATION	00299719		<u>38 SUPPLEMENT PAGES, 2 IMAGES, GRAPHS &amp; TUBULAR MATTER, 3 ORDS ON WEB-- N.O.W. SERVICES, NOV 17</u>	11/22/2017	201.66	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	0	11/17		
1488	MUNICIPAL CODE CORPORATION	00299719		<u>38 SUPPLEMENT PAGES, 2 IMAGES, GRAPHS &amp; TUBULAR MATTER, 3 ORDS ON WEB-- N.O.W. SERVICES, NOV 17, P&amp;Z</u>	11/22/2017	72.04	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	1003	11/17		
1488	MUNICIPAL CODE CORPORATION	00299719		<u>38 SUPPLEMENT PAGES, 2 IMAGES, GRAPHS &amp; TUBULAR MATTER, 3 ORDS ON WEB-- N.O.W. SERVICES, NOV 17, WATER</u>	11/22/2017	187.29	.00	20-6202 <u>PROFESSIONAL SERVICES</u>	0	11/17		

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1488	MUNICIPAL CODE CORPORATION	00299719		<u>38 SUPPLEMENT PAGES, 2 IMAGES, GRAPHS &amp; TUBULAR MATTER, 3 ORDS ON WEB-- N.O.W. SERVICES, NOV 17, SEWER</u>	11/22/2017	187.29	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	11/17		
1488	MUNICIPAL CODE CORPORATION	00299719		<u>38 SUPPLEMENT PAGES, 2 IMAGES, GRAPHS &amp; TUBULAR MATTER, 3 ORDS ON WEB-- N.O.W. SERVICES, NOV 17, PI</u>	11/22/2017	72.04	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	11/17		
Total 00299719:						720.32	.00					
Total MUNICIPAL CODE CORPORATION:						720.32	.00					
<b>NAMPA &amp; MERIDIAN IRRIGATION DISTRICT</b>												
1420	NAMPA & MERIDIAN IRRIGATION DISTRICT	10032017NMI		<u>TAX ROLL, 2017, KUNA CITY MUNICIPAL INCLUSIONS PER ORDINANCE ASSESSMENT #5500</u>	10/03/2017	53.46	.00	<u>25-6116 IRRIGATION / WATER COSTS</u>	0	11/17		
Total 10032017NMI:						53.46	.00					
Total NAMPA & MERIDIAN IRRIGATION DISTRICT:						53.46	.00					
<b>NANCY ELLEN STAUFFER</b>												
722	NANCY ELLEN STAUFFER	1		<u>GAVE CLASS INSTRUCTION TO MAKE HOLIDAY TOPIARIES FOR CREATE N SIP CLASSES, INSTRUCTOR FEES AND MATERIALS, ARTS COMMISSION, NOV 17</u>	11/28/2017	681.04	681.04	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	11/17	11/28/2017	
Total 1:						681.04	681.04					
Total NANCY ELLEN STAUFFER:						681.04	681.04					
<b>NEW YORK IRRIGATION DISTRICT</b>												
83	NEW YORK IRRIGATION DISTRICT	113017		<u>KUNA MUNICIPAL POOLED IRRIGATION, 357.45 ACRES, FIRST AND SECOND ASSESSMENT, NOV 17</u>	11/30/2017	17,364.03	.00	<u>25-6116 IRRIGATION / WATER COSTS</u>	0	11/17		

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Total 113017:						17,364.03	.00					
Total NEW YORK IRRIGATION DISTRICT:						17,364.03	.00					
<b>NORCO, INC.</b>												
222	NORCO, INC.	22346778	6273	<u>1 GAS CYLINDER REFILL FOR THE WELDER, NOV.'17 - ADMIN</u>	11/02/2017	28.40	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	11/17		
222	NORCO, INC.	22346778	6273	<u>1 GAS CYLINDER REFILL FOR THE WELDER, NOV.'17 - WATER</u>	11/02/2017	11.36	.00	<u>20-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/17		
222	NORCO, INC.	22346778	6273	<u>1 GAS CYLINDER REFILL FOR THE WELDER, NOV.'17 - SEWER</u>	11/02/2017	11.36	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/17		
222	NORCO, INC.	22346778	6273	<u>1 GAS CYLINDER REFILL FOR THE WELDER, NOV.'17 - P.I</u>	11/02/2017	5.68	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	11/17		
222	NORCO, INC.	22346778	6273	<u>WELDER COVER LENSES AND FLAP DISC, SAFETY EQUIPMENT, NOV.'17 - ADMIN</u>	11/02/2017	45.12	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	11/17		
222	NORCO, INC.	22346778	6273	<u>WELDER COVER LENSES AND FLAP DISC, SAFETY EQUIPMENT, NOV.'17 - WATER</u>	11/02/2017	18.05	.00	<u>20-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	11/17		
222	NORCO, INC.	22346778	6273	<u>WELDER COVER LENSES AND FLAP DISC, SAFETY EQUIPMENT, NOV.'17 - SEWER</u>	11/02/2017	9.02	.00	<u>25-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	11/17		
222	NORCO, INC.	22346778	6273	<u>WELDER COVER LENSES AND FLAP DISC, SAFETY EQUIPMENT, NOV.'17 - SEWER</u>	11/02/2017	18.05	.00	<u>21-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	0	11/17		
Total 22346778:						147.04	.00					
Total NORCO, INC.:						147.04	.00					
<b>PARTS, INC.</b>												
470	PARTS, INC.	152100		<u>CLAMPS FOR SPRINKLERS DOWNTOWN, J.MORFIN, OCT.'17</u>	10/31/2017	38.40	.00	<u>01-6045 CONTINGENCY</u>	1118	10/17		

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Total 152100:						38.40	.00					
470	PARTS, INC.	153074	6309	<u>RUBBER MALLOT, J.CRUMPTON, NOV.'17</u>	11/13/2017	5.99	.00	01-6175 SMALL TOOLS	1004	11/17		
Total 153074:						5.99	.00					
470	PARTS, INC.	153160	6316	<u>ROLL OF WIRE FOR REPAIRS ON STREET LIGHTS, B.GILLOGLY, NOV.'17</u>	11/14/2017	6.84	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	11/17		
Total 153160:						6.84	.00					
470	PARTS, INC.	153301	6338	<u>GAS CAP FOR TRUCK #8, PARKS, NOV.'17</u>	11/16/2017	14.49	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	11/17		
470	PARTS, INC.	153301	6338	<u>2 WIPER BLADE REPLACEMENTS FOR TRUCK #27, BUILDING INSPECTION</u>	11/16/2017	9.98	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1005	11/17		
Total 153301:						24.47	.00					
470	PARTS, INC.	153358	6339	<u>VACUUM HOSE FOR TRUCK #14, J. CRUMPTON, NOV.'17</u>	11/16/2017	1.68	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	11/17		
Total 153358:						1.68	.00					
470	PARTS, INC.	153451	6342	<u>BRAKE BLEEDER SCREW, FOR TRUCK #14, S.HOWELL, NOV.'17</u>	11/17/2017	5.84	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	11/17		
Total 153451:						5.84	.00					
470	PARTS, INC.	154076	6363	<u>WHEEL BEARING FOR TRUCK #4, NOV.'17</u>	11/28/2017	99.46	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	11/17		

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Total 154076:						99.46	.00					
Total PARTS, INC.:						182.68	.00					
<b>PIPECO, INC</b>												
55	PIPECO, INC	S2887624.001	6317	<u>UNION FOR BLOWING OUT CHLORINATOR, B. WITHROW, NOV.'17</u>	11/14/2017	42.13	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	11/17		
55	PIPECO, INC	S2887624.001	6317	<u>L-TOOL LIGHTING MULTI TOOL, B.WITHROW, NOV.'17 - PARKS</u>	11/14/2017	45.33	.00	01-6175 SMALL TOOLS	1004	11/17		
Total S2887624.001:						87.46	.00					
Total PIPECO, INC:						87.46	.00					
<b>REXEL, INC.</b>												
1613	REXEL, INC.	O151480		<u>LIGHT FOR THE GREENBELT, WARRANTY PROJECT, NOV.'17</u>	11/15/2017	450.00	.00	40-6020 CAPITAL IMPROVEMENTS	1015	11/17		
Total O151480:						450.00	.00					
1613	REXEL, INC.	O384047	6276	<u>PHOTO SENSORS FOR STREET LIGHTS FOR STOCK, S.HOWELL, NOV.'17</u>	11/08/2017	239.40	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1002	11/17		
Total O384047:						239.40	.00					
1613	REXEL, INC.	O386654		<u>CREDIT/REFUND, WARRANTY GREENBELT LIGHT REPLACED, NO CHARGE, NOV.'17</u>	11/15/2017	-450.00	.00	40-6020 CAPITAL IMPROVEMENTS	1015	11/17		
Total O386654:						-450.00	.00					
1613	REXEL, INC.	P006924	6295	<u>STOCK PARTS FOR STREETLIGHTS, S HOWELL, NOV 17</u>	11/09/2017	161.44	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1002	11/17		

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Total P006924:						161.44	.00					
1613	REXEL, INC.	P027615	6306	<u>FUSES FOR VOLT METER, S HOWELL, NOV 17 - PARKS</u>	11/10/2015	1.58	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	11/17		
1613	REXEL, INC.	P027615	6306	<u>FUSES FOR VOLT METER, S HOWELL, NOV 17 - WATER</u>	11/10/2015	2.08	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17		
1613	REXEL, INC.	P027615	6306	<u>FUSES FOR VOLT METER, S HOWELL, NOV 17 - SEWER</u>	11/10/2015	2.08	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17		
1613	REXEL, INC.	P027615	6306	<u>FUSES FOR VOLT METER, S HOWELL, NOV 17 - P.I</u>	11/10/2015	.57	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17		
Total P027615:						6.31	.00					
1613	REXEL, INC.	P046506	6312	<u>LIGHT FOR CEDAR PUMPHOUSE, S.HOWELL, NOV.'17</u>	11/14/2017	144.22	.00	20-6140 MAINT. & REPAIR BUILDING	0	11/17		
Total P046506:						144.22	.00					
1613	REXEL, INC.	P046573	6311	<u>LIGHT FOR CEDAR WELL HOUSE, S.HOWELL, NOV.'17</u>	11/14/2017	144.22	.00	20-6140 MAINT. & REPAIR BUILDING	0	11/17		
Total P046573:						144.22	.00					
Total REXEL, INC.:						695.59	.00					
<b>SIMPLOT PARTNERS</b>												
491	SIMPLOT PARTNERS	216033351		<u>PALLET OF 50 LBS SNOW FLOW ICE MELT - PARKS</u>	11/06/2017	308.70	.00	01-6140 MAINT. & REPAIR BUILDING	1004	11/17		
491	SIMPLOT PARTNERS	216033351		<u>PALLET OF 50 LBS SNOW FLOW ICE MELT - ADMIN</u>	11/06/2017	172.87	.00	01-6140 MAINT. & REPAIR BUILDING	0	11/17		

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491	SIMPLOT PARTNERS	216033351		<u>PALLET OF 50 LBS SNOW PLOW ICE MELT - P &amp; Z</u>	11/06/2017	61.74	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1003	11/17		
491	SIMPLOT PARTNERS	216033351		<u>PALLET OF 50 LBS SNOW PLOW ICE MELT - WATER</u>	11/06/2017	160.52	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	11/17		
491	SIMPLOT PARTNERS	216033351		<u>PALLET OF 50 LBS SNOW PLOW ICE MELT - SEWER</u>	11/06/2017	160.52	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	11/17		
491	SIMPLOT PARTNERS	216033351		<u>PALLET OF 50 LBS SNOW PLOW ICE MELT - P.I</u>	11/06/2017	61.75	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	11/17		
491	SIMPLOT PARTNERS	216033351		<u>PALLET OF 50 LBS SNOW PLOW ICE MELT - SENIOR CENTER</u>	11/06/2017	102.90	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1001	11/17		
Total 216033351:						1,029.00	.00					
Total SIMPLOT PARTNERS:						1,029.00	.00					
<b>STATE OF IDAHO-DEPT OF ENVIR QUALITY</b>												
128	STATE OF IDAHO-DEPT OF ENVIR QUALITY	20180003380		<u>UNDERGROUND STORAGE TANK FEE, UST COMPLIANCE PROGRAM FOR 1 500 GAL DIESEL TANK STORAGE AT 240 S 10 MILE LIFT STATION, OCT 17</u>	10/23/2017	100.00	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	10/17		
Total 20180003380:						100.00	.00					
Total STATE OF IDAHO-DEPT OF ENVIR QUALITY:						100.00	.00					
<b>STREET DÉCOR, INC</b>												
781	STREET DÉCOR, INC	26598	6224	<u>CHRISTMAS LIGHTS AND BANNERS FOR MAIN STREET, B.WITHROW, NOV.'17</u>	11/14/2017	2,046.13	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1004	11/17		
Total 26598:						2,046.13	.00					
Total STREET DÉCOR, INC:						2,046.13	.00					

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<b>THUESON CONSTRUCTION INC</b>												
1724	THUESON CONSTRUCTION INC	865-RT		<u>TEN MILE &amp; LAKE HAZEL UTILITIES PROJECT, OCT 17</u>	10/19/2017	23,744.89	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1049	9/17		
Total 865-RT:						23,744.89	.00					
Total THUESON CONSTRUCTION INC:						23,744.89	.00					
<b>T-O ENGINEERS INC</b>												
1836	T-O ENGINEERS INC	160146-13		<u>PROFESSIONAL SERVICES, KUNA MASTER PLAN, 10/1- 31/17 - SEWER</u>	11/09/2017	4,500.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1059	10/17		
Total 160146-13:						4,500.00	.00					
1836	T-O ENGINEERS INC	170254-5952		<u>PROFESSIONAL ENGINEERING SERVICES, 10/1-31/17 - WATER</u>	11/09/2017	1,411.20	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	10/17		
1836	T-O ENGINEERS INC	170254-5952		<u>PROFESSIONAL ENGINEERING SERVICES, 10/1-31/17 - SEWER</u>	11/09/2017	1,411.20	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	10/17		
1836	T-O ENGINEERS INC	170254-5952		<u>PROFESSIONAL ENGINEERING SERVICES, 10/1-31/17 - P.I</u>	11/09/2017	537.60	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	10/17		
Total 170254-5952:						3,360.00	.00					
Total T-O ENGINEERS INC:						7,860.00	.00					
<b>TRANSACT TECHNOLOGIES, INC.</b>												
1070	TRANSACT TECHNOLOGIES, INC.	1295473	6194	<u>1 CS 2 PLY CARBONLESS RECEIPT PAPER ROLLS, OCT 17</u>	10/13/2017	23.34	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	10/17		
1070	TRANSACT TECHNOLOGIES, INC.	1295473	6194	<u>1 CS 2 PLY CARBONLESS RECEIPT PAPER ROLLS, OCT 17, P&amp;Z</u>	10/13/2017	8.34	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	10/17		
1070	TRANSACT TECHNOLOGIES, INC.	1295473	6194	<u>1 CS 2 PLY CARBONLESS RECEIPT PAPER ROLLS, OCT 17, WATER</u>	10/13/2017	21.68	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	10/17		





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				#S C737M540155 & C737M540938, NOV.'17 - P.I	11/17/2017	44.77	44.77	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	11/17	11/30/2017	
Total 344449657:						447.75	447.75					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						447.75	447.75					
<b>UNITED OIL</b>												
316	UNITED OIL	0375763	6263	1500 GALLONS OF NON ETHANOL UNLEADED FUEL, T. SHAFFER, NOV.'17	11/01/2017	3,611.45	.00	21-6300 FUEL	0	11/17		
Total 0375763:						3,611.45	.00					
Total UNITED OIL:						3,611.45	.00					
<b>UNIVAR USA, INC.</b>												
1410	UNIVAR USA, INC.	NA590152	6280	SODIUM HYPOCHLORITE AND CITRIC ACID, T.SHAFFER, NOV.'17	11/08/2017	617.10	.00	21-6151 M & R - PROCESS CHEMICALS	0	11/17		
1410	UNIVAR USA, INC.	NA590152	6280	RETURNABLE IBC - POLY CONTAINER DEPOSIT, T.SHAFFER, NOV.'17	11/08/2017	700.00	.00	21-6097 DEPOSITS ON ACCOUNT	0	11/17		
Total NA590152:						1,317.10	.00					
1410	UNIVAR USA, INC.	NA590307	6280	2700 LBS CITRIC ACID, T.SHAFFER, NOV.'17	11/14/2017	1,782.00	.00	21-6151 M & R - PROCESS CHEMICALS	0	11/17		
Total NA590307:						1,782.00	.00					
Total UNIVAR USA, INC.:						3,099.10	.00					
<b>USA BLUE BOOK</b>												
265	USA BLUE BOOK	423224	6341	HOURLY METER FOR GREYHAWK LIFTSTATION, T.SHAFFER, NOV.'17 - SEWER	11/17/2017	55.03	.00	21-6150 M & R - SYSTEM	0	11/17		

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265	USA BLUE BOOK	423224	6341	PHOSPHORUS TNT + LOW RANGE REACTIVE, HACH PHOSPHATE REAGENT, AMMONIA TESTS, AMMONIA REAGENT, T.SHAFFER, NOV.'17	11/17/2017	687.43	.00	21-6152_M & R - LABORATORY COSTS	0	11/17		
Total 423224:						742.46	.00					
Total USA BLUE BOOK:						742.46	.00					
<b>UTILITY REFUNDS #4</b>												
1887	UTILITY REFUNDS #4	111210.01		SKLAVOS KUNA HOLDINGS LLC, 706 N QUARTER MOON AVE, UTILITY REFUND	11/17/2017	82.65	.00	99-1075_Utility Cash Clearing	0	11/17		
Total 111210.01:						82.65	.00					
1887	UTILITY REFUNDS #4	170910.03		DAVID LUPIEN, 684 S STIBNITE AVE, UTILITY REFUND	11/29/2017	14.18	.00	99-1075_Utility Cash Clearing	0	11/17		
Total 170910.03:						14.18	.00					
1887	UTILITY REFUNDS #4	173280.01		HUNTER HOMES, 553 S ROCKER AVE, UTILITY REFUND	10/31/2017	44.44	.00	99-1075_Utility Cash Clearing	0	11/17		
Total 173280.01:						44.44	.00					
1887	UTILITY REFUNDS #4	174024.01		CBH HOMES, 1046 S RED SAND AVE, UTILITY REFUND	11/29/2017	39.11	.00	99-1075_Utility Cash Clearing	0	11/17		
Total 174024.01:						39.11	.00					
1887	UTILITY REFUNDS #4	175017.01		CBH, 1481 W ARMAND ST, UTILITY REFUND	11/17/2017	46.11	.00	99-1075_Utility Cash Clearing	0	11/17		
Total 175017.01:						46.11	.00					

City of Kuna

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Nov 30, 2017 10:51AM

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
1887	UTILITY REFUNDS #4	175023.01		<u>CBH, 316 S RETORT AVE, UTILITY REFUND</u>	11/29/2017	106.93	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 175023.01:						106.93	.00					
1887	UTILITY REFUNDS #4	181560.03		<u>KAI M RISUNG, 1448 W CASTRO DR, UTILITY REFUND</u>	11/29/2017	63.07	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 181560.03:						63.07	.00					
1887	UTILITY REFUNDS #4	182760.01		<u>PETER G FLORENZEN, 1235 W CRENSHAW ST, UTILITY REFUND</u>	11/17/2017	8.52	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 182760.01:						8.52	.00					
1887	UTILITY REFUNDS #4	190015.02		<u>BRIAN JURIS, 1547 N DEERHORN AVE, UTILITY REFUND</u>	11/17/2017	51.04	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 190015.02:						51.04	.00					
1887	UTILITY REFUNDS #4	220245.01		<u>TOMMY R PROCTOR, 713 E RED BUD ST, UTILITY REFUND</u>	11/17/2017	64.84	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 220245.01:						64.84	.00					
1887	UTILITY REFUNDS #4	220620.02		<u>FREDERICK HAMMOND, 560 E WILD PRIMROSE CT, UTILITY REFUND</u>	11/17/2017	143.49	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 220620.02:						143.49	.00					
1887	UTILITY REFUNDS #4	230175.01		<u>KEVIN B EGGLESTON, 1039 W OMPHALE ST, UTILITY REFUND</u>	11/17/2017	79.82	.00	99-1075 Utility Cash Clearing	0	11/17		

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 230175.01:						79.82	.00					
1887	UTILITY REFUNDS #4	230330.04		<u>JOSHUA W PLUMMER, 555 S RED OAK AVE, UTILITY REFUND</u>	11/17/2017	57.72	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 230330.04:						57.72	.00					
1887	UTILITY REFUNDS #4	240665.01		<u>DAVID OFFERDAHL, 565 N SILTSTONE, UTILITY REFUND</u>	11/29/2017	11.15	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 240665.01:						11.15	.00					
1887	UTILITY REFUNDS #4	250115.04		<u>NORMAN JENSEN, 361 W TALLULAH DR, UTILITY REFUND</u>	11/29/2017	81.39	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 250115.04:						81.39	.00					
1887	UTILITY REFUNDS #4	255025.02		<u>BRYCEN BULLARD, 732 W SANDBOX ST, UTILITY REFUND</u>	11/17/2017	8.42	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 255025.02:						8.42	.00					
1887	UTILITY REFUNDS #4	270065.02		<u>TYLER CORNIA, 2130 W SOLDOTNA ST, UTILITY REFUND</u>	11/17/2017	73.61	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 270065.02:						73.61	.00					
1887	UTILITY REFUNDS #4	277341.01		<u>CBH, 2168 N DOE AVE, UTILITY REFUND</u>	11/17/2017	46.98	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 277341.01:						46.98	.00					
1887	UTILITY REFUNDS #4	277344.01		<u>CBH, 2250 N DOE AVE, UTILITY REFUND</u>	11/17/2017	48.47	.00	99-1075 Utility Cash Clearing	0	11/17		

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 277344.01:						48.47	.00					
1887	UTILITY REFUNDS #4	278105.01		<u>CBH, 3035 W FUJI CT, UTILITY REFUND</u>	11/17/2017	35.66	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 278105.01:						35.66	.00					
1887	UTILITY REFUNDS #4	280785.02A		<u>BRIAN D TIEDE, 1273 W HEARTLAND DR, UTILITY REFUND</u>	11/17/2017	67.69	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 280785.02A:						67.69	.00					
1887	UTILITY REFUNDS #4	303012.01		<u>HUBBLE HOMES, 1093 E SHADY RIDGE DR, UTILITY REFUND</u>	11/29/2017	46.71	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 303012.01:						46.71	.00					
1887	UTILITY REFUNDS #4	303019.01		<u>HUBBLE HOMES, 1138 E SHADY RIDGE DR, UTILITY REFUND</u>	11/17/2017	19.00	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 303019.01:						19.00	.00					
1887	UTILITY REFUNDS #4	310236.01		<u>TOLL BROS, 9515 S ROCK CLIFFS PL, UTILITY REFUND</u>	11/29/2017	48.18	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 310236.01:						48.18	.00					
1887	UTILITY REFUNDS #4	310240.01		<u>TOLL BROS INC, 9556 S ROCK CLIFFS PL, UTILITY REFUND</u>	11/17/2017	29.30	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 310240.01:						29.30	.00					
1887	UTILITY REFUNDS #4	310342.01		<u>TOLL BROS, 9368 S RUSSELL AVE, UTILITY REFUND</u>	11/29/2017	48.23	.00	99-1075 Utility Cash Clearing	0	11/17		

City of Kuna

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Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 310342.01:						48.23	.00					
1887	UTILITY REFUNDS #4	318315.01		<u>SIMPLICITY HOMES, 131 S BAY HAVEN PL, UTILITY REFUND</u>	11/17/2017	26.47	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 318315.01:						26.47	.00					
1887	UTILITY REFUNDS #4	50712.04		<u>AUTUMN GOLD SENIOR SERVICES, 455 N FRANKLIN AVE. UTILITY REFUND</u>	11/29/2017	52.78	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 50712.04:						52.78	.00					
1887	UTILITY REFUNDS #4	60606.00		<u>MARK SLONEKER, 560 N LOCUST AVE. UTILITY REFUND</u>	11/17/2017	10.74	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 60606.00:						10.74	.00					
1887	UTILITY REFUNDS #4	92330.01		<u>DAVID CHANDLER, 1367 N DREDGE AVE. UTILITY REFUND</u>	11/17/2017	85.23	.00	99-1075 Utility Cash Clearing	0	11/17		
Total 92330.01:						85.23	.00					
Total UTILITY REFUNDS #4:						1,541.93	.00					
<b>WESTERN BUILDING MAINTENANCE, INC.</b>												
1499	WESTERN BUILDING MAINTENANCE, INC.	0103776-IN		<u>JANITORIAL SERVICES FOR THE SENIOR CENTER, NOVEMBER</u>	11/22/2017	330.33	.00	01-6025 JANITORIAL	1001	11/17		
Total 0103776-IN:						330.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0103777-IN		<u>JANITORIAL SERVICES FOR CITY HALL, NOVEMBER - ADMIN</u>	11/22/2017	84.93	.00	01-6025 JANITORIAL	0	11/17		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1499	WESTERN BUILDING MAINTENANCE, INC.	0103777-IN		<u>JANITORIAL SERVICES FOR CITY HALL, NOVEMBER - P &amp; Z</u>	11/22/2017	30.33	.00	01-6025 <u>JANITORIAL</u>	1003	11/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0103777-IN		<u>JANITORIAL SERVICES FOR CITY HALL, NOVEMBER - WATER</u>	11/22/2017	78.87	.00	20-6025 <u>JANITORIAL</u>	0	11/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0103777-IN		<u>JANITORIAL SERVICES FOR CITY HALL, NOVEMBER - SEWER</u>	11/22/2017	78.87	.00	21-6025 <u>JANITORIAL</u>	0	11/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0103777-IN		<u>JANITORIAL SERVICES FOR CITY HALL, NOVEMBER - P.I</u>	11/22/2017	30.33	.00	25-6025 <u>JANITORIAL</u>	0	11/17		
Total 0103777-IN:						303.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0103778-IN		<u>JANITORIAL SERVICES FOR THE TREATMENT PLANT FOR NOVEMBER - WATER</u>	11/22/2017	31.50	.00	20-6025 <u>JANITORIAL</u>	0	11/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0103778-IN		<u>JANITORIAL SERVICES FOR THE TREATMENT PLANT FOR NOVEMBER - SEWER</u>	11/22/2017	31.50	.00	21-6025 <u>JANITORIAL</u>	0	11/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0103778-IN		<u>JANITORIAL SERVICES FOR THE TREATMENT PLANT FOR NOVEMBER - P.I</u>	11/22/2017	12.00	.00	25-6025 <u>JANITORIAL</u>	0	11/17		
Total 0103778-IN:						75.00	.00					
Total WESTERN BUILDING MAINTENANCE, INC.:						708.66	.00					
<b>WESTERN STATES EQUIPMENT CO.</b>												
98	WESTERN STATES EQUIPMENT CO.	IN000503509		<u>RENTAL OF TRACK EXCAVATOR FOR THE SPLASH PAD EXCAVATION. 10/17-11/13/17. B.WITHROW, NOV.'17</u>	11/13/2017	7,472.00	.00	03-6368 <u>EXPEND-KUNA POOL/FITNESS FAC.</u>	1067	11/17		
Total IN000503509:						7,472.00	.00					
Total WESTERN STATES EQUIPMENT CO.:						7,472.00	.00					

City of Kuna

Payment Approval Report - City Council Approval  
Report dates: 11/17/2017-11/30/2017

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Grand Totals:						<u>247,990.24</u>	<u>99,117.56</u>					

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

City Treasurer: \_\_\_\_\_

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.



**City of Kuna**  
**Alcohol Beverage License**  
~~763 W. AVALON~~  
**P.O. BOX 13**  
**KUNA, ID 83634**

**Phone: 208-922-5546 Fax: 208-922-5989**

**\*\*\* OFFICE USE ONLY \*\*\***

Date 11.28.17 City License No. 170118A

New  Renewal  Modification  Transfer

LICENSE:

APPROVED  DENIED

Date Fee Paid and Receipt No.: 11.001689

**ALL FEES ARE NON-REFUNDABLE**

LIQUOR-BY-THE-DRINK (Includes On Premise Wine)	\$ 562.50 _____
OFF PREMISE BEER	\$ 50.00 _____
OFF PREMISE WINE	\$ 200.00 _____
ON PREMISE BEER	\$ 200.00 <u>100.00</u> 1/2 off
ON PREMISE WINE	\$ 200.00 _____
CHANGE IN LOCATION OF LICENSE (15% OF THE ANNUAL FEE)	_____
	<b>TOTAL \$ <u>100.00</u></b>

All applications include: Copy of the IDAHO STATE LICENSE and ADA COUNTY LICENSE

New applications also include: Copy of ABC stamped approved Foot Print

All Licenses will expire annually on May 1 at 2:00 a.m.

BUSINESS NAME: Scott & Andrea Enterprises LLC. PHONE: 208 703 3272

BUSINESS LOCATION: 726 East Avalon St. KUNA, ID. 83634

BUSINESS MAILING ADDRESS: 1313 North Tumbler Dr. KUNA, ID 83634  
(City, State, Zip Code)

APPLICANT NAME: Scott Martin PHONE: 208 703 3272  
(City, State, Zip Code)

RESIDENCE ADDRESS \_\_\_\_\_  
(City, State, Zip Code)

**IF APPLICANT IS A PARTNERSHIP OR CORPORATION, LIST NAMES AND ADDRESSES OF PARTNERS OR OFFICERS**

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

NAME \_\_\_\_\_ ADDRESS \_\_\_\_\_

Scott Martin  
Applicant Signature

11/24/2017  
Date

**APPLICANT:** Please be advised that bars, nightclubs, lounges, taverns and other permanent locations where alcoholic beverages are sold, not including restaurants where the principle business is serving food, are required to procure a Special Use Permit along with an application for a liquor license permit, provided the zone in which the use is located affords the sale of alcohol. The Special Use Application may be acquired from the City's Planning Department. If there is any doubt or uncertainty whether the principle business is food, that determination will be made by the Planning Department.

# State of Idaho Idaho State Police

Cycle Tracking Number: 93546

Premise Number: 1A-21809

## Retail Alcohol Beverage License

License Year: 2018

License Number: 21809

*This is to certify, that*      **Scott & Andrea Enterprises LLC**  
*doing business as:*      **Firehouse Pizzeria & Grill**  
*is licensed to sell alcoholic beverages as stated below at:*  
**726 East Avalon Street, Kuna, Ada County**

*Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.*  
County and city licenses are also required in order to operate.

Signature of Licensee, Corporate Officer, LLC Member or Partner

Liquor	No
Beer	Yes <u>\$50.00</u>
On-premise consumption	Yes <u>\$0.00</u>
Kegs to go	No
Restaurant	Yes <u>\$0.00</u>
Wine by the bottle	No
Wine by the glass	No
Multipurpose arena	No
Growlers	No

TOTAL FEE: \$50.00

SCOTT & ANDREA ENTERPRISES LLC  
 FIREHOUSE PIZZERIA & GRILL  
 726 EAST AVALON STREET  
  
 KUNA, ID 83634  
*Mailing Address*

License Valid: 08/23/2017 - 04/30/2018

**Expires: 04/30/2018**

Director of Idaho State Police



THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

2017-2018

RETAIL ALCOHOL BEVERAGE LICENSE

2018856

**ADA COUNTY, IDAHO**

STATE OF IDAHO

*This is to certify, that Scott & Andrea Enterprises LLC*

*dba: Firehouse Pizzeria & Grill*

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 726 East Avalon Street, Kuna, ID 83634



**License valid from October 31, 2017 to April 30, 2018**

Beer Bottled or canned, consumed ON premises

\$75.00

Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 31st day of October, 2017

  
Christopher D. Rich, Clerk  
Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)





**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.kunacity.id.gov](http://www.kunacity.id.gov)  
**Phone:** (208) 577-8794  
**Fax:** (208) 922-5816  
**Email:** [bbachman@kunaid.gov](mailto:bbachman@kunaid.gov)

Bob Bachman, BOC 1, IBC  
Public Works Director  
City of Kuna

## MEMO

**Date:** November 28, 2017

**From:** Bob Bachman, Public Works Director

**To:** Mayor and Council

**RE:** Sewer Master Plan

---

Mayor and Council,

The Sewer Master Plan has been completed and approved by DEQ. With a lot of hard work and time spent on this, I believe it accurately reflects the direction of the City. It takes in account for current and future growth and should work as a guide for years to come. Due to the confidentiality of the content of the Master Plan, I would welcome you to come by and view it in person if you wish.

Thank you,

Bob Bachman

**RESOLUTION NO. R94-2017  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING  
THE 2017 KUNA SEWER MASTER PLAN- FINAL REPORT.**

**WHEREAS**, in 2017, and in compliance with Idaho Code §67-6526, the City of Kuna, Idaho and Ada County, Idaho adopted a revised and expanded Area of City Impact Boundary for the City of Kuna, Idaho; and

**WHEREAS**, due to the Area of City Impact Boundary expansion, and population growth and development, it is necessary for the City of Kuna, Idaho to update its wastewater facilities master plan; and

**WHEREAS**, the City of Kuna, Idaho, pursuant to Resolution No. R51-2016, approved the contract with T-O Engineers to update the city's wastewater facilities master plan in compliance with the requirements of the laws of the state of Idaho; and

**WHEREAS**, T-O Engineers completed its update to the city's wastewater facilities master plan, titled 2017 Kuna Sewer Master Plan; and

**WHEREAS**, the Idaho Department of Environmental Quality has approved the 2017 Kuna Sewer Master Plan.

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

Section 1. The 2017 Kuna Sewer Master Plan is hereby approved.

Section 2. A copy of the 2017 Kuna Sewer Master Plan shall be maintained in the office of the City of Kuna, Idaho Public Works.

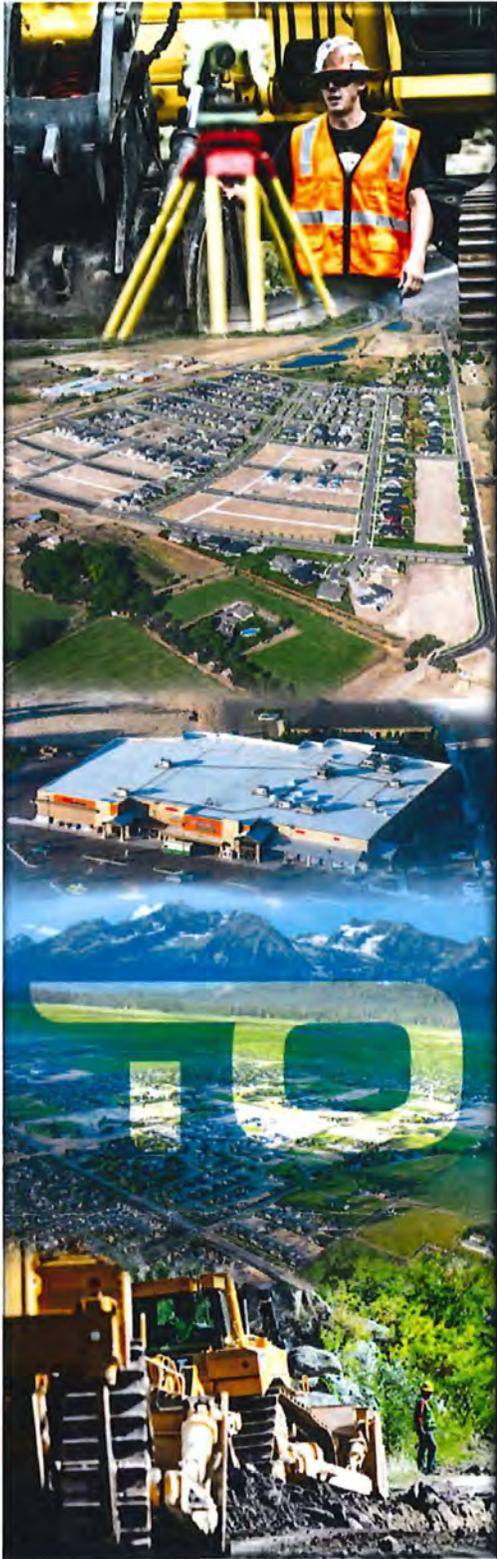
**PASSED BY THE COUNCIL** of Kuna, Idaho this 5<sup>th</sup> day of December 2017.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 5<sup>th</sup> day of December 2017.

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

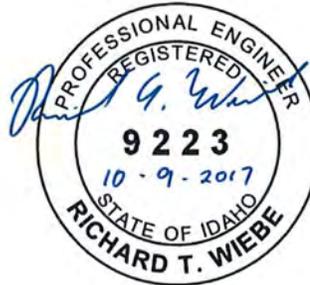
\_\_\_\_\_  
Chris Engels, City Clerk



APPROVED  
 By: Paul Smith  
 IDAHO DEQ  
 Boise Regional Office  
 Date: 11/9/17

**2017**  
**KUNA SEWER MASTER PLAN**  
**Final Report**

October, 2017



**T-O ENGINEERS**

2471 S. Titanium Place  
 Meridian, Idaho 83642



STATE OF IDAHO  
DEPARTMENT OF  
ENVIRONMENTAL QUALITY

RECEIVED  
NOV 27 2017  
CITY OF KUNA

1445 North Orchard • Boise, Idaho 83706 • (208) 373-0550  
www.deq.idaho.gov

C.L. "Butch" Otter, Governor  
John H. Tippets, Director

November 9, 2017

Bob Bachman  
City of Kuna Public Works Director  
6950 S. Ten Mile Road  
Meridian ID 83634

RE: 2017 Kuna Sewer Master Plan Updates (*Kuna, Ada County*)

Dear Mr. Bachman:

The referenced project appears to meet State of Idaho standards and is approved based on the conditions listed below.

This approval is for the Wastewater System Master Plan (Facility Plan) only. Please submit a Preliminary Engineering Report (PER) to the Department of Environmental Quality (DEQ) for review and approval prior to preparing and submitting detailed plans and specifications for any proposed future projects. Detailed plans and specifications cannot be reviewed until the PER for the project is approved; furthermore, no construction can begin until the detailed plans and specifications have been reviewed and approved by DEQ.

Please feel free to call me with any questions at 208-373-0281 or contact me via e-mail at [Dan.M.Smith@deq.idaho.gov](mailto:Dan.M.Smith@deq.idaho.gov).

Sincerely,

A handwritten signature in blue ink that reads "Dan Smith".

Dan Smith, P.E.  
Staff Engineer

Enclosures: Approved and Stamped Facility Plan Cover Page

ec: Richard Wiebe, P.E., T-O Engineers  
Todd Crutcher, P.E., Boise Regional Office  
TRIM 2017AGD12169

**RESOLUTION NO. R95-2017  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE  
IRRIGATION EASEMENT FROM CONRAD & BISCHOFF, INC.**

**BE IT HEREBY RESOLVED** by the Mayor and Council of the City of Kuna, Idaho that the IRRIGATION EASEMENT from Conrad & Bischoff, Inc, attached hereto as EXHIBIT A is hereby accepted by the City of Kuna, Idaho as the beneficiary of said easement.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 5<sup>th</sup> day of December 2017.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 5<sup>th</sup> day of December 2017.

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

(SPACE ABOVE RESERVED FOR RECORDING)

**PERPETUAL PRESSURIZED IRRIGATION EASEMENT**

**THIS CITY OF KUNA PERPETUAL PRESSURIZED IRRIGATION EASEMENT** is granted this 27 day of November, 2017, by and between **CONRAD & BISCHOFF, INC.**, a duly organized corporation pursuant to the laws of the state of Idaho ("Grantor") and the **CITY OF KUNA, IDAHO**, an Idaho municipal corporation ("Grantee"):

(Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

That Grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants to the Grantee, its successors, contractors, agents, and assigns an easement for the construction, maintenance, operation and replacement of the city of Kuna, Idaho pressurized irrigation system, more particularly described in Exhibit "A" ("Easement Premises"), attached hereto and incorporated herein by reference.

This easement is made subject to the following conditions:

1. The easement described above is hereby reserved for the utility purposes as herein set forth and no structures other than those for such utility purposes are to be erected within the limits of said easement.
2. The CITY OF KUNA, or its assigns, shall have the right at any time to cut, trim, and clear all trees, brush, and other obstructions that may injure, endanger, or interfere with the construction, operation, or maintenance of said utilities.
3. In exercising the rights granted herein, the CITY OF KUNA, or its assigns, will not unreasonably interfere with the normal use of the premises and will, at its sole cost and expense and with due diligence, restore the premises to its original or better condition following any use of the easement either for construction, repair, maintenance, and/or replacement of said facilities and appurtenances thereto.

TOGETHER With the right of ingress and egress on said real property for the purpose of constructing, operating, and maintaining said facilities and the necessary appurtenances thereto.

The undersigned hereby covenants and warrants that Grantor owns the said land described herein and the undersigned, as or on behalf of Grantor, has the right to grant this perpetual easement.

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this City of Kuna, Idaho *Perpetual Pressurized Irrigation Easement* to be executed in its name as of the day and year first herein written.

**GRANTOR:**

Conrad & Bischoff, Inc.,

Jeffery C. Walbom  
Secretary

STATE OF IDAHO )

) ss.

County of ADA )

On this 27 day of November, 2017, before me, the undersigned, a Notary Public in and for the state of Idaho, personally appeared, Jeffery C. Walbom, known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same as secretary of Conrad & Bischoff, Inc. and doing so on behalf of and with full corporate authority.

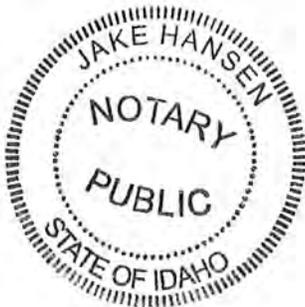
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jake Hansen

Notary Public

Residing at Idaho Falls ID

My Commission Expires April 30, 2018



E DEER FLAT ROAD

POINT OF BEGINNING - RIDLEY'S FAMILY CENTER SUBDIVISION NO.1

S 00°46'06" W 2.00'

S 88°45'45" E 18.08'

N 88°45'45" W 18.94'

N 56°53'40" W 18.60'

N 89°09'02" W 438.75'

N 44°25'31" W 7.17'

S 56°53'40" E 37.58'

S 89°09'02" E 436.78'

TRUE POINT OF BEGINNING  
- IRRIGATION EASEMENT

S 00°17'59" W 195.14'

N 00°17'59" E 200.16'

N MERIDIAN RD

S 88°45'45" E 10.00'



EXHIBIT B  
CITY OF KUNA IRRIGATION EASEMENT

LOCATED IN THE NE 1/4 OF SECTION 24, T.2N., R.1W., B.M.  
CITY OF KUNA, ADA COUNTY, IDAHO



November 3, 2017  
Page 1 of 2

**EXHIBIT "A"**  
**CITY OF KUNA IRRIGATION EASEMENT**

An 10 foot wide easement for the maintenance of a pressurized irrigation main across a portion of the Northeast  $\frac{1}{4}$  of Section 24, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, said easement being more particularly described as follows:

Commencing at a point shown as the **TRUE POINT OF BEGINNING** of the Ridley's Family Center Subdivision No. 1 final plat, recorded in the office of the Ada County Recorder as Instrument No. 2014-062037, in Book 107 of Plats at pages 14820 through 14822. Thence along the boundary of said Ridley's Family Center Subdivision South  $00^{\circ}46'06''$  West 2.00 feet to a point on the proposed southerly right-of-way of East Deer Flat Road said point being 50 feet south of the centerline of East Deer Flat Road. Thence, departing from said subdivision boundary and along said southerly right-of-way South  $88^{\circ}45'45''$  East 18.08 feet to the **TRUE POINT OF BEGINNING**; thence departing from said proposed southerly right-of-way

South  $56^{\circ}53'40''$  East 37.58 feet; thence

South  $89^{\circ}09'02''$  East 436.78 feet; thence

South  $00^{\circ}17'59''$  West 195.14 feet to a point on the boundary of said Ridley's Family Center Subdivision; thence along said subdivision boundary

South  $88^{\circ}45'45''$  East 10.00 feet; thence, departing from said subdivision boundary

North  $00^{\circ}17'59''$  East 200.16 feet; thence,

North  $44^{\circ}25'31''$  West 7.17 feet; thence

North  $89^{\circ}09'02''$  West 438.75 feet; thence

North  $56^{\circ}53'40''$  West 18.60 feet to a point which is 50 feet south of the centerline of East Deer Flat Road said point being on the proposed southerly right-of-way of East Deer Flat Road; thence along said proposed southerly right-of-way

North  $88^{\circ}45'45''$  West 18.94 feet to the **POINT OF BEGINNING**.

Said easement contains 6,673 square feet or 0.15 acres more or less.



**RESOLUTION NO. R96-2017  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE STATE/LOCAL AGREEMENT (PROJECT DEVELOPMENT) FOR PROJECT NO. A020 (143) MAIN STREET- AVENUE C TO AVENUE A, KUNA, ADA COUNTY, IDAHO; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CLERK TO ATTEST TO SAID SIGNATURE.**

**WHEREAS**, the **IDAHO TRANSPORTATION DEPARTMENT**, hereafter called the **STATE** and the **CITY OF KUNA**, hereafter called the **CITY**, have certain duties and responsibilities as outlined in the **STATE/LOCAL AGREEMENT (PROJECT DEVELOPMENT) FOR PROJECT NO. A020 (143) MAIN STREET- AVENUE C TO AVENUE A, KUNA, ADA COUNTY, IDAHO** pertaining to the development of Main St, Avenue C to Avenue A, Kuna, as attached hereto as **EXHIBIT A**; and

**WHEREAS**, the **STATE** is responsible for obtaining compliance with laws, standards and procedural policies in the development, construction and maintenance of improvements made to the Federal-Aid Highway System when there is federal participation in the costs; and

**WHEREAS**, certain functions to be performed by the **STATE** involve the expenditure of funds as set forth in the Agreement; and

**WHEREAS**, The **STATE** can only pay for work associated with the State Highway system; and

**WHEREAS**, the **CITY** is fully responsible for its share of project costs.

**NOW, THEREFORE, BE IT RESOLVED:**

1. That the Agreement for Federal Aid Project A020(143) is hereby approved.
2. That the Mayor is hereby authorized to execute the agreement and the City Clerk is hereby authorized to attest said agreement on behalf of the **CITY**.
3. That duly certified copies of the Resolution shall be furnished to the Idaho Transportation Department.

**PASSED BY THE COUNCIL** of Kuna, Idaho this 5<sup>th</sup> day of December 2017.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 5<sup>th</sup> day of December 2017.

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**STATE/LOCAL AGREEMENT  
(PROJECT DEVELOPMENT)  
PROJECT NO. A020(143)  
MAIN ST, AVENUE C TO AVENUE A, KUNA  
ADA COUNTY  
KEY NO. 20143**

**PARTIES**

THIS AGREEMENT is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between the IDAHO TRANSPORTATION BOARD, by and through the IDAHO TRANSPORTATION DEPARTMENT, hereafter called the State, and the CITY OF KUNA, acting by and through its Mayor and Council, hereafter called the Sponsor.

**PURPOSE**

The Sponsor has requested that the State include in its Idaho Transportation Investment Program Federal-Aid Project No. A020(143), described as Main St, Avenue C to Avenue A, Kuna. Project development is to be performed by Sponsor's staff/Consultant Engineers. The purpose of this Agreement is to set out the terms and conditions to accomplish the project development phase of this project.

The Sponsor acknowledges that this Agreement covers a project wherein federal aid funds will be allocated, and Sponsor will comply with the requirements of 23 U.S.C. §313, 23 CFR §635.410, and 28 CFR Part II.

**NOTE:** Securing the services of a consultant for project development services must follow the process outlined in the Idaho Transportation Department Guidelines for Local Public Agency Projects.

Since certain functions under this Agreement are to be performed by the State, requiring the expenditure of funds, and since the State can only pay for work associated with the State Highway System, the Sponsor is fully responsible for all costs incurred by the State related to the project.

Authority for this Agreement is established by Section 40-317 of the Idaho Code.

The Parties agree as follows:

**SECTION I. GENERAL**

1. It is necessary to develop construction plans and specifications in order that federal participation may be obtained in the construction costs of the project. Federal-aid for project development is not available on this project. The cost of project development is the Sponsor's responsibility.

2. Funding for this project is currently scheduled as follows:

Local Participation Costs at 100% Local:

- a. Project Development (State, Consultant, Local) - \$135,000
- b. Construction Engineering - \$208,000
- c. Construction - \$667,000
- d. Total Estimated Project Costs at 100% Local - \$1,010,000

Transportation Alternative Funds scheduled for construction are \$306,000. Match ratio is 92.66% Federal and 7.34% Local.

3. The Sponsor's match for Transportation Alternatives funds will be provided in cash in the amount of 7.34% (currently \$22,460).

4. The construction year for this project is listed on the approved Idaho Transportation Investment Program, and subsequent revisions. Currently the project is scheduled for construction in FY20, which commences October 1, 2019. The Sponsor will meet the project milestones shown below or on a subsequently approved CPM Schedule. Failure to meet these milestones may jeopardize availability of Federal participation.

Concept Approval - April 1, 2018

Environmental Approval - July 1, 2018

PS&E - October 1, 2019

5. This project shall be designed to State Standards as defined in the current version of the Idaho

Transportation Department's Roadway Design Manual, or as subsequently revised. The current version of the Design Manual can be viewed at the following web site: <http://itd.idaho.gov/manuals/ManualsOnline.htm> .

6. All information, regulatory and warning signs, pavement or other markings, and traffic signals required and warranted will be developed as a part of the plans, regardless of whether the work is done as a portion of the contract or by the Sponsor's forces.
7. If the project is terminated prior to completion, the Sponsor shall repay to the State all federal funds received for the project, and shall be liable to the State for any un-reimbursed incidental expenses as provided for in Section II, Paragraph 1 of this Agreement.
8. Sufficient Appropriation. It is understood and agreed that the State is a governmental agency, and this Agreement shall in no way be construed so as to bind or obligate the State beyond the term of any particular appropriation of funds by the Federal Government or the State Legislature as may exist from time to time. The State reserves the right to terminate this Agreement if, in its sole judgment, the Federal Government or the legislature of the State of Idaho fails, neglects or refuses to appropriate sufficient funds as may be required for the State to continue payments. Any such termination shall take effect immediately upon notice and be otherwise effective as provided in this Agreement.

**SECTION II.** That the State shall:

1. Provide the following services incidental to the project development:
  - a. Assist Sponsor in the selection of a Consulting Engineer and negotiations as needed, and furnish the Agreement for Engineering Services and any supplements thereto, to be used between the Sponsor and Consulting Engineers on this project.
  - b. Review Preliminary Environmental Evaluation and recommend other appropriate environmental

documentation.

- c. Furnish to the engineers copies of materials test reports and other data applying to the project and available to the State.
- d. Provide a hearing officer to conduct a formal public hearing as necessary.
- e. If requested by the Sponsor, and if personnel are available to do the work, provide an independent review of the appraisals required for the project.
- f. Assign State personnel, or assist in hiring a qualified relocation agent, to determine relocation entitlements and assistance which might be required by the project.
- g. File with the Federal Highway Administration applications for exceptions to AASHTO Standards when appropriate and for government land withdrawals for rights-of-way and airport clearance.
- h. If requested by the Sponsor, assist in negotiations with public carriers and utilities for agreements on behalf of the Sponsor.
- i. Review the consultant plans, estimates, reports and environmental studies, and issue notice of approval to the Sponsor and the engineer following the Concept, Preliminary and Final Design Reviews and the Design Study Report.
- j. Supply roadway summary sheets and such standard drawings as may be required to supplement the plans.
- k. Print and assemble plans, special provisions, specifications and contracts.
- l. Advertise for bids and let the construction contract. Prior to construction, the parties will enter into a separate agreement covering responsibilities of the parties relating to construction.

2. Within sixty (60) days of receipt of appropriate documentation from the Sponsor showing expenditure of funds for project development, credit those costs towards the Sponsor's match on the project.
3. Bill the Sponsor for costs incurred by the State under this Agreement for project development, if those costs exceed the amount set out in Section III, Paragraph 1.
4. Bill the Sponsor for any federal funds to be repaid by the Sponsor if the project is terminated prior to completion, and the Sponsor has been reimbursed with federal funds.

**SECTION III.** That the Sponsor shall:

1. Pay to the State, before the State begins the incidental services referred to in Section II, Paragraph 1, the sum of **FIVE THOUSAND DOLLARS (\$5,000)**, estimated to be the total expense to the State. In addition, pay to the State the cost of all incidental services provided by the State upon receipt of the billing provided for in Section II, Para. 3.
2. Sponsor warrants that it will repay any federal reimbursements on this project if the project is terminated prior to completion.
3. With the assistance of the State, hire a consultant for development of the project.
4. Make timely payment of all consultant invoices throughout the design of the project.
5. Advertise for formal public hearing if required.
6. Coordinate the relocation of utilities within the right-of-way of the project. Federal-aid utility relocations will be processed in accordance with the applicable provisions of 23 CFR and the Sponsor's utility policies and procedures.
7. Acquire all rights-of-way and easements needed to provide for construction and maintenance of the project.
8. Employ a certified general appraiser to complete all

- appraisals. The Sponsor will hire an independent certified general appraiser to review the appraisals if the Sponsor requests such services from the State and the State is not available to provide this review.
9. Review the appraisal reviewer's statement of the estimated fair market value and approve an amount to be just compensation for each parcel to be acquired.
  10. Provide a monthly right-of-way status report (ITD-2161) and forward it to the project manager.
  11. Before initiating negotiations for any real property required for right-of-way, establish, in writing, an amount considered to be just compensation, under Idaho law, Federal Regulations or any other applicable law, and make a prompt offer to acquire the property for the full amount established.
  12. Make a good faith effort, in accordance with Real Property Acquisition Policies Act of 1970, to acquire the real property by negotiation. Employ a State Approved Negotiator if necessary.
  13. Inform the property owner, in those cases where he indicates a willingness to donate a portion of his real property for rights-of-way, of all his rights, including his right to full compensation in money for land and damages, if any, in accordance with Idaho Code.
  14. Provide relocation assistance and payments for any displaced person, business, farm operation, or nonprofit organization in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970; 49 CFR 24; 23 CFR 710; the Idaho Real Property Acquisition Act of 1971; Title 40, Chapter 20; and Title 58, Chapter 11; Idaho Code, as amended, and regulations promulgated thereunder. No individual or family shall be displaced until decent, safe and sanitary replacement housing is available to the relocatees for immediate occupancy. In addition, advise the State of any relocations required by the project and authorize the State to negotiate in its behalf for all relocation assistance and payments, the cost of which will be assumed by the Sponsor at the time of negotiation.

15. Ensure to the greatest extent practicable that no person lawfully occupying the real property shall be required to move from his home, farm or business without at least ninety (90) days' written notice prior to advertisement of the project.
16. Before advertisement for bids, provide a certification that all rights-of-way, easements, permits, materials sources and agreements necessary for the construction of the project have been acquired in accordance with the provisions of this Section. Provide a value of any right-of-way donations obtained, which may be credited as a matching share.
17. Evaluate the impact the project might have on the quality of the human environment and prepare and furnish to the State an environmental evaluation, that includes cultural resources, and any other documentation required by the National Environmental Policy Act.
18. At all required public hearings, furnish all necessary exhibits and provide for a representative of the Sponsor to describe the project; present information about the location and design, including alternatives; discuss the tentative schedules for rights-of-way acquisitions and construction; discuss the Sponsor's relocation assistance program; discuss the economic, sociological, and environmental effects of the project; and answer all questions concerning the project.
19. Comply with Attachment 1 attached hereto and made a part hereof. By this agreement Sponsor agrees to comply with and be bound to the Civil Rights provisions of Title VI of the Federal Code and to generally insert those provisions in all contracts that it enters into that are federally funded on this project. If property acquired for this project with Federal financial assistance is transferred, the recipient of the property will be subject to Attachment 1 if the property is used for the same purpose it was originally acquired or for another purpose involving similar services or benefits to the general public. Sponsor should contact the State prior to disposing of any property acquired under this

agreement.

20. Maintain all project records, including source documentation for all expenditures and in-kind contributions, for a period of three (3) years from the date of final acceptance. If any litigation, claim, negotiation, or audit has been started before expiration of the three-year period, the records shall be retained until completion of the action and resolution of all issues that arise from it.
21. Comply with all other applicable State and Federal regulations.

**EXECUTION**

This Agreement is executed for the State by its Engineering Services Division Administrator, and executed for the Sponsor by the Mayor, attested to by the City Clerk, with the imprinted Corporate Seal of the City of Kuna.

**IDAHO TRANSPORTATION DEPARTMENT**

APPROVED BY:

\_\_\_\_\_  
Engineering Services  
Division Administrator

RECOMMENDED BY:

\_\_\_\_\_  
District Engineer

**ATTEST:**

**CITY OF KUNA**

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor

(SEAL)

By regular/special meeting  
on \_\_\_\_\_.

Reviewed by FS \_\_\_\_\_

hm:20143 SLAPD.docx

## ATTACHMENT 1

### 1050.20 Appendix A:

During the performance of work covered by this Agreement, the Consultant for themselves, their assignees and successors in interest agree as follows:

1. **Compliance With Regulations.** The Consultant shall comply with all regulations of the United States Department of Transportation relative to Civil Rights, with specific reference to Title 49 CFR Part 21, Title VI of the Civil Rights Act of 1964 as amended, and Title 23 CFR Part 230 as stated in the ITD EEO Special Provisions and Title 49 CFR Part 26 as stated in the appropriate ITD DBE Special Provisions. <http://apps.itd.idaho.gov/apps/ocr/index.aspx>
2. **Nondiscrimination.** The Consultant, with regard to the work performed by them during the term of this Agreement, shall not in any way discriminate against any employee or applicant for employment; subcontractor or solicitations for subcontract including procurement of materials and equipment; or any other individual or firm providing or proposing services based on race, color, sex, national origin, age, disability, limited English proficiency or economic status.
3. **Solicitations for Subcontracts, Including Procurement of Materials and Equipment.** In all solicitations, either by bidding or negotiation, made by the Consultant for work or services performed under subcontract, including procurement of materials and equipment, each potential subcontractor or supplier shall be made aware by the Consultant of the obligations of this Agreement and to the Civil Rights requirements based on race, color, sex, national origin, age, disability, limited English proficiency or economic status.
4. **Information and Reports.** The Consultant shall provide all information and reports required by regulations and/or directives and sources of information, and their facilities as may be determined by the State or the appropriate Federal Agency. The Consultant will be required to retain all records for a period of three (3) years after the final payment is made under the Agreement.
5. **Sanctions for Noncompliance.** In the event the Consultant or a Subconsultant is in noncompliance with the EEO Special Provisions, the State shall impose such sanctions as it or the appropriate Federal Agency may determine to be appropriate, including, but not limited to:
  - Withholding of payments to the Consultant until they have achieved compliance;
  - Suspension of the agreement, in whole or in part, until the Consultant or Subconsultant is found to be in compliance, with no progress payment being made during this time and no time extension made;
  - Cancellation, termination or suspension of the Agreement, in whole or in part;
  - Assess against the Consultant's final payment on this Agreement or any progress payments on current or future Idaho Federal-aid Projects an administrative remedy by reducing the final payment or future progress payments in an amount equal to 10% of this agreement or \$7,700, whichever is less.
6. **Incorporation of Provisions.** The Consultant will include the provisions of paragraphs 1 through 5 above in every subcontract of \$10,000 or more, to include procurement of materials and leases of equipment unless exempt by the Acts, the Regulations, and directives pursuant thereto. The Consultant shall take such action with respect to any subcontract or procurement as the State or the appropriate Federal Agency may direct as a means of enforcing such provisions, including sanctions for noncompliance. Provided, that if the Consultant becomes involved in, or is threatened with, litigation with a subcontractor or supplier as a result of such direction, the Consultant may request the State to enter into any litigation to protect the interest of the State. In addition, the Consultant may request the United States to enter into the litigation to protect the interests of the United States.

### 1050.20 Appendix E

During the performance of this contract, the Consultant, for itself, its assignees, and successors in interest (hereinafter referred to as the "contractor") agrees to comply with all non discrimination statutes and authorities; including but not limited to:

**Pertinent Non-Discrimination Authorities:**

- Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d et seq., 78 stat. 252), (prohibits discrimination on the basis of race, color, national origin); and 49 CFR Part 21.
- The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (42 U.S.C. § 4601 ), (prohibits unfair treatment of persons displaced or whose property has been acquired because of Federal or Federal-aid programs and projects);
- Federal-Aid Highway Act of 1973, (23 U.S.C. § 324 et seq.), (prohibits discrimination on the basis of sex);
- Section 504 of the Rehabilitation Act of 1973, (29 U.S.C. § 794 et seq.), as amended, (prohibits discrimination on the basis of disability); and 49 CFR Part 27;
- The Age Discrimination Act of 1975, as amended, (42 U.S.C. § 6101 et seq.), (prohibits discrimination on the basis of age);
- Airport and Airway Improvement Act of 1982, ( 49 USC § 4 71, Section 4 7123 ), as amended, (prohibits discrimination based on race, creed, color, national origin, or sex);
- The Civil Rights Restoration Act of 1987, (PL 100-209), (Broadened the scope, coverage and applicability of Title VI of the Civil Rights Act of 1964, The Age Discrimination Act of 1975 and Section 504 of the Rehabilitation Act of 1973, by expanding the definition of the terms "programs or activities" to include all of the programs or activities of the Federal-aid recipients, sub-recipients and contractors, whether such programs or activities are Federally funded or not);
- Titles II and III of the Americans with Disabilities Act, which prohibit discrimination on the basis of disability in the operation of public entities, public and private transportation systems, places of public accommodation, and certain testing entities (42 U.S.C. §§ 12131-12189) as implemented by Department of Transportation regulations at 49 C.F.R. parts 37 and 38;
- The Federal Aviation Administration's Non-discrimination statute (49 U.S.C. § 47123) (prohibits discrimination on the basis of race, color, national origin, and sex);
- Executive Order 12898, Federal Actions to Address Environmental Justice in Minority Populations and Low-Income Populations, which ensures discrimination against minority populations by discouraging programs, policies, and activities with disproportionately high and adverse human health or environmental effects on minority and low-income populations;
- Executive Order 13166, Improving Access to Services for Persons with Limited English Proficiency, and resulting agency guidance, national origin discrimination includes discrimination because of limited English proficiency (LEP). To ensure compliance with Title VI, you must take reasonable steps to ensure that LEP persons have meaningful access to your programs (70 Fed. Reg. at 74087 to 74100);
- Title IX of the Education Amendments of 1972, as amended, which prohibits you from discriminating because of sex in education programs or activities (20 U .S.C. 1681 et seq).

**Implementation Procedures**

This agreement shall serve as the Sponsor's Title VI plan pursuant to 23 CFR 200 and 49 CFR 21.

For the purpose of this agreement, "Federal Assistance" shall include:

1. grants and loans of Federal funds,
2. the grant or donation of Federal property and interest in property,
3. the detail of Federal personnel,
4. the sale and lease of, and the permission to use (on other than a casual or transient basis), Federal property or any interest in such property without consideration or at a nominal consideration, or at a consideration which is reduced for the purpose of assisting the Sponsor, or in recognition of the public interest to be served by such sale or lease to the Sponsor, and
5. any Federal agreement, arrangement, or other contract which has as one of its purposes, the provision of assistance.

The Sponsor shall:

1. Issue a policy statement, signed by the Sponsor's authorized representative, which expresses its commitment to the nondiscrimination provisions of Title VI. The policy statement shall be circulated throughout the Sponsor's organization and to the general public. Such information shall be published where appropriate in languages other than English.

2. Take affirmative action to correct any deficiencies found by ITD or the United States Department of Transportation (USDOT) within a reasonable time period, not to exceed 90 days, in order to implement Title VI compliance in accordance with this agreement. The Sponsor's authorized representative shall be held responsible for implementing Title VI requirements.
3. Designate a Title VI Coordinator who has a responsible position in the organization and easy access to the Sponsor's authorized representative. The Title VI Coordinator shall be responsible for initiating and monitoring Title VI activities and preparing required reports.
4. Adequately implement the civil rights requirements.
5. Process complaints of discrimination consistent with the provisions contained in this agreement. Investigations shall be conducted by civil rights personnel trained in discrimination complaint investigation. Identify each complainant by race, color, national origin, sex, or disability; the nature of the complaint; the date the complaint was filed; the date the investigation was completed; the disposition; the date of the disposition; and other pertinent information. A copy of the complaint, together with a copy of the Sponsor's report of investigation, will be forwarded to ITD's EEO Office – External Programs within 10 days of the date the complaint was received by the Sponsor.
6. Collect statistical data (race and sex) of participants in, and beneficiaries of the Transportation programs and activities conducted by the Sponsor.
7. Conduct Title VI reviews of the Sponsor and sub-recipient contractor/consultant program areas and activities. Revise where applicable, policies, procedures and directives to include Title VI requirements.
8. Attend training programs on Title VI and related statutes conducted by ITD's EEO Office.
9. Participate in an annual review of the Sponsor's Title VI Program, the purpose of which is to determine to what extent the Sponsor has complied with Title VI requirements including the ADA. This review is conducted one year from the date of approval of the Non-Discrimination Agreement and then annually on the same date. The format for the Title VI review will be provided each year to the Sponsor for completion. A determination of compliance will be made by ITD's EEO Office based on the information supplied in the review. This review of the Sponsor's Title VI Program may also include an on-site review in order to determine compliance.

#### **Discrimination Complaint Procedure**

Any person who believes that he or she, individually, as a member of any specific class, or in connection with any disadvantaged business enterprise, has been subjected to discrimination prohibited by Title VI of the Civil Rights Act of 1964, the American with Disabilities Act of 1990, Section 504 of the Vocational Rehabilitation Act of 1973 and the Civil Rights Restoration Act of 1987, as amended, may file a complaint with the Sponsor. A complaint may also be filed by a representative on behalf of such a person. All complaints will be referred to the Sponsor's Title VI Coordinator for review and action.

In order to have the complaint consideration under this procedure, the complainant must file the complaint no later than 180 days after:

- a) The date of alleged act of discrimination; or
- b) Where there has been a continuing course of conduct, the date on which that conduct was discontinued.

In either case, the Sponsor or his/her designee may extend the time for filing or waive the time limit in the interest of justice, specifying in writing the reason for so doing.

Complaints shall be in writing and shall be signed by the complainant and/or the complainant's representative. Complaints shall set forth as fully as possible the facts and circumstances surrounding the claimed discrimination. In the event that a person makes a verbal complaint of discrimination to an officer or employee of the Sponsor, the person shall be interviewed by the Title VI Coordinator. If necessary, the Title VI Coordinator will assist the person in reducing the complaint to writing and submit the written version of the complaint to the person for signature. The complaint shall then be handled according to the Sponsor's investigative procedures.

Within 10 days, the Title VI Coordinator will acknowledge receipt of the allegation, inform the complainant of action taken or proposed action to process the allegation, and advise the complainant of other avenues of redress available, such as ITD and USDOT.

The Sponsor will advise ITD within 10 days of receipt of the allegations. Generally, the following information will be included in every notification to ITD:

- a) Name, address, and phone number of the complainant.
- b) Name(s) and address(es) of alleged discriminating official(s).
- c) Basis of complaint (i.e., race, color, national origin or sex)
- d) Date of alleged discriminatory act(s).
- e) Date of complaint received by the Sponsor.
- f) A statement of the complaint.
- g) Other agencies (state, local or Federal) where the complaint has been filed.
- h) An explanation of the actions the Sponsor has taken or proposed to resolve the issue raised in the complaint.

Within 60 days, the Title VI Coordinator will conduct an investigation of the allegation and based on the information obtained, will render a recommendation for action in a report of findings to the Sponsor's authorized representative. The complaint should be resolved by informal means whenever possible. Such informal attempts and their results will be summarized in the report of findings.

Within 90 days of receipt of the complaint, the Sponsor's authorized representative will notify the complainant in writing of the final decision reached, including the proposed disposition of the matter. The notification will advise the complainant of his/her appeal rights with ITD, or USDOT, if they are dissatisfied with the final decision rendered by the Sponsor. The Title VI Coordinator will also provide ITD with a copy of this decision and summary of findings upon completion of the investigation.

Contacts for the different Title VI administrative jurisdictions are as follows:

Idaho Transportation Department  
Equal Employment Opportunity Office – External Programs  
EEO Manager  
PO Box 7129  
Boise, ID 83707-1129  
208-334-8884

Federal Highway Administration  
Idaho Division Office  
3050 Lakeharbor Lane, Suite 126  
Boise, ID 83703  
208-334-9180

### **Sanctions**

In the event the Sponsor fails or refuses to comply with the terms of this agreement, the ITD may take any or all of the following actions:

1. Cancel, terminate, or suspend this agreement in whole or in part;
2. Refrain from extending any further assistance to the Sponsor under the program from which the failure or refusal occurred until satisfactory assurance of future compliance has been received from the Sponsor.
3. Take such other action that may be deemed appropriate under the circumstances, until compliance or remedial action has been accomplished by the Sponsor;
4. Refer the case to the Department of Justice for appropriate legal proceedings.

Distribution: EEO Office  
Revised: 03-09, 08-10, 08-17



# City of Kuna

## City Council Memo

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

**To:** Kuna City Council

**Case Number(s):** 17-07-AN (Annexation) and  
17-09-S (Subdivision):  
*Saranda Subdivision.*

**Site Location:** 1105 W. Hubbard Road  
Kuna, ID 83634

**Planner:** Trevor Kesner, Planner II

**Public Hearing Date:** November 21, 2017  
**Findings:** December 5, 2017

**Applicant:** WH Pacific, Jane Suggs  
2141 W. Airport Way, Ste. 104  
Boise, ID 83705  
[jsuggs@whpacific.com](mailto:jsuggs@whpacific.com)

**Owner:** Challenger Development, Inc.  
1977 E. Overland Rd.  
Meridian, ID 83642



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### A. Course of Proceedings

1. Annexation and Preliminary Plats for residential subdivisions are designated in Kuna City Code (KCC), 1-14-3 as public hearing matters, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body. All public noticing procedures have been adhered to for these proposed actions.

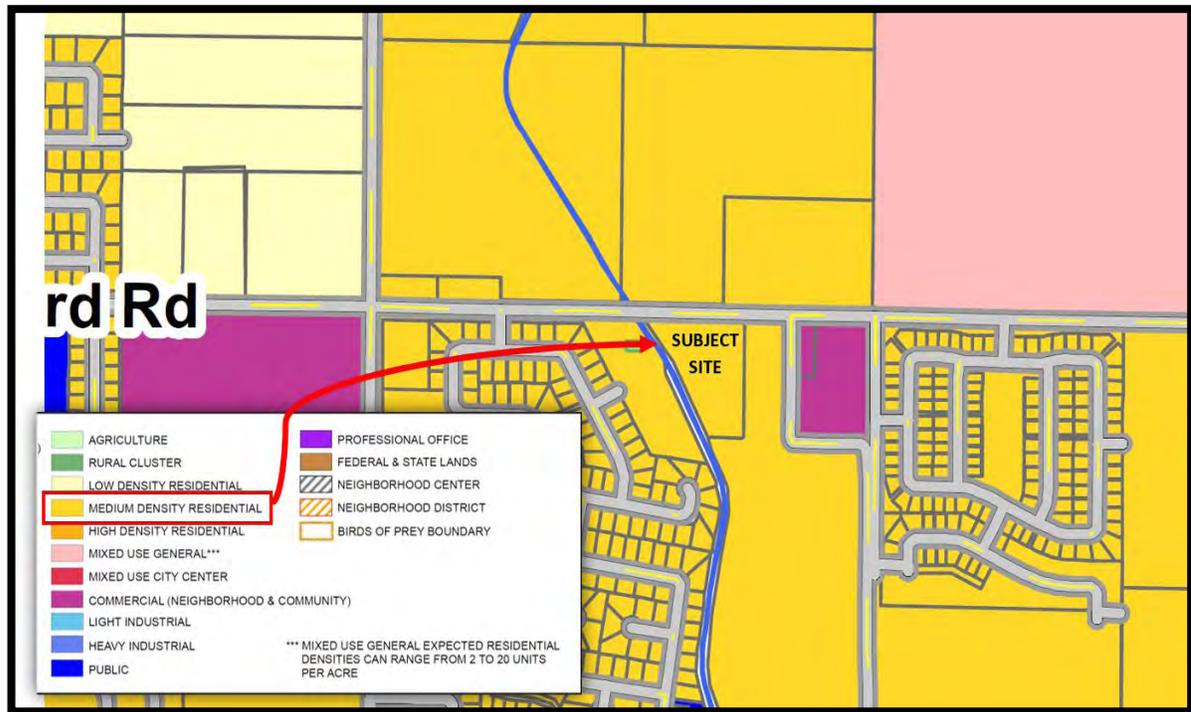
#### a. Agency Notifications

- |                            |                   |
|----------------------------|-------------------|
| i. Agencies                | August 28, 2017   |
| ii. 300' Property Owners   | October 31, 2017  |
| iii. Kuna, Melba Newspaper | November 01, 2017 |
| iv. Site Posted            | November 09, 2017 |

2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks approval for Annexation and a Preliminary Plat (residential subdivision) known as Saranda Subdivision.

**B. General Project Facts and Staff Analysis**

1. **Request:** A request from Jane Suggs with WH Pacific representing Challenger Development, Inc., to annex an approximately 5-acre parcel into Kuna City limits with an R-6 zone, and subdivide the parcel into 18 single family, and four (4) common lots to create Saranda Subdivision. The site is located on W. Hubbard Road approximately 700 feet west of Kay Avenue, and currently addressed as 1105 W. Hubbard Road, Kuna, ID 83634. in Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho. (APN #S1313212480)
2. The applicant has submitted all the required documents and materials for review, held the neighborhood meeting, and posted the site in accordance with KCC posting requirements and the requirements set forth in Idaho State Code, Title 67, Chapter 65 of the Local Land Use Planning Act.
3. **History:** The subject parcel is situated in unincorporated Ada County with an RR residential zoning designation. The site has historically been farmed and the existing vegetation is commonly associated with a crop field.
4. **Legal Description:** A legal description was included with the application.
5. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use map indicates the site has a future designation of *Medium Density Residential*.



**6. Surrounding Land Uses:**

Direction	Current Zoning and Jurisdiction	
<b>North</b>	RR / R-4	Rural Residential – <i>Ada County</i> / Med. Density Res. – Kuna City
<b>South</b>	R-4 / RR	Med. Density Res. – Kuna City / Rural Res. – <i>Ada County</i>
<b>East</b>	PUD / RR	Planned Unit Development – Kuna City / Rural Res. – <i>Ada County</i>
<b>West</b>	RR	Rural Residential – <i>Ada County</i>

**6.1 Aerial Map:**

\*Copyrighted

**6.2 Parcel Number:** S1313212480**6.3 Parcel Size and Current Zoning:**

Approximate acres: 4.7

Zoning: RR (Ada County)

**6.4 Public Services, Utilities and Facilities:**

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

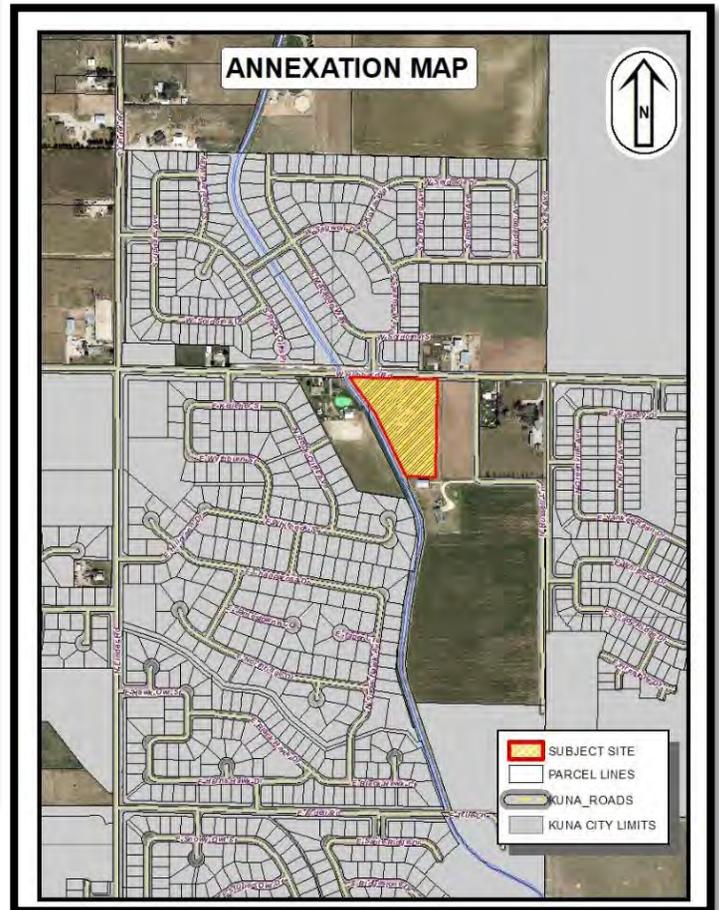
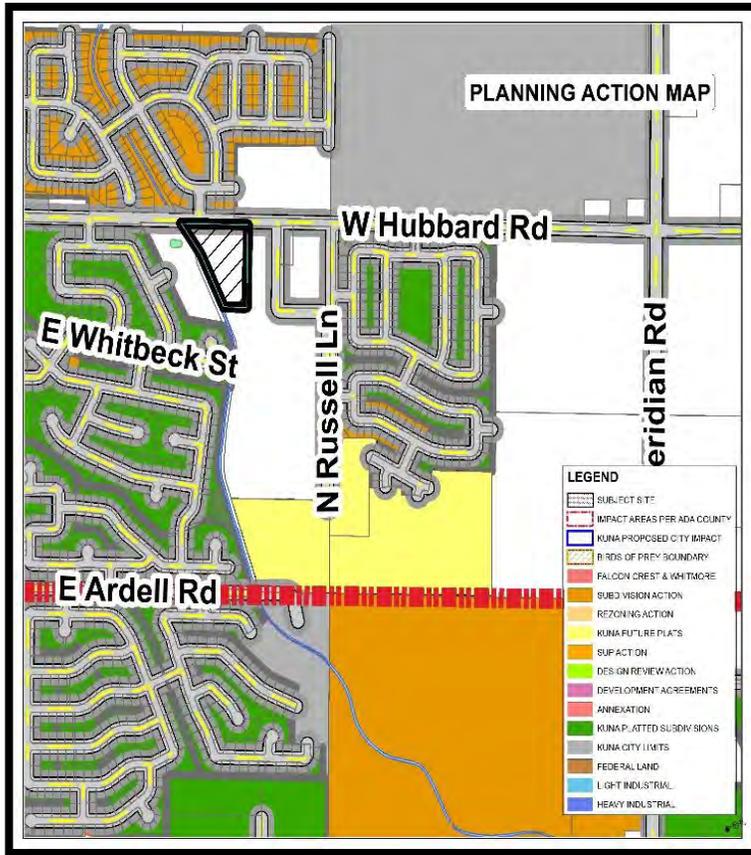
Irrigation District – New York Irrigation District

Pressurized Irrigation – City of Kuna (KMID)

Sanitation Services – J&amp;M Sanitation

**6.5 Existing Structures, Vegetation and Natural Features:** There is currently a residence and two (2) ancillary structures on the subject parcel that have been vacant for several months. The site is relatively flat with an average slope of 0% to 2%. Bedrock depth is estimated to be greater than sixty (60) inches according to the USDA Soil Survey for Ada County. There are several existing trees on site that the applicant intends to remove as they are unhealthy, dead, dying or are of undesirable species.

**6.6 Annexation and Planning Action Maps:**



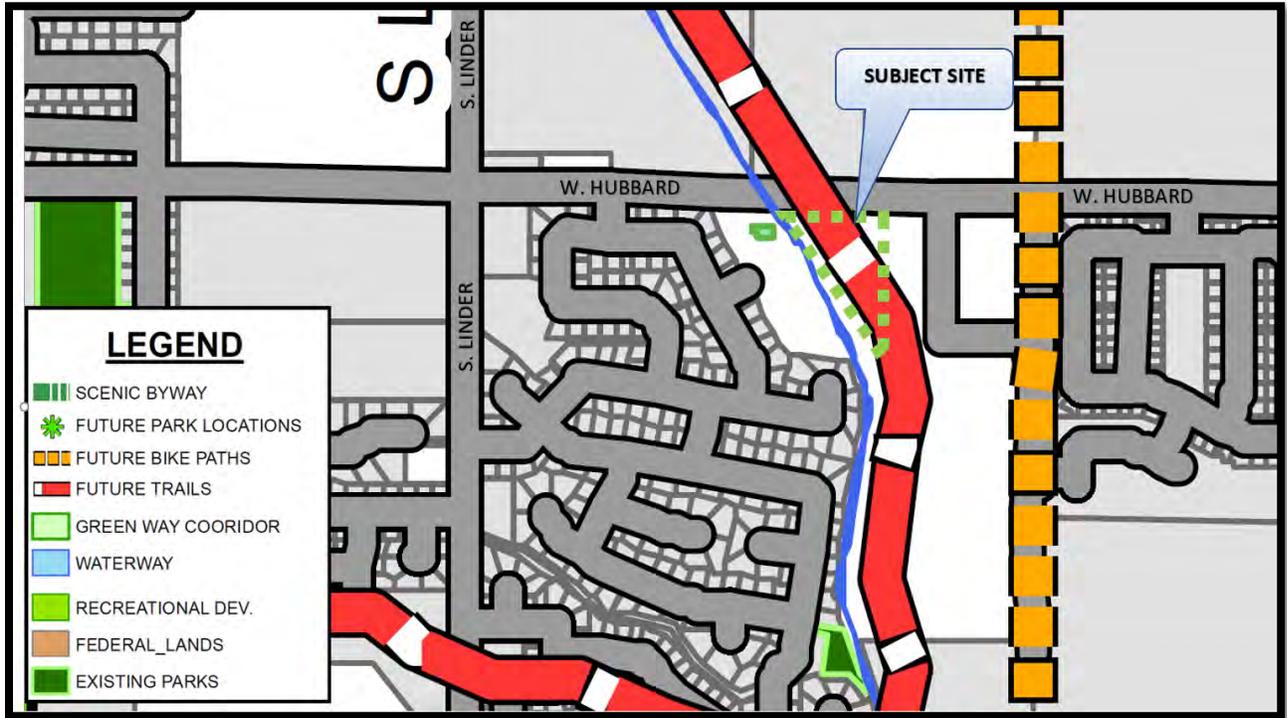
**6.7 Transportation / Connectivity:** The subject site’s road frontage and existing access is located on Hubbard Road. Hubbard Road is designated as a future 3-lane residential arterial roadway; therefore, it is recommended that the applicant dedicate additional right-of-way to accommodate 37 feet from centerline. The existing pavement should be widened to a minimum of 17-feet from centerline with an additional 3-foot wide gravel shoulder, and a minimum 5-foot wide detached sidewalk on Hubbard Road. ACHD has provided site specific recommendations for roadway improvements internal and abutting the subject site.

**6.8 Agency Recommendations:**

The following agencies returned comments which are included as exhibits in this case file:

- i. Kuna School District .....Exhibit B1
- ii. Idaho Department of Environmental Quality (DEQ) .....Exhibit B2
- iii. Idaho Transportation Department (ITD) .....Exhibit B3
- iv. Central District Health Department (CDHD) .....Exhibit B4
- v. Boise Project Board of Control .....Exhibit B5
- vi. COMPASS Idaho .....Exhibit B6
- vii. Kuna City Public Works Department .....Exhibit B7
- viii. Ada County Highway District (ACHD) .....Exhibit B8

**6.9 Recreation and Pathways Master Plan Map:** Kuna’s Master Recreation and Pathways map indicates the need for a future trail along Kuna Canal as it abuts the subject site to the west. Staff recommends the applicant construct a trail/pathway along the western border of the site, abutting the Kuna Canal in accordance with the Recreation and Pathways Master Plan Map. The proposed pathway provides a critical connection to developed areas to the north and south of the subject site.



**C. Applicable Standards:**

1. City of Kuna Zoning Ordinance No. 230
2. City of Kuna Design Review Ordinance, 2011-08
3. City of Kuna Subdivision Ordinance No. 2010-15, Title 6 Subdivision Regulations
4. City of Kuna Landscape Ordinance No. 2006-100
5. City of Kuna Comprehensive Plan
6. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

**D. Comprehensive Plan Analysis:**

The Kuna City Council determines that the annexation and subdivision of the subject site is consistent with the following Comprehensive Plan components:

*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 price to appeal to a variety of people. A goal expressed was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 Comprehensive Plan [CP]).

**Comment:** *The Comprehensive Plan and the corresponding Future Land Use Map (with land use designations) provides for a medium density residential (R-6) zone. This project has proposed a density of less than six units per acre, therefore it conforms to the Comprehensive Plan and the Future Land Use Map.*

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

Ensure 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 attorney; the Idaho Attorney General’s six criterion established to determine the potential for property taking.

**Comment:** *Utilizing the Idaho Attorney General’s criteria, and a review by the City Attorney, this project does not constitute a “takings” and the Economic value is fully 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 [CP]).

**Comment:** *The Comprehensive Plan encourages adequate housing for all income levels and calls for increasing pedestrian connections. This project supplies additional housing types to Kuna’s inventory and provides opportunities for a quality housing mix. This development will enhance the City’s network for pedestrian and non-motorized transportation choices by establishing new sidewalks, and by adding a public pathway along the western border of the development; abutting the canal.*

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 [CP]).

**Comment:** *This project adds quality housing varieties to the City’s inventory for all types of lifestyles, ages and economic groups. This project also proposes more than 14% open space which adds to greenspace within Kuna city limits, keeping it a desirable City to live and recreate in, while enhancing the City’s overall pathway network which also increases active transportation choices, provides greater connectivity and provides for more cohesive neighborhoods.*

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 populations 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 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

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 [CP]).

**Comment:** *Applicant proposes a development with a variety of dwelling types, lot sizes, and price points for different income levels as encouraged by the Comprehensive Plan. This project adds to the City’s overall network of public utilities, sidewalks, roadways, and pathways; therefore, it complies with the logical, orderly development goal. The proposed land divisions are smaller than one half acre and will connect to available public services abutting the site; thus, the development avoids increased municipal services costs and the potential for urban sprawl.*

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 creating a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2[CP]).

**Comment:** Applicant proposes good community and urban design principles by designing under the allowed densities of the R-6 zone (3.59 Gross Density). This development also incorporates landscape buffers, and creates a sense of place for current and future citizens with the creation of additional greenspace while adding to the City's sidewalk and its pathway networks for adjoining property owners and future developments. In this sense, the project fosters sound community design concepts and complies with the Comprehensive Plan goals and strengthens Kuna's image. This development will add a critical pathway connection.

Neighborhoods:

Kuna's Comprehensive Plan advocates for 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 (Page 179 [CP]).

**Comment:** Kuna is not currently served with transit services; however, the applicant proposes an extension of the roadway system in compliance with the Street Circulation Plan adopted by Kuna. Applicant also proposes sidewalks for pedestrians and other non-motorized transportation, and add a pathway network connection to comply with the Recreation and Pathways Master Plan Map. Applicant proposes less than R-6 housing densities, thereby complying with the Medium Density land use designation as outlined within the Comprehensive Plan and Comprehensive Plan Future Land Use Map.

**E. Findings of Fact:**

1. All required procedural items have been completed as detailed in these findings.
2. The residential development complies with Section 6.0 of Kuna's Comprehensive Plan.
3. The residential development complies with the Kuna City Code.
4. Public services are available and are adequate to accommodate this site's development.
5. The annexation and preliminary plat will not be detrimental to the public's health, safety and general welfare.
6. The applicant's annexation and requested zoning designation of R-6 is in general conformance with the Kuna Comprehensive Plan Future Land Use map.
7. The site is suitable for use as a residential subdivision, after acquiring the proper approvals.
8. The project description, staff analysis and findings of fact are correct.

**F. Conclusions of Law:**

1. The annexation and subdivision preliminary plat is consistent with Kuna City Code.
2. The annexation and preliminary plat use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for annexation and preliminary plat use.
4. The annexation and preliminary plat use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation and preliminary plat is not likely to cause adverse public health problems.
6. The annexation and preliminary plat is generally in compliance with all ordinances and laws of the City.
7. The annexation and 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 street and utility services in proximity to the site are suitable and adequate for residential purposes.

9. Based on evidence contained in Case Nos. 17-07-AN and 17-09-S, this proposal complies with KCC Title 6.
10. Based on the evidence contained in Case Nos. 17-07-AN and 17-09-S, this proposal complies with Section 6.0 of Kuna Comprehensive Plan and Future Land Use Map.
11. The City Council of Kuna, Idaho, has the authority to approve, conditionally approve or deny the annexation and preliminary plat applications.
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 Council:**

**17-07-AN (Annexation) and 17-09-S (Subdivision)**

*Note: This motion is to approve these requests, however, if the City Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes are specified.*

Based on the facts outlined in staff's report and any public testimony presented, the City Council of Kuna, Idaho, hereby approves Case No's. 17-07-AN and 17-09-S, an Annexation and Subdivision Preliminary Plat request by Challenger Development, Inc. 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. A copy of the agencies approvals shall be provided to Kuna's Planning and Zoning Department. All site improvements are prohibited prior to approval of these agencies.
  - a) The City's Engineer shall approve the sewer, water and pressure irrigation utility extensions and hook-ups.
  - b) The City's Engineer shall approve a grading and surface drainage run-off plan (if required). Per Central District Health Department, the plan shall be designed and facilities 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 site drainage design plan from Kuna's City Engineer. The drainage design plan shall include all site grading.
  - c) Kuna Fire District shall approve all fire flow requirements and/or building plans.
  - d) The New York Irrigation District shall approve all modifications to the existing irrigation system.
  - e) Approval from Ada County Highway District and assessment of impact fees shall be paid prior to issuance of any building permits.
2. All public right-of-way shall be dedicated and constructed to standards of Kuna 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.
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. The flow of any irrigation/drainage waters shall not be impeded by any construction on site.
5. Lighting within the site shall comply with Kuna City Code.
6. Fencing within and around the sites shall comply with Kuna City Code (Except as specifically approved otherwise). A permit from Kuna Building Department shall be obtained prior to construction of fencing.

7. Subdivision signage within the subject site shall comply with Kuna City Code. The applicant shall apply for a sign design review and secure a permit prior to sign construction.
9. The applicant shall adhere to all requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the Public Works Director, as outlined in the memorandum dated September 7, 2017.
10. Prior to submitting the final plat mylars for signature, submit a petition to the City, consenting to the pooling of irrigation surface water rights for delivery purpose and request to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).
11. The applicant shall modify the preliminary plat to include a minimum nine (9) foot wide paved public pathway within a common lot along the western boundary of the subject site, directly abutting the Canal easement to conform with the Recreation and Pathways Master Plan Map. The applicant shall provide a minimum six (6) foot wide landscape buffer between the pathway and the rear lot lines of Lots 3-10, Block 1.
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 this requirement. 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's submitted landscape plan calls for the removal of eight (8) existing trees on site. Applicant shall consult with, and receive written approval from the City Forester/Arborist to mitigate the removal of the existing trees on site with the addition of trees greater in size or equal to the size of the trees to be removed, beyond what is proposed in the submitted landscape plan. Retention of any existing trees on site may be used to satisfy the minimum required landscaping.
14. 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.
16. Applicant shall comply with all local, state and federal laws.

**DATED:** this 5th day of December, 2017.

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Joe Stear, Mayor  
Kuna City

ATTEST:

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Chris Engels  
Kuna City Clerk



# 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 Number: 17-07-ZC (Rezone)

Location: SE corner of West Hubbard Road and Linder Road, Kuna, ID 83634

Planner: Jace Hellman, Planner I

Hearing Date: November 8, 2017

**Tabled To: December 5, 2017**

Applicant: Scott Noriyuki  
6810 Fairhill Pl.  
Boise, ID 83714  
[scott@northsidemgt.com](mailto:scott@northsidemgt.com)

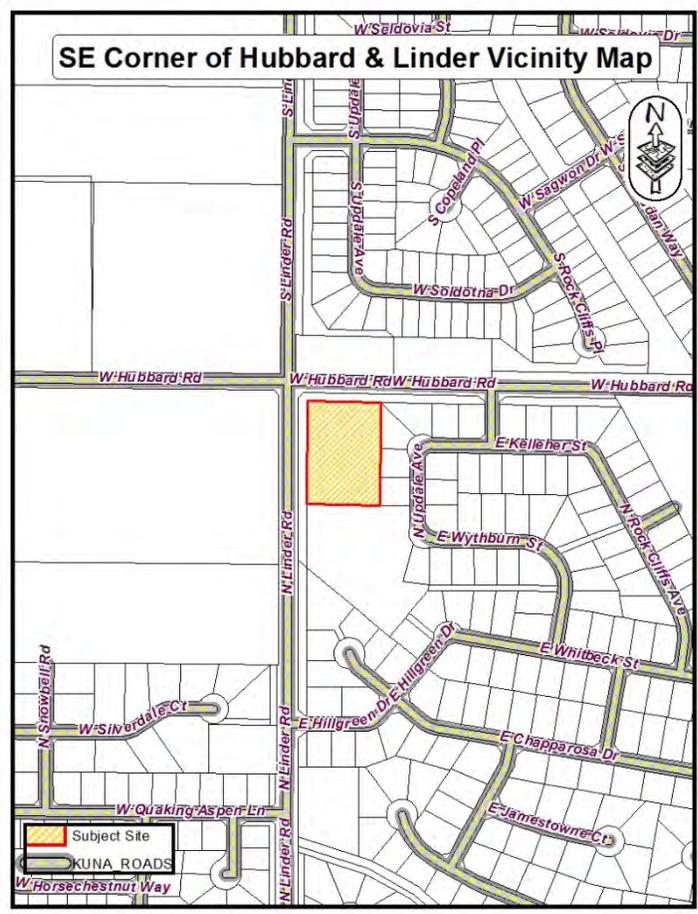


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### A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), states that rezones are designated as a public hearing, with the Planning and Zoning 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    | June 13, 2017 (four attendees) |
| ii. Agency Comment Request | August 17, 2017                |
| iii. 300' Property Owners  | September 27, 2017             |
| iv. Kuna, Melba Newspaper  | September 27, 2017             |
| v. Site Posted             | October 13, 2017               |

**B. Applicants Request:**

1. A request from Scott Noriyuki, to rezone a parcel’s current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The site is located at the southeast corner of West Hubbard Road and North Linder Road, Kuna ID

**C. Site History:**

This parcel is lot 8, block 1 of the Kelleher Subdivision. The final plat was recorded on October 12<sup>th</sup>, 2006. The parcel in question has remained vacant.

**D. General Projects Facts:**

**1. Surrounding Land Use Zoning Designations:**

<b>North</b>	C-1	Neighborhood Commercial District - Kuna City
<b>South</b>	R-4	Medium Density Residential – Kuna City
<b>East</b>	R-4	Medium Density Residential – Kuna City
<b>West</b>	A	Agriculture – Kuna City

**2. Parcel Sizes, Current Zoning, Parcel Number:**

- Parcel Size: 1.96 acres (approximately)
- Current Zoning: R-4 (Medium-Density Residential)
- Parcel #: R4865420080

**3. Services:**

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

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

This parcel has remained bare since the recording of the final plat in October 2006. The site’s topography is generally flat with a potential 0-2% slope in areas.

**5. Transportation / Connectivity:**

The subject site is located on the southeast corner of West Hubbard Road and North Linder Road. The site has frontage access via an existing curb-cut on North Linder Road. 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.

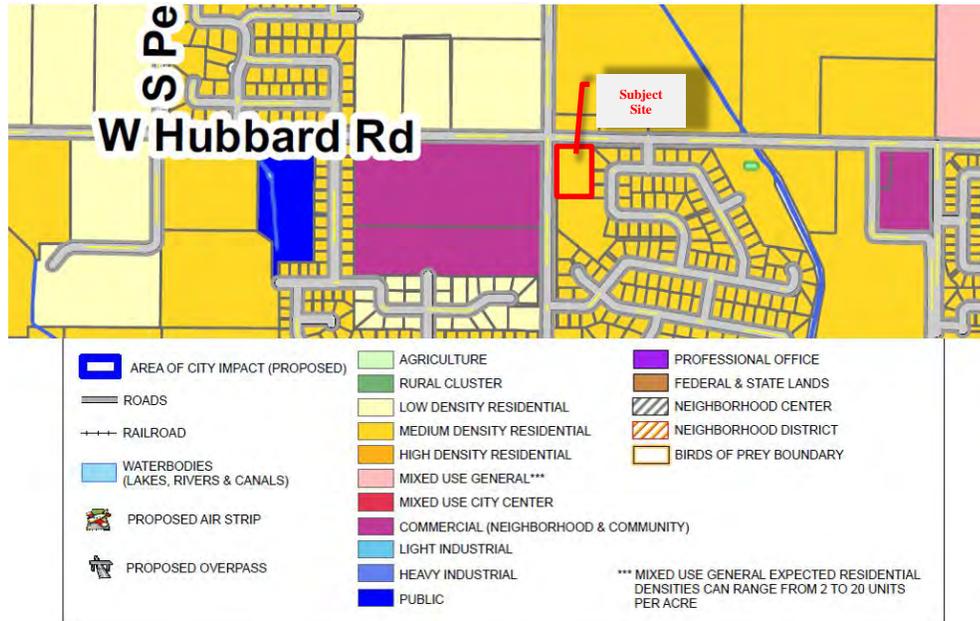
**6. Environmental Issues:**

The subject site lies within the designated ‘Nitrate Priority Area’ (NPA) for groundwater monitoring. Beyond the NPA, staff is not aware of any additional environmental issues, health or safety conflicts.

**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-1 (neighborhood commercial) zoning designations.



**8. Agency Responses:**

The following agencies returned comments:

- Idaho Transportation Department – Exhibit B2
- Nampa & Meridian Irrigation District – Exhibit B3
- Boise Project Board of Control – Exhibit B4
- Central District Health Department – Exhibit B5
- Compass – Exhibit B6
- Ada County Highway District – Exhibit B7

**E. Staff Analysis:**

The applicant is requesting to rezone an approximately 1.96-acre parcel from a R-4 (medium-density) residential zoning designation to a C-1 (neighborhood commercial) zone. The Comprehensive Plan’s Future Land Use Map has identified this parcel as a medium density residential. A rezone, if granted, would not require a comprehensive map amendment due to its proximity to other future commercial zoning designations and its location on a hard corner. Staff views the applicant’s request to be consistent with adjacent uses and the Comprehensive

Sanitary sewer, potable water and pressurized irrigation are all within 300 feet of the site. Staff is recommending ultimate connection to City facilities and services at such time future development occurs on this parcel.

Staff agrees with ACHD’s recommendation to remove the existing driveway on Linder Road for the site, and to add vertical curb, gutter and detached sidewalk to match the existing improvements and to introduce a *temporary* full access, 30-foot wide, with proper curb return to Hubbard Road, with the condition that the driveway will likely be restricted to right-in/right-out only in the future as determined by ACHD and/or the City of Kuna.

Staff has determined this application generally complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and fits the current adjacent commercial zoning designations.

**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. Proposed Procedural Process:**

On December 5, 2017, the City Council will consider the project, including the submitted application items, agency comments, staff's report, application exhibits and any public testimony presented or given.

**H. Proposed Findings of Fact for Council Consideration:**

1. **Rezone:** Based on the record contained in Case No. 17-07-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* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 17-07-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 held a public hearing on the subject applications on December 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.*

3. Based on the evidence contained in Case No. 17-07-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 1.96 acres (subject property) as medium-density residential. The proposed rezone to a commercial use (C-1) conforms with adjacent commercial uses.*

4. The Kuna City Council has the authority to approve or deny this application.

**Comment:** *On December 5, 2017, Kuna's City Council will vote to approve/deny application 17-07-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 December 5, 2017.*

**I. Comprehensive Plan Analysis:**

The Kuna City Council accepts 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.

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.**

**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 1.96-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 will be required to connect 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 adjacent uses are commercial and residential – as referenced in the Kuna Comprehensive Plan Future Land Use Map.

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

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

**K. Proposed Conclusions of Law:**

1. Based on the evidence contained in Case No 17-07-ZC, City Council finds Case No. 17-07-ZC generally complies with Kuna City Code.
2. Based on the evidence contained in Case No. 17-07-ZC, City Council finds Case No. 17-07-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. Recommendation by the Commission:**

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

On September 26, 2017, the Planning and Zoning Commission voted to recommend *approval* for Case No 17-07-ZC 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. 17-07-ZC, a rezone request from Scott Noriyuki, with the following conditions of approval to Council:

- *Applicant shall follow the conditions as stated in the staff report*
- *The applicant shall consider pedestrian connectivity in any future development plans.*
- *The applicant will be required to hold a neighborhood meeting to discuss future development plans with neighboring residents prior to submitting for Design Review.*

**M. Proposed Decision by the Council:**

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

On December 5, 2017, the City Council voted to *approve/conditionally approve/deny* Case No 17-07-ZC, based on the facts outlined in staff's report and the testimony during the public hearing by the City Council of Kuna, Idaho. The Council hereby *approves/conditionally approves/denies* Case No. 17-07-ZC, a rezone request from Scott Noriyuki, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All 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 *Kuna Municipal 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. 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.
3. Storm Drainage and/or Street Runoff must be retained on site.
4. Fencing within and/or around the site shall comply with Kuna City Code at time of development.
5. All parking within the site shall comply with KCC 5-9 for all future development.
6. Signage within the site shall comply with KCC 5-10 for all future development.
7. Lighting within the site shall comply with KCC 5-9-5-B for all future development.
8. Landscaping on site shall comply with KCC 5-17 for all future development and 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.
9. Any future site improvements shall require the property owner to comply with the provisions set forth in Kuna City Code (KCC).

10. City Services and Facilities are within 300 FT of the subject property. The landowner/applicant/developer, and any future assigns having an interest in the subject property, shall make ultimate connection to City Services and Facilities at such time any future development occurs.
11. 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.
12. Applicant shall dedicate an additional 14-feet of right of way to total 48-feet from the centerline of right of way along Linder Road abutting the site.
13. Applicant shall follow Kuna staff, City Engineer and other agency recommended requirements as applicable.
14. Applicant shall comply with all local, state and federal laws.

RECEIVED  
8.15.17



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

### Commission & Council Review Application

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

\*Please submit the appropriate checklist (s) with application

**Type of Review (check all that apply):**

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

For Office Use Only	
File Number (s)	17-07-2C
Project name	Scott Moriymaki Rezone
Date Received	8/15/2017
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

#### Contact/Applicant Information

Owners of Record: <u>JRL Properties LLC</u> Address: <u>2358 Titzenway</u> City, State, Zip: <u>Meridian, ID 83642</u>	Phone Number: _____ E-Mail: _____ Fax #: _____
Applicant (Developer): <u>Scott Moriymaki</u> Address: <u>6810 Fairhill Pl</u> City, State, Zip: <u>Boise, ID 83714</u>	Phone Number: <u>208 230-1202</u> E-Mail: <u>scott@northsidemgt.com</u> Fax #: _____
Engineer/Representative: <u>Greg Carter</u> Address: <u>1450 E. Water Tower</u> City, State, Zip: <u>Meridian, ID 83642</u>	Phone Number: <u>208 846-8570</u> E-Mail: <u>gcarter@idaho-survey.com</u> Fax #: _____

#### Subject Property Information

Site Address: <u>E. Hubbard RD, Kuna, ID 83634</u>	
Site Location (Cross Streets): <u>SE Corner of Hubbard &amp; Cider</u>	
Parcel Number (s): <u>R4865420080</u>	
Section, Township, Range:	
Property size: <u>1.96 Acres</u>	
Current land use: <u>Vacant</u>	Proposed land use: <u>Multi-Family</u>
Current zoning district: <u>R-4</u>	Proposed zoning district: <u>C-1</u>

**Project Description**

Project / subdivision name: Kelleher 4-Plex

General description of proposed project / request: Rezoned Development of 9 4-Plex Buildings

Type of use proposed (check all that apply):

Residential Multi-Family

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): Open space

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: N/A

Any existing buildings to remain?  Yes  No

Number of residential units: 36 Number of building lots: 1

Number of common and/or other lots: 0

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

Multi-Family \_\_\_\_\_

Other \_\_\_\_\_

Minimum Square footage of structure (s): 5616 S.F.

Gross density (DU/acre-total property): 18.4 Net density (DU/acre-excluding roads): \_\_\_\_\_

Percentage of open space provided: 20+ Acreage of open space: .39+

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

**Non-Residential Project Summary (if applicable)**

Number of building lots: \_\_\_\_\_ Other lots: \_\_\_\_\_

Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Hours of operation (days & hours): N/A 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: 9 Dimensions: As Required

b. Total Parking spaces: 56 Dimensions: 20x9

c. Width of driveway aisle: 24'

Proposed Lighting: Wall Packs & Light Poles

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

Applicant's Signature: [Signature] Date: 8/6/17



RECEIVED  
8.15.17

August 1st, 2017

Honorable Mayor and City Council  
City of Kuna  
W. 4th St.  
Kuna, Idaho 83634

RE: E. Hubbard Rd (R4865420080) Rezone – Letter of Intent

Dear Mayor and Council,

As representative for JRL Properties, LP, please accept this application for the E. Hubbard Rd. Rezone located at the Northeast corner of W. Hubbard and N. Linder roads in Kuna, Idaho. The property contains 1.96 acres, currently zoned R-4. We are requesting to rezone the property to C-1 for the purposes of developing a Multi-Family project. The parcel has water, sewer and joint trench services stubbed to and sized appropriately for this proposed density and use. This letter is included with the appropriate land use application for a rezone, together with filing fees and various exhibits. The enclosed application has been submitted in accordance with the requirements of the Kuna City Unified Development Code.

The property lies within the existing Kelleher Subdivision and pressurized irrigation will be connected to the existing pump station. No variances or deed restrictions are requested with this application. Drainage will be handled by on-site detention areas and will be designed to the standards of all appropriate regulatory agencies.

This development provides a much needed, diversified and high quality residential use that compliments the other residential uses as well as the rapidly expanding development in the immediate area. This project was well received by the homeowners/property owners adjacent to the site during our Neighborhood meeting.

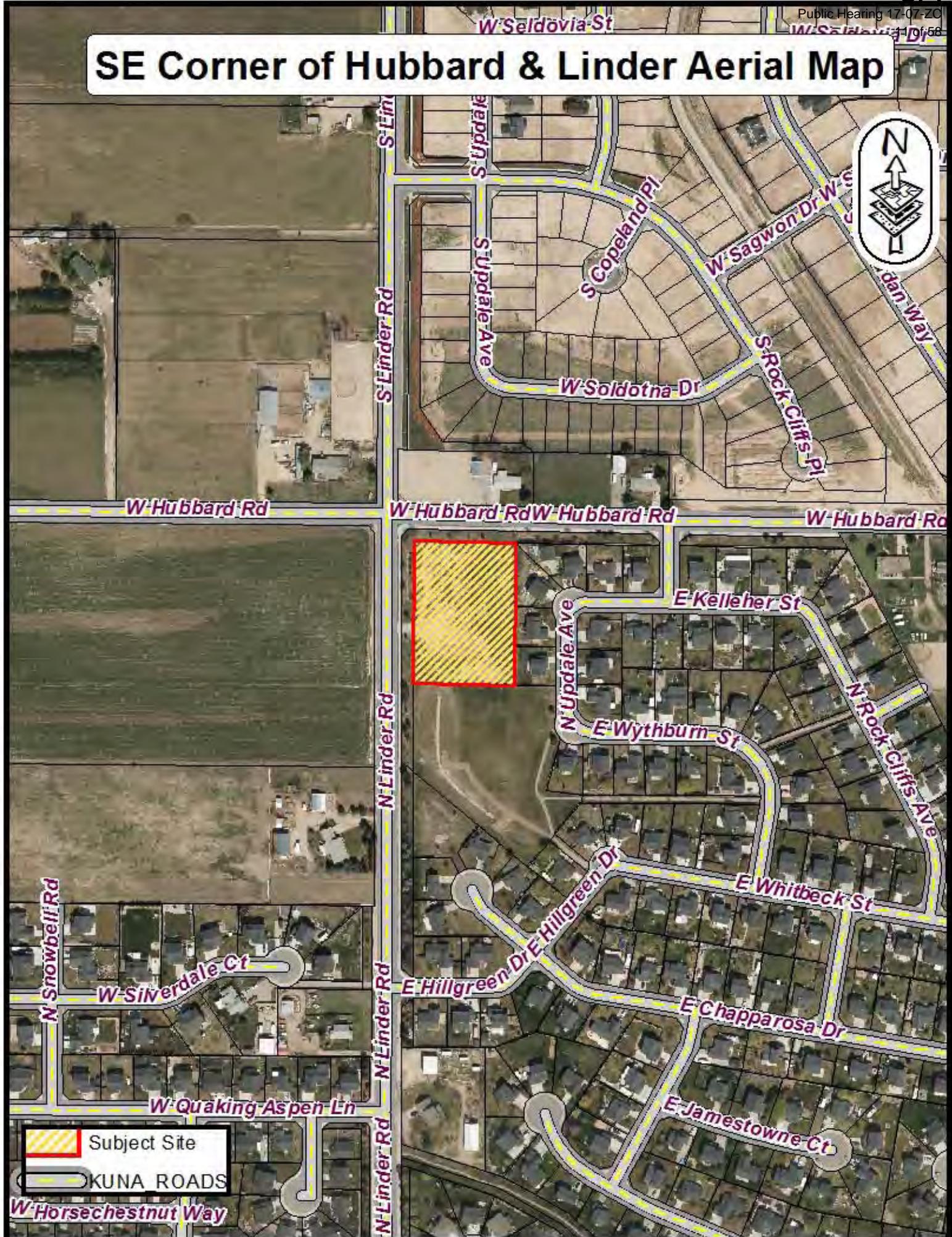
In conclusion, this will be a quality addition to the City of Kuna. We look forward to working with you and your staff and would request approval of this wonderful development.

Sincerely,

Scott Noriyuki  
Northside Management

xhibit  
A2b

# SE Corner of Hubbard & Linder Aerial Map

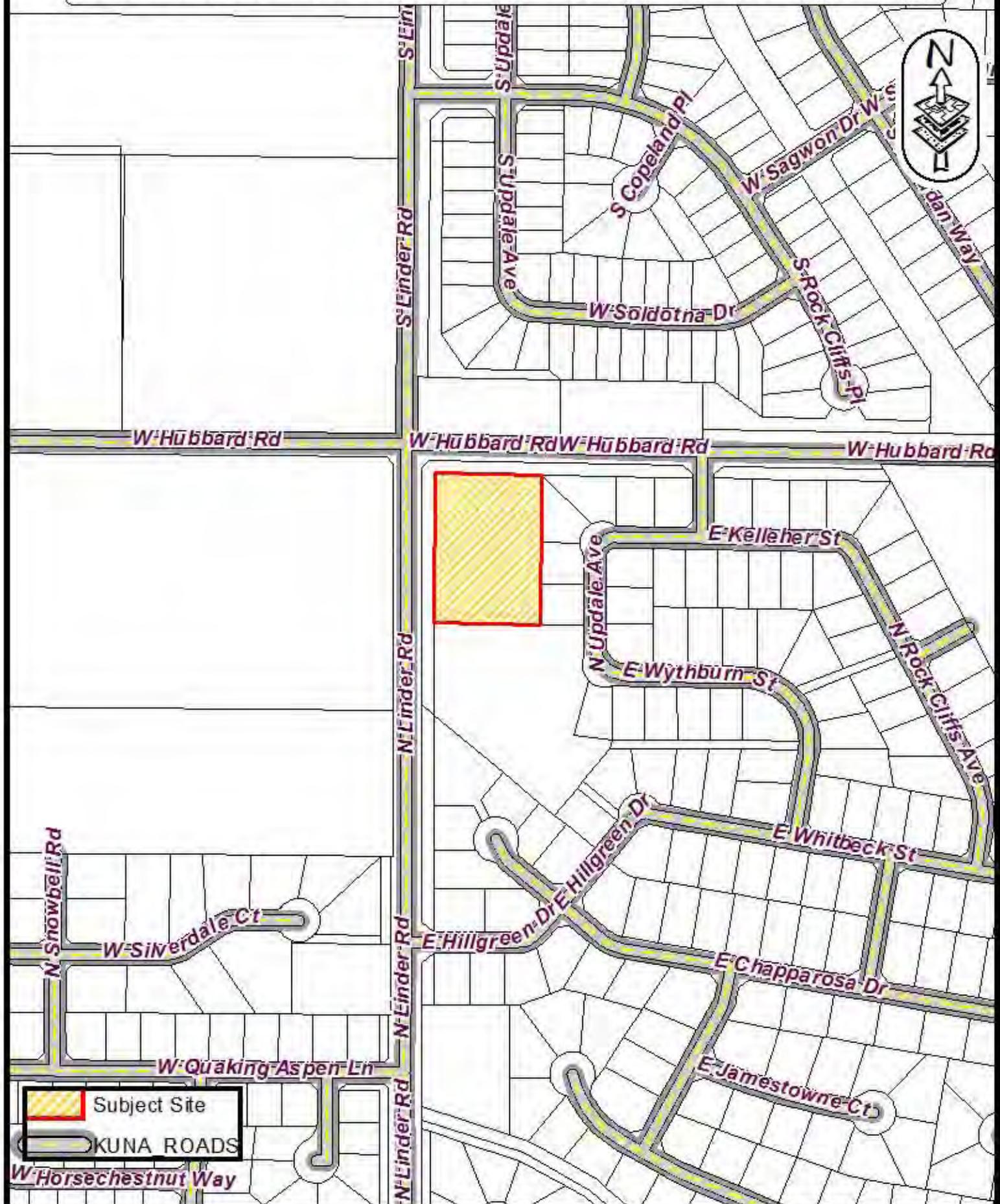


 Subject Site

 KUNA ROADS

W Horsechestnut Way

# SE Corner of Hubbard & Linder Vicinity Map



 Subject Site  
 KUNA ROADS

**DESCRIPTION FOR  
LOT 8 BLOCK 1 KELLEHER SUBDIVISION**

A parcel of land being Lot 8, Block 1 of Kelleher Subdivision as filed in Book 96 of Plats at Pages 11979-11982, records Ada County, Idaho located in the NW1/4 of Section 13, T.2N., R.1W., B.M., City of Kuna, Ada County, Idaho more particularly described as follows:

**BEGINNING** at the NW corner of said Lot 8 of Kelleher Subdivision;

thence along the North boundary line of said Lot 8 South 88°53'15" East, 246.74 feet to the NE corner of said Lot 8;

thence along the East boundary line of said Lot 8 South 00°03'41" West, 346.49 feet to the SE corner of said Lot 8;

thence along the South boundary line of said Lot 8 North 88°53'10" West, 246.72 feet to the SW corner of said Lot 8;

thence along the West boundary line of said Lot 8 North 00°03'29" East, 346.48 feet to the **POINT OF BEGINNING**. Containing 1.96 acres, more or less.



11 12  
14 13

E. HUBBARD RD.

N. LINDER RD.  
S0°03'29"W 1321.88'

N0°03'29"E 346.48'

S88°53'15"E 246.74'

POINT OF BEGINNING  
NW CORNER OF LOT 8 BLOCK 1

KELLEHER SUBDIVISION  
BLOCK 1  
BOOK 96, PAGE 11979

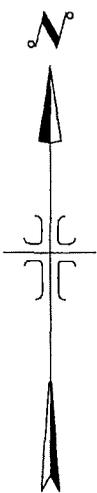
S0°03'41"W 346.49'

N88°53'10"W 246.72'

N 1/16



SCALE: 1" = 60'



E:\ISG Projects\Kelleher\_Sub\_Lot\_8\_BLK\_1\_17-262\dwg\Lot\_8\_BLK\_1\_Exhibit.dwg 8/18/2017 11:05:01 AM

**ISG** IDAHO SURVEY GROUP, LLC

1450 E. WATERTOWER ST.  
SUITE 130  
MERIDIAN, IDAHO 83642  
(208) 848-6570

EXHIBIT \_\_\_ DRAWING FOR  
LOT 8 BLOCK 1 KELLEHER SUBDIVISION

JOB NO. 17-262
SHEET NO. 1
DWG. DATE 8/18/2017

LOCATED IN THE NW 1/4 OF SECTION 13, T.2N., R.1W., B.M.,  
CITY OF KUNA, ADA COUNTY, IDAHO

# Parcel Map Check Report

## LOT 8 BLOCK 1 KELLEHER SUBDIVISION

---

### BLOCK 1: LOT 8

Segment# 1: Line

Course: S0.0341W (dms)

Length: 346.49'

North: 3,764.64'

East: 4,365.24'

Segment# 2: Line

Course: N88.5310W (dms)

Length: 246.72'

North: 3,769.43'

East: 4,118.57'

Segment# 3: Line

Course: N0.0329E (dms)

Length: 346.48'

North: 4,115.91'

East: 4,118.92'

Segment# 4: Line

Course: S88.5315E (dms)

Length: 246.74'

North: 4,111.12'

East: 4,365.61'

Perimeter: 1,186.43'

Area: 85,474.33Sq.Ft.

Error Closure: 0.00

Course: S0.4337W (dms)

Error North : -0.004

East: 0.000

Precision 1: 1,186,430,000.00





ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 3.00 1  
BOISE IDAHO 02/12/07 04:07 PM  
DEPUTY Neava Haney  
RECORDED - REQUEST OF  
Pioneer  
107020894

8.15.17

8151 W. Rifleman Ave. / Boise, Idaho 83704 / (208) 377-2700

ACCOMMODATION  
DA 8534

QUITCLAIM DEED

224310

For Value Received

Oakwood Enterprises, LLC

do hereby convey, release, remise and forever quit claim unto

JRL Properties, L.P., as to an undivided 50% interest and  
Glasgow Enterprises, LLC, as to an undivided 50% interest

whose address is 2364 S. Titanium, Meridian, Idaho 83642 ,

the following described premises, to-wit:

Lot 8 in Block 1 of Kelleher Subdivision, according to the plat thereof, filed in Book 96 of Plats at pages 11979-11982, records of Ada County, Idaho.

together with their appurtenances.

Dated: February 8, 2007

Oakwood Enterprises, LLC  
*[Handwritten signature]*

STATE OF Idaho, County of Ada, ss

On this 12<sup>th</sup> day of February, in the year of 2007, before me The Undersigned, a notary public, personally appeared John Laude, known or identified to be one of the member(s)/manager(s) in a limited liability company, of Oakwood Enterprises, LLC and the member(s)/manager(s) who subscribed said limited liability company name to the foregoing instrument, and acknowledged to me that he/she/they executed the same in said limited liability company name.



*[Handwritten signature of Shannon Moser]*

Notary Public of Idaho  
Residing at Boise  
Commission expires: 03-25-10

Exhibit  
A2F



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  
County of Ada )

I, John Lunde - 9839 W. Cable Car St., Suite 101  
Name Address  
Boise, Idaho 83709  
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my

Permission to Scott Noriynki - 6810 Fairhill Pl - Boise, ID 83714 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 18th day of August, 2017

Signature \_\_\_\_\_

Subscribed and sworn to before me the day and year first above written.  
Notary Public for Idaho

Residing at: Boise ID

My commission expires: 9/6/2019



Exhibit  
A2g



# Neighborhood Meeting Certification

RECEIVED  
8-13-17

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

Date and time of neighborhood meeting: 6/13/17 @ 5pm - 6pm

Location of neighborhood meeting: E. Hubbard Rd - see Attached Invite

### SITE INFORMATION:

Location: Quarter: - Section: - Township: - Range: - Total Acres: 1.96

Subdivision Name: Kelleher Sub Lot: 8 Block: 1

Site Address: E. Hubbard Rd Tax Parcel Number(s): R4865420080

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

### CURRENT PROPERTY OWNER:

Name: JRL Properties LP

Address: 738 S. Bridgeway City: Boise State: ID Zip: 83616

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

Name: Scott Noriyuki Business (if applicable): NorthSide Management

Address: 6810 Fairhill Pl City: Boise State: ID Zip: 83714

Exhibit  
Azh

**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

*Complete*

**APPLICANT:**

Name: Scott Noringyuki

Address: 6810 Fairhill Pl

City: Boise State: ID Zip: 83714

Telephone: 208-230-1202 Fax:           

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

Signature: (Applicant)



Date

8/1/17



RECEIVED  
8.15.17

June 5th, 2017

RE: Invitation to Neighborhood Meeting

Dear Neighbor,

On behalf of my client, I am pleased to invite you to a Neighborhood Meeting June 13th, 2017 to review the status of our Rezone application. The meeting will be held on-site at E. Hubbard Road, Kuna, ID. The meeting will be held between 5:00 pm and 6:00 pm. See map below for detailed location.



At this time we are Not requesting to modify the site or build new structures. This rezone request is in conformance with the City of Kuna Comprehensive Land Use Plan and simply allows for the properties future to be known from a planning standpoint.

Thank you and we look forward to meeting with you.

Sincerely,

Scott Noriyuki  
Northside Management  
scott@northsidemgt.com



8.15.17



# City of Kuna COMMITMENT TO PROPERTY POSTING

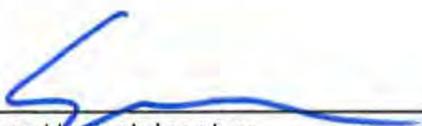
City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.cityofkuna.com

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

8/11/17  
\_\_\_\_\_  
Date

Exhibit  
A2;



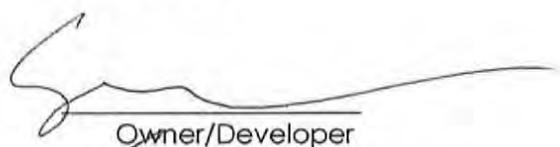
# City of Kuna PROOF OF PROPERTY POSTING

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 **(NAME OF SUBDIVISION)** was posted as required per Kuna City Ordinance 5-1-5B. Sign posted **(DAY OF THE WEEK, MONTH, DATE AND YEAR)**.

DATED this 13<sup>th</sup> day of October, 2017

Signature,

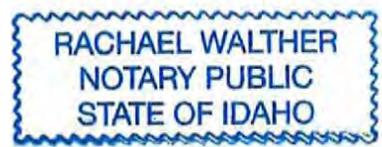
  
\_\_\_\_\_  
Owner/Developer

STATE OF IDAHO )  
County of Ada ) : ss  
 )

On this 30<sup>th</sup> day of October, 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.

Rachael Walther  
Notary Public  
Residing at Ada County, Idaho  
Commission Expires 4/14/23



# CITY OF KUNA PUBLIC HEARING NOTICE

CITY COUNCIL MEETING

**THE CITY OF KUNA WILL HOLD A PUBLIC HEARING**

**DATE:** November 8th, 2017

**TIME:** 6:00 P.M.

**LOCATION:** Kuna City Hall 751 W. 4th St., Kuna, Idaho

**PURPOSE:** Rezone Lot 8 of Block 1 - 1.96 Acres - within the Kelleher Subdivision to C-1 for future multi-family dwellings.

**LOCATION:** SE Corner of W. Hubbard Rd. and Linder Rd., Kuna, ID

**APPLICATION BY:** NorthSide Management, LLC

Contact a City Planner 208-922-5546 with any questions.

13.10.2017

RECEIVED  
10.16.17

# CITY OF KUNA PUBLIC HEARING NOTICE

## CITY COUNCIL MEETING

THE CITY OF KUNA WILL HOLD A PUBLIC HEARING

DATE: November 8th, 2017

TIME: 6:00 P.M.

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LOCATION: SE Corner of W. Hubbard Rd. and Linder Rd., Kuna, ID

APPLICATION BY: NorthSide Management, LLC

Contact a City Planner 208-922-5546 with any questions.

13.10.2017

**Jace Hellman**

**From:** Jace Hellman  
**Sent:** Thursday, August 17, 2017 2:40 PM  
**To:** ACHD; Ada County Engineer; Antonio Conti; Attorney Icloud; Becky Rone - Kuna USPS Addressing; Bob Bachman; 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; 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; Mike Borzick; Nampa Meridian Irrigation District; Natalie Purkey (npurkey@kunaid.gov); New York Irrigation; Planning Mgr; Ada County Development Services; Terry Gammel  
**Subject:** Request for comment Case 17-07-ZC (Rezone)  
**Attachments:** agency comment packet(1).pdf

August 17, 2017

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

<b>FILE NUMBER</b>	17-07-ZC (Rezone) Scott Noriyuki
<b>PROJECT DESCRIPTION</b>	Applicant, Scott Noriyuki, is requesting to rezone 1.96 acres on the south-east corner of East Hubbard Road and Linder Avenue from its current R-4 (medium density) residential zoning designation to a C-1 (neighborhood) commercial zoning designation.
<b>SITE LOCATION</b>	<b>East Hubbard Road, Kuna, ID 83634 (Parcel No. R4865420080)</b>
<b>APPLICANT/ REPRESENTATIVE</b>	Scott Noriyuki 6810 Fairhill Pl Boise, ID 83714 208-230-1202 scott@northsidemgt.com
<b>SCHEDULED HEARING DATE</b>	<b>Tuesday, September 26, 2017 6:00 p.m.</b>
<b>KUNA STAFF CONTACT</b>	Jace Hellman, Planner I <a href="mailto:jhellman@kunaid.gov">jhellman@kunaid.gov</a> Phone: 922-5274 Fax: 922-5989

We have included an attachment with this email containing 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<sup>th</sup> Street, Kuna, ID 83634.



RECEIVED  
8-24-17



**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028  
Boise, ID 83707-2028

(208) 334-8300  
itd.idaho.gov

August 24, 2017

Jace Hellman  
City of Kuna, Planning and Zoning Department  
P.O. Box 13  
Kuna, ID 83634

**VIA EMAIL**

**RE: 17-07-ZC SCOTT NORIYUKI**

The Idaho Transportation Department has reviewed the referenced zoning change application by Scott Noriyuki for a parcel located at the south west corner of West Hubbard Road and Linder Road, west of SH-69 mile post 4.08. ITD has the following comments:

1. This property does not abut the State highway system.
2. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact the ITD District 3 Traffic Section at 334-8300 for more information.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
4. ITD does not object to the zoning change application as presented.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7190.

Sincerely,

Ken Couch  
Development Services Coordinator  
[Ken.Couch@itd.idaho.gov](mailto:Ken.Couch@itd.idaho.gov)

Exhibit  
B2

RECEIVED

AUG 29 2017

CITY OF KUNA

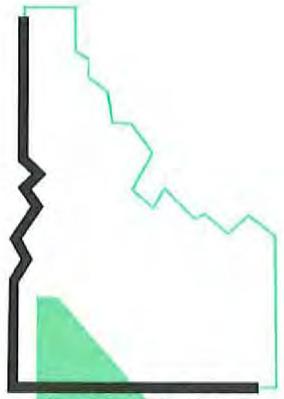
ORGANIZED 1904

# Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH  
FAX #208-463-0092

NAMPA, IDAHO 83651-4395  
nmid.org

OFFICE: Nampa 208-466-7861  
SHOP: Nampa 208-466-0663



August 23, 2017

City of Kuna  
Planning & Zoning Dept.  
P.O. Box 13  
Kuna, ID 83634

**RE: Rezone 17-07-ZC/ Kelleher 4-Plex; E. Hubbard Road**

Dear Planning & Zoning Department:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as it lies outside of our district boundaries. Please contact Bob Carter, with Boise Project Board of Control at (208)-344-1141, 2465 Overland Road, Room 202 Boise, ID 83705-3173.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

Greg G. Curtis  
Water Superintendent  
Nampa & Meridian Irrigation District  
GGC/gnf

PC: Office/ File  
B. Carter, BOC



APPROXIMATE IRRIGABLE ACRES  
RIVER FLOW RIGHTS - 23,000  
BOISE PROJECT RIGHTS - 40,000

xhibit  
B3

**BRIAN McDEVITT**  
CHAIRMAN OF THE BOARD

**RICHARD DURRANT**  
VICE CHAIRMAN OF THE BOARD

**TIMOTHY M. PAGE**  
PROJECT MANAGER

**ROBERT D. CARTER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**JERRI FLOYD**  
ASSISTANT SECRETARY-TREASURER

# BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

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

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

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

RECEIVED  
AUG 29 2017  
CITY OF KUNA

20 August 2017

City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, Idaho 83634

RE: Scott Noriyuki **17-07-ZC**  
East Hubbard Rd.  
Boise-Kuna Irrigation District BK-1401  
Kuna Lateral 183+50  
Sec. 13, 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

Exhibit  
B9



# CENTRAL DISTRICT HEALTH DEPARTMENT

## Environmental Health Division

Return to:

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

Rezone # 17-07-ZC

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat \_\_\_\_\_

City of Kuna

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

14. \_\_\_\_\_

\_\_\_\_\_

Reviewed By: [Signature]

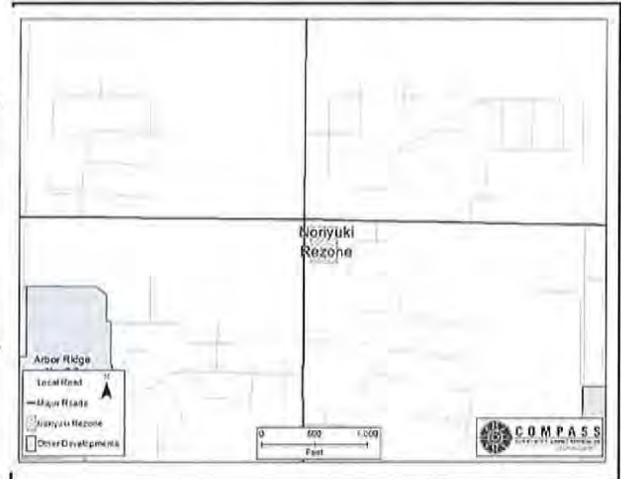
Date: 8/28/17

Exhibit

**BS**

## Communities in Motion 2040 Development Checklist

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



Click for detailed map.

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

**Name of Development:** Noriyuki

**Summary:** 36 residential units southeast of the intersection of Hubbard Road and Linder Road. This proposal meets 7 CIM 2040 checklist items and does not meet 13 items.

### 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
256	15	292	15	267	28

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
1,220	233	2,689	269	2,933	925

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](http://www.compassidaho.org)  
 Email: [info@compassidaho.org](mailto:info@compassidaho.org)  
 Telephone: (208) 475-2239



**COMPASS**  
 COMMUNITY PLANNING ASSOCIATION  
 of Exhibit Idaho

B6

## 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:** No TIP projects in proximity to site

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

**Comments:** \_\_\_\_\_

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

**Comments:** Not part of valleyconnect plan

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**)



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

Date: September 18, 2017

*(Via email)*

To: Northside Management  
 Scott Noriyuki  
 6810 Fairhill Place  
 Boise, ID 83714

Subject: KUNA17-0013/ 17-07-ZC  
 SEC of Hubbard and Linder Roads

On September 18, 2017, the Ada County Highway District staff 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 fluid and cursive, with a long horizontal stroke at the end.

Stacey Yarrington  
 Planner III  
 Development Services  
 Ada County Highway District

CC: Project File  
 City of Kuna (via email)  
 Idaho Survey Group (via email)

Exhibit  
 B7



**Project/File:** KUNA17-0013/ 17-07-ZC  
This is a rezone application from R-4 (Medium density Residential) to C-1 (Neighborhood Commercial) for the purpose of developing a multi-family project located on 1.96-acres.

**Lead Agency:** City of Kuna

**Site address:** SEC of Hubbard and Linder Roads

**Staff Approval:** September 18, 2017

**Applicant:** Northside Management  
Scott Noriyuki  
6810 Fairhill Place  
Boise, ID 83714

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

**Staff Contact:** Stacey Yarrington, Planner III  
Phone: 387-6171  
E-mail: [syarrington@achdidaho.org](mailto:syarrington@achdidaho.org)



## A. Findings of Fact

- Description of Application:** The applicant is requesting approval for a rezone from R-4 (Medium density residential) to C-1 (Neighborhood Commercial) for the purpose of developing a multi-family project located on 1.96-acres.

The City of Kuna's Future Land Use map designates this site as medium density residential.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Neighborhood Commercial/ Medium density Residential	C-1/ R-4
South	Medium density Residential	R-4
East	Medium density Residential	R-4
West	Agricultural	A

- Site History:** ACHD previously reviewed this site as part of the Kelleher Subdivision/KPP-03-13 in March 2004. The requirements of this staff report are consistent with those of the prior action.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Ardell Estates, a 261 single family lot development is in various phases of development, located southwest of the site was approved by ACHD in August 2015.
  - Timbermist, a 233 single family lot development is in various phases of development, located directly north of the site was approved by ACHD in August 2006.
  - Arbor Ridge, a mixed use development is in various phases of development, located west of the site was approved by ACHD in September 2002.
5. **Transit:** Transit services are not available to serve this site.
  6. **New Center Lane Miles:** There are no new centerline miles of public roadway associated with this project.
  7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
  8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
    - The intersection of Deer Flat Road and Linder 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.
    - The intersection of Hubbard Road and SH 69/ Meridian Road is listed in the CIP to be widened to 6-lanes on the north leg, 5-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and signalized between 2031 and 2035.
    - The intersection of Hubbard Road and Ten Mile Road is listed in the CIP to be widened to 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and constructed as a single lane roundabout between 2031 and 2035.

## **B. Traffic Findings for Consideration**

1. **Trip Generation:** The trip generation rates listed below are per unit (based on multi-family use) and are based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.

Use per 1,000 sf or Unit	Avg. Daily Trips	PM Peak Hour
Residential Condominium/ Townhouse/ Duplex (unit)	5.81	0.52
Apartment (unit)	6.65	0.62

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
**State Highway 69/ Meridian Road	0-feet	Principal Arterial	1,359	N/A	N/A
Hubbard Road	245-feet	Minor Arterial	267	Better than "E"	Better than "E"
Linder Road	344-feet	Minor Arterial	403	Better than "E"	Better than "E"
Deer Flat Road	0-feet	Minor Arterial	627	Better than "E"	Better than "E"

\* Acceptable level of service for a five-lane principal arterial is "E" (1,780 VPH).

- \* Acceptable level of service for a two-lane minor arterial is “E” (575 VPH).
- \* 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 Columbia Road was 21,456 on 03/23/2017.
- The average daily traffic count for Hubbard Road east of Linder Road was 3,076 on 01/20/2016.
- The average daily traffic count for Linder Road north of Deer Flat Road was 7,053 on 03/22/2017.
- The average daily traffic count for Deer Flat Road west of SH 69/ Meridian Road was 8,918 on 07/27/2016.

**C. Findings for Consideration**

*This application is for a rezone application only. Listed below are some of the findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific development application.*

**1. Hubbard Road**

**a. Existing Conditions:** Hubbard Road is improved with 2-travel lanes, 30-feet of pavement vertical curb, gutter, and 5-foot wide detached sidewalk abutting the site. There is 60-feet of right-of-way for Hubbard Road (34-feet from centerline). There is a 30-foot wide Master Stormwater Drainage easement between the existing right-of-way and the property line.

**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 Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

**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 Hubbard Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 47-foot street section within 74-feet of right-of-way.

The MSM also designates the intersection of Hubbard Road and Linder Road as a future multi-lane roundabout. Additional right-of-way may be required to accommodate the roundabout as shown in Attachment 3.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Hubbard Road abutting the site.
- d. **Staff Comments/Recommendations:** Hubbard Road is currently improved with 2-travel lanes, 30-feet of pavement, vertical curb, gutter, and 5-foot wide detached sidewalk abutting the site. Hubbard Road was constructed as ½ of a 46-foot street section with the prior action of the Kelleher Subdivision, meeting the intent of the MSM. Therefore, no additional street improvements are required as part of this application. Additional right-of-way may be required to accommodate the multi-lane roundabout at the Hubbard/Linder intersection.

Consistent with District Minor Improvements policy, the applicant should be required to repair or replace any deficient or deteriorated curb, gutter, sidewalk along Hubbard Road, abutting the site; and update pedestrian facilities at the Hubbard/Linder Road intersection.

## 2. Linder Road

- a. **Existing Conditions:** Linder Road is improved with 2-travel lanes, 30-feet of pavement vertical curb, gutter, and 5-foot wide detached sidewalk abutting the site. There is 65-feet of right-of-way for Hubbard Road (34-feet from centerline). There is a 30-foot wide Master Stormwater Drainage easement between the existing right-of-way and the property line.

There is an existing 25-foot wide driveway onto Linder Road from the site.

- 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 Policy 7205.2.1 & 7205.5.2 states 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.

**Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

**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 Hubbard 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.

The MSM also designates the intersection of Hubbard Road and Linder Road as a future multi-lane roundabout. Additional right-of-way may be required to accommodate the roundabout as shown in Attachment 3.

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Linder Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District policy because Linder Road is designated as a future 5-lane arterial roadway. Therefore, the applicant should be required to dedicate an additional 14-feet of right-of-way to total 48-feet from centerline of right-of-way along Linder Road abutting the site.

Consistent with District Minor Improvements policy, the applicant should be required to repair or replace any deficient or deteriorated curb, gutter, sidewalk along Linder Road abutting the site; and close the existing driveway onto Linder Road from the site with vertical curb, gutter, and detached sidewalk to match existing improvements.

### 3. Driveways

#### Hubbard Road

- a. **Existing Conditions:** There are no existing driveways onto Hubbard 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.

**Driveway Location Policy:** District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

**Successive Driveways:** District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 45 MPH to align or offset a minimum of 380-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.

- c. **Applicant's Proposal:** The applicant is proposing to construct a 20-foot wide driveway onto Hubbard Road from the site, located approximately 290-feet east of Linder Road (measured centerline to centerline).
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Driveway Location policy because the proposed driveway does not meet the minimum

spacing from an intersection. However, staff recommends a modification of policy to allow the driveway to be located as proposed due to the fact that there is insufficient frontage to meet the spacing requirement and access is being taken from the lesser classified street. Staff further recommends the driveway be constructed as a 30-foot wide, curb return type driveway and approved as a temporary full access. The driveway may be restricted to right-in/right-out in the future as determined by ACHD. This is a 12% modification of Driveway Location policy and is approved at the Manager's discretion.

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 Hubbard Road.

**4. Parking – Special Not to City of Kuna**

The parking needs generated by this development should be provided on-site, as there is not adequate availability of on-street parking adjacent to the site.

**5. 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.

**6. 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.

**7. Other Access**

Hubbard Road and Linder Road are classified as minor arterial roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways.

**D. Site Specific Conditions of Approval**

*This application is for a rezone application only. Listed below are some of the findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific development application.*

1. Repair or replace any deficient or deteriorated curb, gutter, sidewalk along Hubbard Road, abutting the site; and update pedestrian facilities at the Hubbard/Linder Road intersection.
2. Dedicate an additional 14-feet of right-of-way to total 48-feet from centerline of right-of-way along Linder Road abutting the site.
3. Additional right-of-way may be required to accommodate the roundabout at the Hubbard/Linder intersection as shown in Attachment 3.
4. Repair or replace any deficient or deteriorated curb, gutter, sidewalk along Linder Road abutting the site; and close the existing driveway onto Linder Road from the site with vertical curb, gutter, and detached sidewalk to match existing improvements.
5. Construct a maximum 30-foot wide, curb return type driveway onto Hubbard Road from the site, located 290-feet east of Linder Road. The driveway is approved as a temporary full access and may be restricted to right-in/right-out in the future as determined by ACHD.

6. Pave the driveway its entire width and at least 30-feet into the site beyond the edge of pavement of Hubbard Road.
7. Payment of impact fees are due prior to issuance of a building permit.
8. 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.

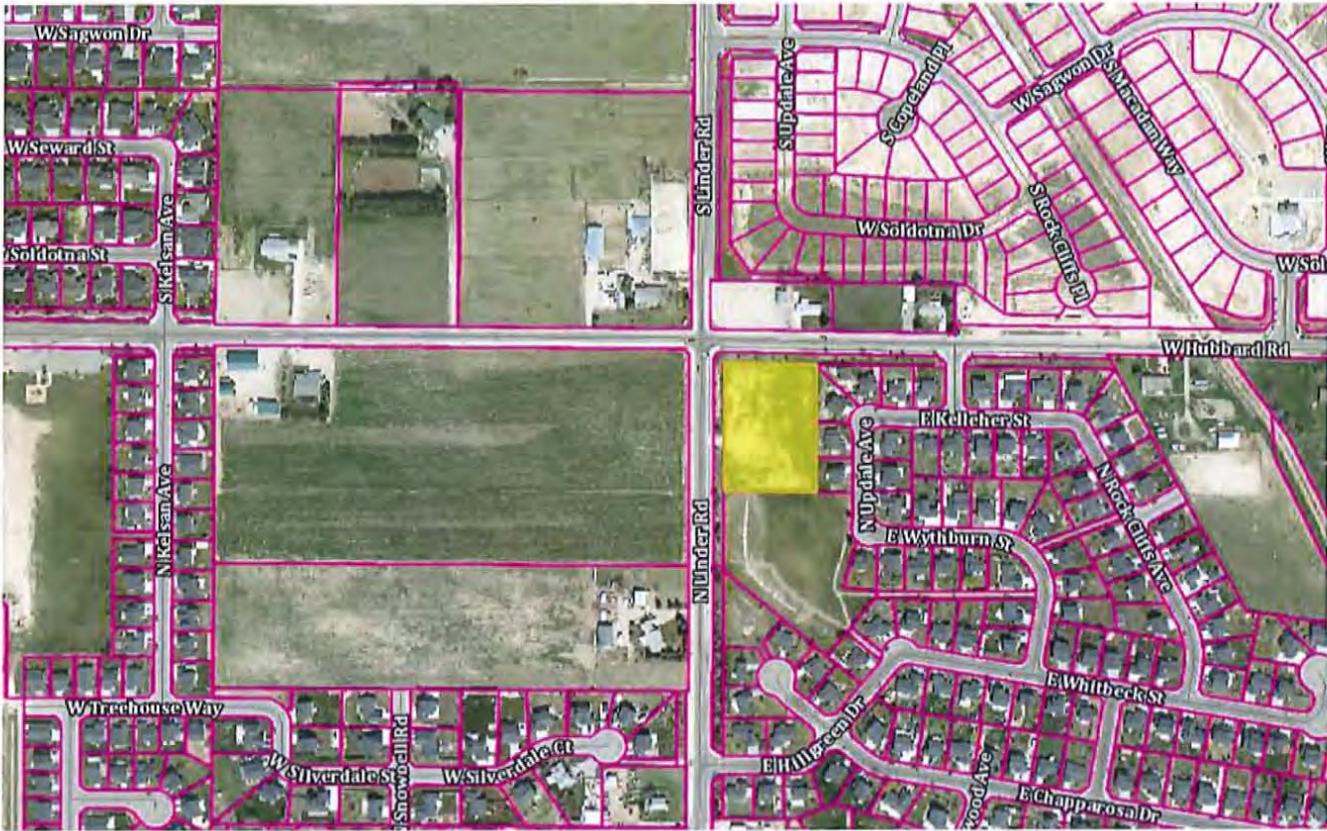
## **F. Conclusions of Law**

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.

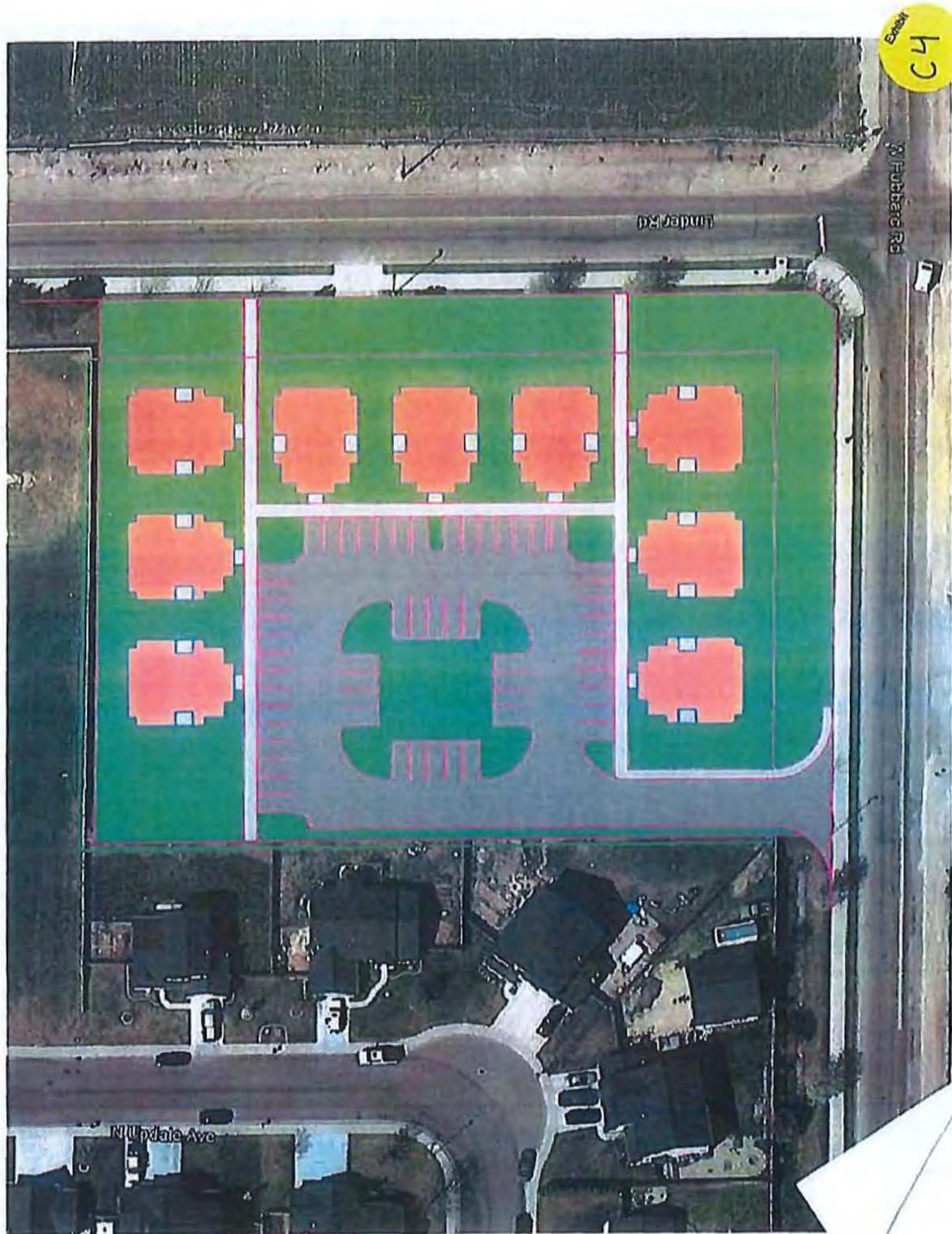
## **G. Attachments**

1. Vicinity Map
2. Site Plan
3. Multi-lane roundabout template
4. Utility Coordinating Council
5. Development Process Checklist
6. Appeal Guidelines

VICINITY MAP

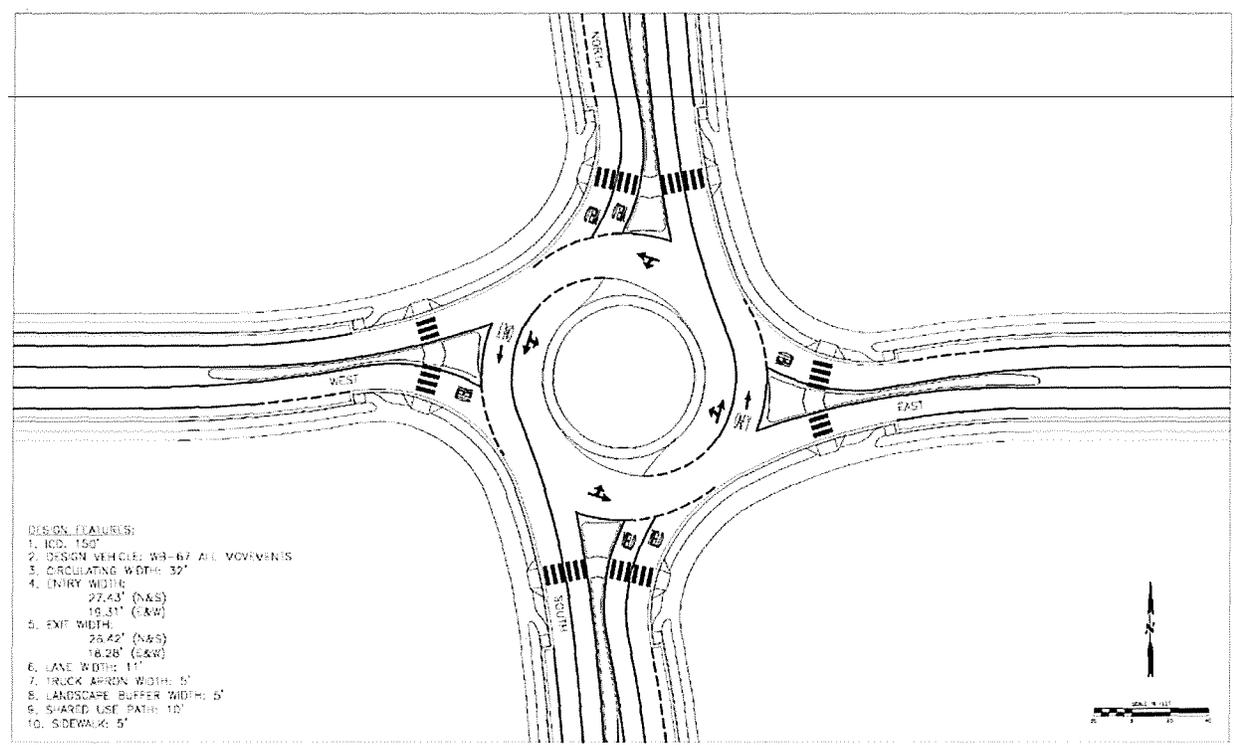


SITE PLAN



RECEIVED  
NOV 15 2017

# ML RAB TEMPLATE



- DESIGN FEATURES:
1. ICD: 150'
  2. DESIGN VEHICLE: WB-67 ALL MOVEMENTS
  3. CIRCULATING WIDTH: 32'
  4. ENTRY WIDTH:
    - 27.43' (N&S)
    - 19.31' (E&W)
  5. EXIT WIDTH:
    - 28.42' (N&S)
    - 18.28' (E&W)
  6. LANE WIDTH: 11'
  7. TRUCK APRON WIDTH: 5'
  8. LANDSCAPE BUFFER WIDTH: 5'
  9. SHARED USE PATH: 10'
  10. SIDEWALK: 5'

**PeriMiddleton**  
 2500 West 10th St. Ste. 100  
 Boise, Idaho 83725  
 P: 208.333.3333

ACHD - Multi-lane Roundabout **Figure 1**  
 Centered - TEMPLATE Aug. 2011

## 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](http://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 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.



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.KunaID.gov](http://www.KunaID.gov)

**BOB BACHMAN**  
**PUBLIC WORKS DIRECTOR**

RECEIVED  
8.21.17

Telephone (208) 577-8794; Fax (208) 287-1731  
Email: [bbachman@kunaID.gov](mailto:bbachman@kunaID.gov)

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## MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Bob Bachman; Public Works Director

RE: Kelleher 4-Plex Project  
South of Hubbard Road and East of Linder Road  
Rezone  
17-07-ZC

DATE: August 21, 2017

---

The Kelleher 4-Plex Project dated August 17, 2017 has been reviewed by staff. It is noted that specific development plans are not provided except those implied as allowed or permitted in a "C-1" zone. The recommendation of the Public Works Director is to proceed with this Project and address any issues and conditions raised below in connection with this application during plan review:

### 1. Sanitary Sewer Needs

- a) The City recommends ultimate connection to City facilities.
- b) Wastewater from the applicant's property has the option of being treated at the North Treatment Plant which has sufficient capacity to serve this site. The nearest point of connection for the Kelleher Multi-family property is located near the southeast corner of said property within an 8" sewer main that 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. One (1) unit is responsible for one (1) sewer connection fee. 36 units – 36 connection fees.
- c) Applicant must conform to City of Kuna Sewer Master Plan.
- d) For assistance in locating existing facilities and understanding issues associated with connection, please contact the GIS Manager at 287-1726.



## 2. Potable Water Needs

- a) The applicant's property is currently vacant and it is recommended that the applicant connect to City facilities at the commencement of development because facilities are now within 300' of the dwelling.
- b) The nearest point of connection for this property is in an 10-inch water main near the SE corner of the property. 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) Applicant must conform to City of Kuna Water Master Plan.
- e) For assistance in locating existing facilities, please contact the GIS Manager at 287-1726.

## 3. Pressure Irrigation

- a) The GIS Manager recommends ultimate connection to City facilities.
- b) The nearest point of connection for this property is directly adjacent and to the North, South and East sides with a series of both 6-inch and 10-inch pressure irrigation mains. 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.
- c) Applicant must conform to City of Kuna Irrigation Master Plan.
- d) For assistance in locating existing facilities, please contact the GIS Manager at 287-1726.

## 4. Grading and Storm Drainage

The following is not required for rezone 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) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- b) State the vertical datum used for elevations on all drawings.
- c) Provide a viable solution for the accessing the property across HOA owned parcels that don't contain ingress/egress easements per the plat. Any lot line adjustments or splits may constitute a replat for this one lot. A conversation on how this will be coordinated and access obtained should be had by both parties.
- d) Please address NOTE 10 of the Kelleher Final Plat Page 2 and how that note will be maintained or amended if need be as it pertains to this project.
- e) Provide engineering certification on all final engineering drawings.

## 6. Inspection Fees

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

## 7. Right-of-Way

The subject property fronts on existing section line arterial streets (Hubbard and Linder Roads). The following conditions are related to these classified streets and future quarter line classified streets and apply at the time of additional development:

- a) It is recommended new and existing approaches onto the classified streets comply with ACHD approach policies.
- b) 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.
- c) It is recommended that ACHD comment on the existing building's encroachment into the 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 577-8794.

Sincerely,

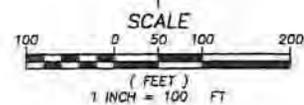
Bob Bachman  
Public Works Director

OK 9/6 pg 11/29

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8.13.17

# KELLEHER SUBDIVISION

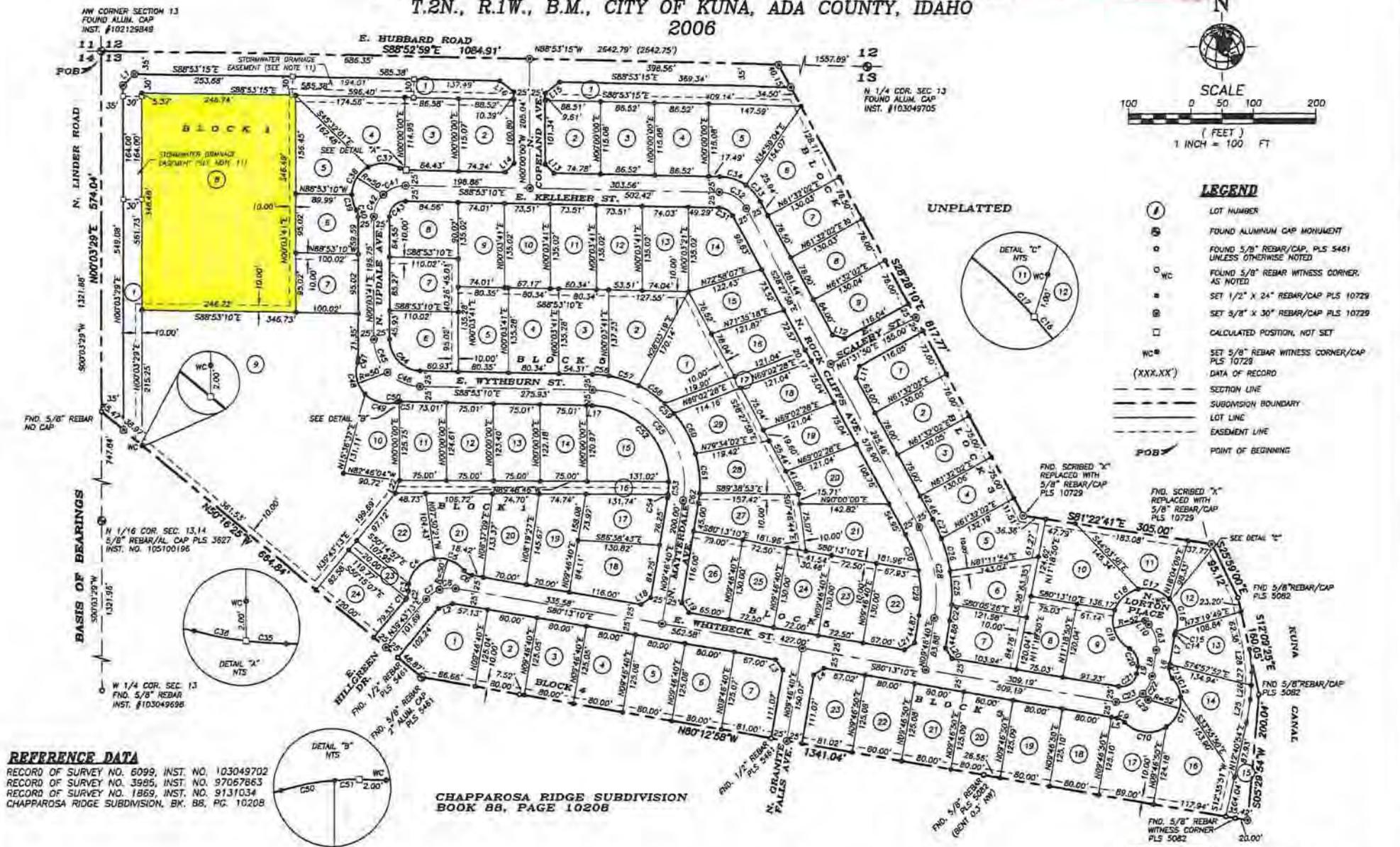
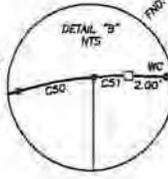
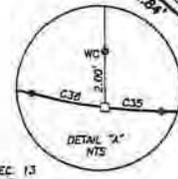
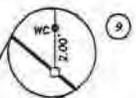
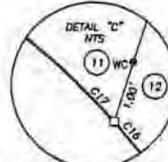
## A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 13, T.2N., R.1W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO 2006



### LEGEND

- ① LOT NUMBER
- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR/CAP, PLS 5461 UNLESS OTHERWISE NOTED
- WC FOUND 5/8" REBAR WITNESS CORNER, AS NOTED
- SET 1/2" X 24" REBAR/CAP PLS 10729
- SET 5/8" X 30" REBAR/CAP PLS 10729
- CALCULATED POSITION, NOT SET
- WC SET 5/8" REBAR WITNESS CORNER/CAP PLS 10729
- (XXX.XX) DATA OF RECORD
- SECTION LINE
- - - SUBDIVISION BOUNDARY
- LOT LINE
- - - EASEMENT LINE
- POB POINT OF BEGINNING

UNPLATTED



**REFERENCE DATA**  
 RECORD OF SURVEY NO. 6099, INST. NO. 103049702  
 RECORD OF SURVEY NO. 3985, INST. NO. 97067863  
 RECORD OF SURVEY NO. 1865, INST. NO. 9131034  
 CHAPPAROSA RIDGE SUBDIVISION, BK. 88, PG. 10208

CHAPPAROSA RIDGE SUBDIVISION  
 BOOK 88, PAGE 10208

**NOTES**  
 1. SEE SHEET 2 OF 4 FOR LINE AND CURVE TABLES.  
 2. SEE SHEET 2 OF 4 FOR SUBDIVISION NOTES.

Exhibit  
C1

10729  
 10/4/06  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF IDAHO  
 TRAVIS P. FOSTER

**WH PACIFIC**  
 3130 S. Dwybe St.  
 Boise, Idaho 83705-4768  
 (208)342-5400  
 (208)342-5353 Fax  
 whpacific.com

PK-76 PG 11980

8.15.12

# KELLEHER SUBDIVISION

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 13,  
T.2N., R.1W., B.M., CITY OF KUNA, ADA COUNTY, IDAHO  
2006

LINE	BEARING	LENGTH
L1	N45°25'07"E	25.69
L2	N87°45'02"E	24.07
L3	S52°11'10"E	16.80
L4	N54°46'45"E	16.80
L5	S20°17'10"E	8.44
L6	N02°21'11"E	5.80
L7	N02°21'08"E	46.55
L8	N02°21'09"E	43.06
L9	N02°21'09"E	11.86
L10	N41°22'58"W	8.53
L11	N15°22'02"E	18.80
L12	N72°27'28"W	18.80
L13	N44°26'55"W	18.81
L14	S45°33'29"W	18.80
L15	N02°21'06"E	29.48
L16	S51°31'54"E	25.83
L17	S88°53'10"E	4.51
L18	S54°46'45"W	18.80
L19	N35°15'15"W	18.80
L20	N35°15'15"W	18.80
L21	S54°46'45"W	18.80
L22	S18°18'57"W	21.04
L23	N10°20'48"E	37.83
L24	N02°21'08"E	22.48
L27	N02°15'30"E	21.83
L28	N02°17'25"W	35.43
L29	N42°40'06"W	13.01

CURVE	DELTA	RADIUS	ARC	CH. BEG.	CH. END
C1	8°36'06"	20.00	3.01	N35°24'19"E	1.01
C2	37°44'26"	20.00	11.78	N14°12'54"E	11.61
C3	17°27'27"	50.00	11.75	S04°04'28"W	11.72
C4	70°22'08"	50.00	61.41	S45°29'22"W	57.83
C5	62°28'36"	50.00	53.22	N62°20'06"W	50.74
C6	42°21'31"	20.00	14.75	S50°11'54"E	14.48
C7	30°01'48"	50.00	26.21	S52°44'08"W	25.91
C8	30°01'48"	50.00	26.21	S84°45'56"W	25.91
C9	37°20'32"	20.00	13.15	N61°21'24"W	12.91
C10	60°49'20"	50.00	73.35	S82°58'18"E	67.42
C11	61°18'01"	50.00	55.74	N25°54'32"E	53.11
C12	37°07'27"	50.00	35.70	N22°21'27"W	33.17
C13	51°12'04"	20.00	17.97	S18°15'23"E	17.32
C14	14°18'06"	15.00	3.33	S18°20'39"W	3.32
C15	47°32'06"	30.00	3.99	N21°28'14"E	3.99
C16	60°41'28"	50.00	55.11	N11°07'25"W	52.57
C17	60°08'38"	50.00	54.58	N71°31'28"W	52.11
C18	58°02'28"	50.00	53.58	S48°51'02"W	51.24
C19	70°57'37"	50.00	72.57	S20°38'57"E	66.62
C20	70°00'54"	27.00	32.99	N25°37'18"W	30.98
C21	90°21'41"	25.00	38.44	N24°34'59"E	35.40
C22	37°11'55"	50.00	32.51	N28°04'08"E	32.03
C23	57°01'47"	50.00	48.28	N72°15'27"E	44.64
C24	87°39'36"	250.00	26.17	N02°44'53"E	26.16
C25	172°31'17"	250.00	54.05	N02°24'54"W	53.82
C26	172°24'44"	250.00	54.01	N14°47'54"W	53.91
C27	72°38'47"	250.00	32.63	N24°45'37"W	32.61
C28	58°14'38"	225.00	150.18	N05°20'39"W	147.41
C29	30°41'58"	200.00	72.72	N02°58'18"W	72.32
C30	17°44'42"	200.00	80.78	N19°45'37"W	80.54
C31	62°28'12"	25.00	26.35	N58°40'54"W	25.18
C32	62°28'12"	50.00	52.73	N59°40'54"W	50.32
C33	20°21'56"	75.00	34.51	N41°38'53"W	34.21
C34	54°03'17"	75.00	44.58	N71°51'31"W	43.92
C35	8°10'11"	20.00	2.15	S88°48'04"E	2.15
C36	24°52'45"	20.00	8.88	S70°18'38"E	8.62
C37	60°38'35"	50.00	52.93	N88°09'41"W	50.49
C38	67°01'18"	50.00	54.12	S32°30'12"W	51.52
C39	30°28'48"	50.00	28.60	S15°44'51"E	28.29
C40	31°02'56"	20.00	10.64	N15°27'47"W	10.71
C41	45°31'51"	50.00	38.73	S82°11'53"W	38.89
C42	45°31'55"	50.00	38.73	S52°48'28"E	38.68
C43	81°01'09"	25.00	35.73	S42°33'15"W	35.69
C44	85°56'51"	50.00	77.62	S45°24'44"E	70.08
C45	44°28'25"	75.00	58.22	S22°10'20"E	56.77
C46	44°28'25"	75.00	58.22	S65°38'57"E	56.77
C47	10°14'30"	20.00	6.37	N08°10'56"E	6.34
C48	62°42'23"	50.00	54.73	S13°31'17"E	52.04
C49	62°42'23"	50.00	54.73	S28°46'12"E	52.04
C50	12°40'36"	20.00	4.37	S70°27'48"W	4.35
C51	5°43'54"	20.00	2.00	S82°14'53"W	2.00
C52	87°10'10"	125.00	190.17	N45°18'05"W	172.38
C53	2°11'14"	125.00	20.04	N02°52'32"E	20.02
C54	2°18'28"	125.00	5.01	N08°37'27"E	5.03
C55	86°29'30"	150.00	258.30	N39°33'15"W	227.55
C56	8°34'04"	175.00	28.17	N84°35'08"W	28.14
C57	16°27'04"	175.00	50.25	N72°02'24"E	50.07
C58	16°27'13"	175.00	50.77	N55°18'25"W	50.69
C59	7°08'16"	175.00	21.70	N42°41'40"W	21.68
C60	52°36'24"	175.00	73.12	N08°10'21"W	72.58
C61	2°248'47"	175.00	63.57	N02°47'45"W	63.32
C62	8°10'07"	175.00	15.78	N07°11'38"E	15.78
C63	50°48'06"	50.00	44.30	N12°29'55"W	42.87

### NOTES

1. LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOT 8, BLOCK 1, LOT 18, BLOCK 1, LOT 23, BLOCK 1, AND LOT 17, BLOCK 3 ARE COMMON AREA LOTS FOR THE PURPOSE OF UTILITIES, LANDSCAPE, RETENTION PONDS AND/OR INGRESS/EGRESS EASEMENTS AS SHOWN AND ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LANDSCAPE OVER SAID LOTS SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOTS SHALL REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS WHICH MAY ADVERSELY IMPACT THE DRAINAGE SYSTEM.
2. A 10 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION IS HEREBY DESIGNATED ALONG THE SUBDIVISION BOUNDARY, AND THE FRONT AND REAR LOT LINES, UNLESS OTHERWISE DIMENSIONED. A 3 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, AND IRRIGATION IS HEREBY DESIGNATED ALONG EACH SIDE OF INTERIOR LOT LINES, UNLESS OTHERWISE DIMENSIONED.
3. ALL SIDEWALKS SHALL BE MAINTAINED BY THE ADA COUNTY HIGHWAY DISTRICT, AND AN EASEMENT FOR THOSE PORTIONS OF THE SIDEWALK LYING OUTSIDE THE RIGHT-OF-WAY HAS BEEN RECORDED AS INSTRUMENT NO. 105048495.
4. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES "NO AGRICULTURAL OPERATION OR AN AFFLUENTANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED, THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AFFLUENTANCE TO IT."
5. IRRIGATION WATER HAS BEEN PROMISED FROM NEW YORK IRRIGATION DISTRICT, IN COMPLIANCE WITH IDAHO CODE 31-3805(B). LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM NEW YORK IRRIGATION DISTRICT, OR THEIR ASSIGNS.
6. ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
7. MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR REQUIRED, OR AS SHOWN ON THIS PLAT.
8. DIRECT LOT ACCESS TO N. LINDEY ROAD AND E. HUBBARD ROAD FROM ANY LOT OTHER THAN LOT 8, BLOCK 1 IS PROHIBITED.
9. LOT 18, BLOCK 3 IS FOR THE PURPOSE OF THE KUNA CANAL EASEMENT, TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. LOT 8, BLOCK 1 IS DESIGNATED AS A COMMERCIAL LOT TO BE OWNED AND MAINTAINED BY OAKWOOD ENTERPRISES, LLC.
11. ALL OF LOTS 8 AND 23, BLOCK 1, AND LOT 17, BLOCK 3, AND A PORTION OF LOT 1, BLOCK 1 AS SHOWN ON THE FACE OF THIS PLAT ARE SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THIS LOT IS ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON JUNE 1, 2004 AS INSTRUMENT NO. 104055411, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREBY BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.

*Col. Foster*  
 REGISTERED LAND SURVEYOR  
 10729  
 STATE OF IDAHO  
 TRAVIS P. FOSTER  
 10/12/06

**W&H**  
 3130 S. Owyhee St.  
 Boise, Idaho 83705-4788  
 (208)242-5400  
 (208)562-5333 Fax  
 w&h@idaho.com

Planners • Engineers • Surveyors • Landscape Architects

BOOK PL PAGE 1185



**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 **Tuesday, October 17, 2017** beginning at 6:00 pm on the following case:

**A Rezone request by Scott Noriyuki, to rezone a parcel's current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The 1.96-acre site is located at the southeast corner of West Hubbard Road and Linder Road (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 City Council at the hearing. Please note that all comments made to the City 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: **17-07-ZC (Rezone)**

MAILED 9/27/2017

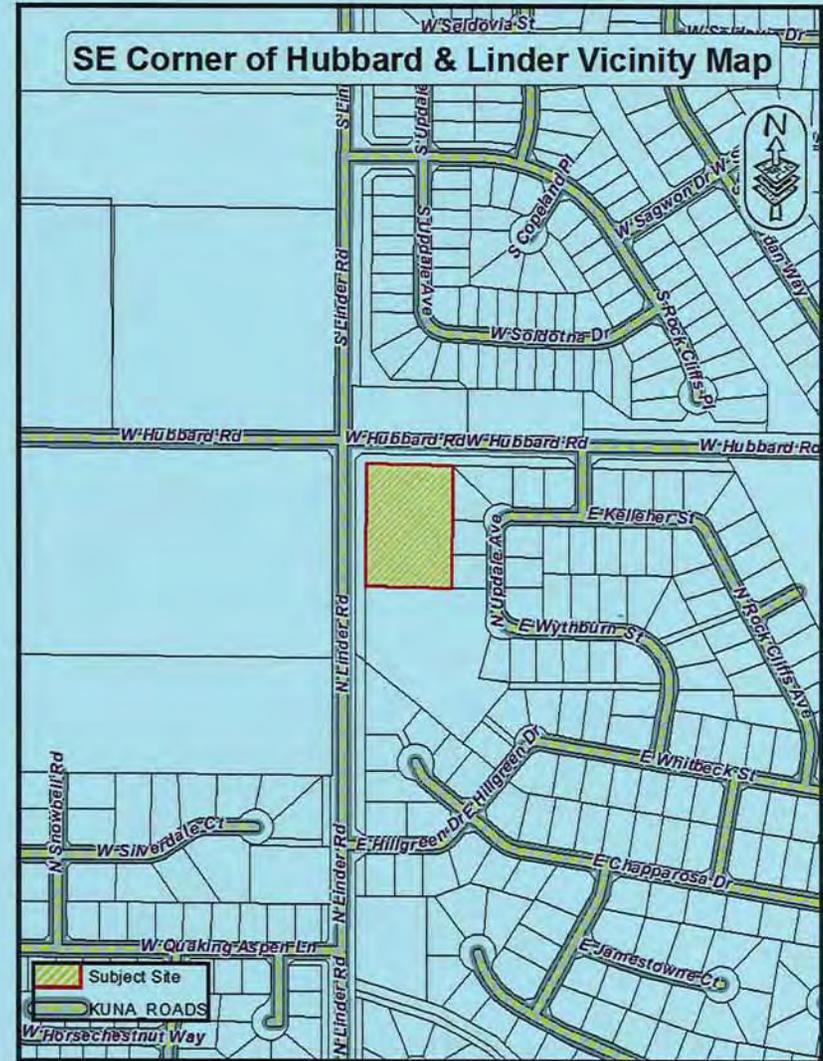


Exhibit  
C9

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

**File #17-07-ZC (Rezone) Scott Noriyuki**

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, **Tuesday, October 17, 2017 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4<sup>th</sup> St., Kuna, ID; in connection with a **Rezone** request from Scott Noriyuki to rezone a parcel's current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. **The 1.96-acre site is located at the southeast corner of West Hubbard Road and North Linder Road.**

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 October 12, 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. 4<sup>th</sup> 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

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*(No need to print this portion) Please publish one time on September 27, 2017.*

(Sent 9/21/2017)

Kuna P.O. # 6117



**Jace Hellman**

---

**From:** Sharon Jessen <sjessen@idahopress.com>  
**Sent:** Thursday, September 21, 2017 11:11 AM  
**To:** Jace Hellman  
**Subject:** Re: City of Kuna Request for Legal Publication

**Legals Email First Response**

Thank you for your request. You will receive an email confirmation with proof, price and publication dates shortly.

**Idaho Press-Tribune, Emmett Messenger-Index, Kuna-Melba News, and Meridian Press-Tribune**  
**Sharon**  
**Legal Clerk**  
**208-465-8129**  
**legals@idahopress.com**  
**8:00am – 12:00pm Monday – Friday**

---

**From:** Jace Hellman <jhellman@kunaID.gov>  
**Sent:** Thursday, September 21, 2017 9:45 AM  
**To:** IPT Legals  
**Subject:** City of Kuna Request for Legal Publication

Greetings:

We would like to request that you publish both of the attached legal notifications in the **September 27<sup>th</sup>** cycle of Kuna Melba News on behalf of the City of Kuna, Planning & Zoning Department.  
These notifications needs to only be published for one (1) cycle.

The Kuna P.O. for this request is #6117 (if you need it).  
Thank you.

Jace Hellman  
Planner I  
City of Kuna  
751 W 4<sup>th</sup> Street  
Kuna, ID 83634  
[jhellman@kunaID.gov](mailto:jhellman@kunaID.gov)

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 09/21/17 11:03 by sje14

-----  
Acct #: 345222 Ad #: 1674057 Status: N  
1 KUNA, CITY OF Start: 09/27/2017 Stop: 09/27/2017  
P.O. BOX 13 Times Ord: 1 Times Run: \*\*\*  
KUNA ID 83634 LEG 1.00 X 54.00 Words: 213  
Total LEG 54.00  
Class: 0006 GOVERNMENT NOTICES  
Rate: LG Cost: 44.96  
# Affidavits: 1

Contact: CHRIS ENGLES Ad Descrpt: 17-04-AN  
Phone: (208)387-7727 Given by: JACE HELLMAN  
Fax#: Created: sje14 09/21/17 11:00  
Email: awelker@kunaaid.gov; gsmith@ Last Changed: sje14 09/21/17 11:02  
Agency:

-----  
PUB ZONE EDT TP START INS STOP SMTWTFS  
KMN A 96 S 09/27  
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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.

Jace Hellman Name (print or type) \_\_\_\_\_  
[Signature] 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 09/21/17 11:03 by sjel4

Acct #: 345222

Ad #: 1674057

Status: N

LEGAL NOTICE

File #17-04-AN  
(Annexation) John Browning

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, Tuesday, October 17, 2017 at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th St., Kuna, ID; in connection with a request from John Browning to annex approximately 6.82 acres into Kuna City limits with an 'R-6' (Residential) zoning designation. The site is located at 882 E Hubbard Road, Kuna, ID 83634 (APN #: S1407347180).

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 October 12, 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 members of the City Council, 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

September 27, 2017  
1674057



**LEGAL NOTICE****File #17-07-ZC (Rezone)  
Scott Noriyuki**

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, Tuesday, October 17, 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 Scott Noriyuki to rezone a parcel's current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The 1.96-acre site is located at the southeast corner of West Hubbard Road and North Linder Road.

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 October 12, 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

September 27, 2017

1674053



# City of Kuna

## Staff Memo – City Council

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

**To:** City Council

**Case Number(s):** 17-05-AN (Annex), 17-01-CPF  
(Combination PP & FP)  
Pierson Subdivision Annex

**Location:** South East Corner (SEC) of  
Black Cat Rd. & Amity Rd.  
Meridian, Idaho 83642

**Planner:** Troy Behunin, Planner III

**Hearing Date:** November 21, 2017 (*Tabled*)  
December 5, 2017

**Owner:** **Clair Bowman**  
4400 W. Legacy Lane  
Meridian, ID 83642  
208.484.4414  
[cq@safelink.net](mailto:cq@safelink.net)  
[cmbavalon@safelink.net](mailto:cmbavalon@safelink.net)

**Representative:** **B & A Engineers**  
Joe Canning  
5505 W. Franklin Rd.  
Boise, ID 83705  
208.343.3381  
[jdcanning@baengineers.com](mailto:jdcanning@baengineers.com)



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| A. Course Proceedings    | H. Proposed Factual Summary             |
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| C. Site History          | J. Proposed Idaho Code Analysis         |
| D. General Project Facts | K. Proposed Conclusions of Law          |
| E. Staff Analysis        | L. Proposed Findings of Fact            |
| F. Applicable Standards  | M. Recommendation by the Commission     |
| G. Procedural Background | N. Proposed Councils Order of Decision  |

### A. Course of Proceedings

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

#### a. Notifications

- i. Neighborhood Meeting July 19, 2017 (two persons attended)
- ii. Agencies August 15, 2017

- iii. 350' Property Owners
- iv. Kuna, Melba Newspaper
- v. Site Posted

November 16, 2017  
 October 25, 2017  
 November 2, 2017

## B. Applicant Request:

1. Applicant requests to annex approximately 4.28 acres into Kuna City with an R-2 (Low Density Residential), residential zone, and to subdivide the property into two single family residential lots through a combined preliminary and final plat process, and have reserved the name Pierson Subdivision with the County. This is a request for re-subdivision of Lot 2 and part of Lot 3, Block 1, of Dreamcatcher Subdivision. The site is located at the south east corner (SEC) of Black Cat & Amity Roads, site address is 4400 W Legacy Lane, Meridian, Idaho, In Section 34, T 3 N, R 1 W, APN #: R1928150010.

## 2. Site Location Map

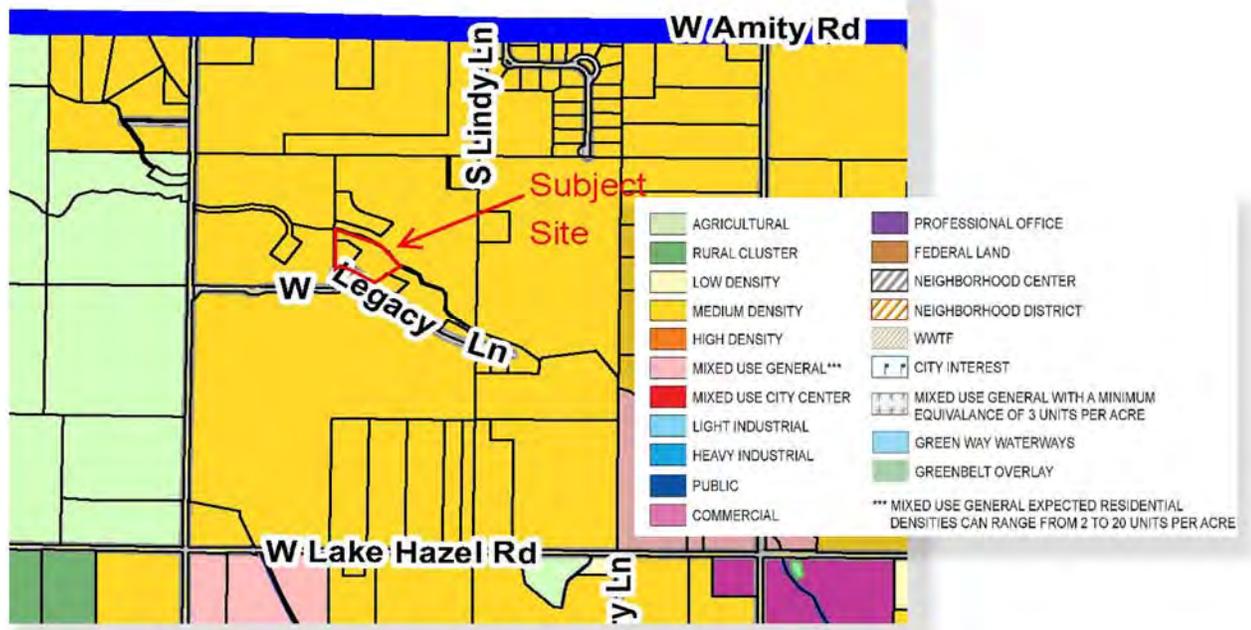


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- C. **History:** The approximately 4.28 acre subject site is currently in the Dreamcatcher Subdivision, within Ada County, however, it is contiguous to Kuna City limits on the north line of the lots and has been a residential subdivision since 2000.

## D. General Projects Facts:

1. **Comprehensive Plan Designation:** The City of Kuna's Future Land Use Map identifies the subject site as Low Density Residential (2 – 4 Units per acre). Staff views this land use request to be consistent with the approved Future Land Use Map.
2. **Kuna Comprehensive Plan Future Land Use Map:** See Map Below.



The Kuna Comprehensive Plan Future Land Use Map shown below in conjunction with the map legend indicates that the subject site is designated as Medium Density Residential. The applicant's request is under the suggested density, therefore, staff views this request to be consistent with the Future Land Use Map designation.

3. Kuna Recreation and Pathways Master Plan Map:



The Kuna Recreation and Master Pathways Plan map identifies a future trail adjacent to the Kuna Canal waterway as it flows on the north side the subject site. The adjacent developer (north) has proposed and submitted plans to accommodate this trail designation along the Kuna Canal.

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

<b>North</b>	R-4	Medium Density Residential – City of Kuna
<b>South</b>	RUT	Rural Urban Transitional – Ada County
<b>East</b>	RUT	Rural Residential – Ada County, & R-4 Med Den Res. – City of Kuna
<b>West</b>	RUT	Rural Urban Transitional – Ada County

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

- Approx. 4.28 acres total
- RUT (Rural Urban Transition) – Ada County
- Parcel # R1928150022

6. **Services:**

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

7. **Existing Structures, Vegetation and Natural Features:** Currently there is a house on the subject site and no structures on the proposed lot. This site slopes slightly to the south, away from Mason Creek, but is otherwise generally flat. Mason Creek flows east to west on the north side of the subject parcel. On-site vegetation consists of vegetation typically associated with a residential lot.

8. **Transportation / Connectivity:** The applicant proposes access from the platted and recorded private lane access from Black Cat Road known as Legacy Lane and will be included with the HOA maintenance program for its upkeep and repairs.

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

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

- Ada County Highway District (ACHD) – Exhibit B-1
- Boise Project Board of Control – Exhibit B-2
- Central District Health Department (CDHD) – Exhibit B-3
- Department of Environmental Quality – Exhibit B-4
- Idaho Transportation Department (ITD) – Exhibit B-5

E. **Staff Analysis:**

Applicant requests approval to annex approximately 4.28 total acres (currently zoned Rural Urban Transition (RUT) in Ada County), into Kuna City limits with an R-2 (Low Density Residential) zone; and to subdivide the subject property, creating a two lot, single family subdivision, known as Pierson Subdivision. This request includes a re-subdivision of Lot 2, and part of Lot 3, Block 1 in the Dreamcatcher Subdivision. Applicant also proposes to provide

access to these newly created lots by way of Legacy Lane which is a private lane that touches Black Cat Road, a public road.

The site is eligible for annexation, as it touches current City limits on the north side of the project. The applicant seeks an R-2 (Low Density Residential) zone for the subdivision in connection with this annexation request. Applicant is also proposing the creation of two single family lots and will be known as the Pierson Subdivision.

Applicant shall provide a perpetual plan/agreement to be recorded with the County (HOA agreement), for the maintenance, upkeep and continuous care for the private Legacy Lane. If applicant can demonstrate permanent and continuous maintenance and care, staff has no concerns with the private lane.

This site is in the Nitrate Priority Area and should only be granted the ability to install a new septic system based on the criteria established in Kuna Code. It has been determined that this property inherits extraordinary constraints (distance to existing facilities and Mason Creek feeder on the north), preventing connection to public services immediately. Therefore, staff recommends that in the future if/when the lands south of this site develop, bringing public services nearer, that each of these proposed lots connect to public services from Kuna City. Staff recommends that in the event a subdivision to the south is developed, or services become available that the existing home on proposed lot 1 be conditioned to connect to Kuna City services at time of failure, or at the property owners choice, ahead of a failure of sewer or domestic water, and at lot owners expense, in accordance with Kuna City Code. It is anticipated that proposed lot 2 of Pierson Sub will build a home before the lands south develop. Therefore, staff recommends that the newly created vacant lot be conditioned to place dry lines for water, sewer and pressure irrigation (PI), from house to the northern edge of Legacy Lane, in anticipation of a future connection so that if/when a critical system fails and there is a developed subdivision south of this site or services become available, it will connect at lot owners expense, in accordance with Kuna City Code.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No.'s 17-05-AN and 17-01-CPF, to the Council with the recommended conditions of approval.

**F. Applicable Standards:**

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

**G. Procedural Background:**

The Council held a Public Hearing on December 5, 2017, to consider Cases No.'s 17-05-AN and 17-01-CPF, including the submitted application documents, agency comments, staffs report, application exhibits and public testimony presented at the hearing.

**H. Factual Summary:**

This site is located at the south east corner (SEC) of Black Cat and Amity Roads. Applicant proposes to annex approximately 4.28 acres into the City of Kuna with an R-2 (Low Density Residential) zone. Applicant has submitted a combination preliminary and final plat to re-subdivide lot 2 and part of lot 3, block 1, within the *Dreamcatcher Subdivision*.

**I. Proposed Comprehensive Plan Analysis:**

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

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

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

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

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

Land Use Goals and Objectives - Section 6 - Summary:

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

**Comment:** The project complies with the land use plan as adopted by the City by incorporating the following; varied housing densities and types and promotes desirable, cohesive community character and a quality 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 for this development and the authority to annex the requested lands into the City. In the future when available, this application will expand the City's sanitary sewer system, potable water and add to the pressure irrigation service lines in an orderly fashion.

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 two single family lots which will contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development will create a pleasant neighborhood environment.

**J. Proposed Idaho State Code Analysis:**

1. IC §67-6511 (2) C requires that the Council analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the

governing board to be in conflict with the adopted plan, **or** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.

2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.
3. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

**K. Proposed Council's Conclusions of Law:**

Based on the evidence contained in Case No's 17-05-AN and 17-01-CPF, the Kuna Council finds Case No's 17-05-AN and 17-01-CPF comply with Kuna City Code, the goals of the Kuna Comprehensive Plan, as proposed or conditioned.

1. This request appears / doesn't appear to be consistent and / or in compliance with Kuna City Code (KCC).  
**Comment:** *The proposed project meets the land use and area standards in Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.*

2. The site is / is not physically suitable for a subdivision.

**Comment:** *The 4.28 acre subdivision is large enough to include a mix of lot sizes.*

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

**Comment:** *The land to be annexed is not used as wildlife habitat. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

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

**Comment:** *The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The low density zone requires connection (at time of availability) to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

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

**Comment:** *The annexation, and design of the subdivision did consider the location of the property adjacent to Mason Creek Feeder, classified roadways (Black Cat & Amity Road) and the system. The subject property cannot be connected to the City's public sewer, water and pressure irrigation facilities at this time due to unreasonable constraints. The adjacent uses are complimentary uses (Kuna) as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

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

**Comment:** *Correspondence from ACHD and Kuna Public Works confirms that the proposed streets and utility services are suitable and adequate for this residential project. ACHD confirms that the existing streets within and adjacent to the re-subdivision are adequate for the proposed development.*

**L. Proposed Council's Findings of Fact:**

Based upon the record in 17-05-AN and 17-01-CPF, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Council hereby *approves/conditionally approves/denies* Case No's 17-05-AN and 17-01-CPF, a request for annexation and combination preliminary and final plat as follows:

*The Council concludes that the Application does/does not comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC and/or the Landscape Code in title 5.*

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 Case No's 17-05-AN and 17-01-CPF. The Council voted to approve / conditionally approve / deny Case No's 17-05-AN and 17-01-CPF.
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 December 5, 2017, with the Council.

**M. Recommendation By Commission to Council:**

Based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* for Case No's 17-05-AN and 17-01-CPF; annexation and a combo plat *with* the following conditions of approval:

- *With the conditions as outlined in the staff report,*
- *With the change to condition No. 1C to include the Meridian Rural Fire District and remove the Kuna Rural Fire District,*
- *Eliminate Condition No. 1B, and Condition No.*

**N. Proposed Council's Order of Decision:**

**17-05-AN (Annexation) and 17-01-CPF (Combo Pre & Final Plat):** *Note: This proposed motion is for approval, conditional approval, or denial for 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 December 5, 2017, the Council voted to approve/conditionally approve/deny voted to approve / deny Case No's 17-05-AN and 17-01-CPF, based on the facts outlined in staff's memo and the public testimony during the public hearing by the Council of Kuna, Idaho. The Council hereby approves / conditionally approves / denies Case No. 17-05-AN and 17-01-CPF, an annexation and a combo plat application, with the following conditions of approval:

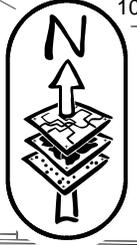
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer hook-ups.
  - b. 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".
  - c. The Meridian Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Meridian Fire District is required.
  - d. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
  - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.

All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.

2. Installation of utility service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. 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 Kuna's Council, or seek amending them through public hearing processes.
5. The applicant's proposed preliminary plat (dated 05/25/17) and final plat (dated 07/26/17) shall be considered binding site plans, or as modified and approved through the public hearing process.
6. In the event a subdivision to the south is developed, or services become available, the existing home on proposed lot 1 shall connect to Kuna City services at time of failure, or at the property owners' choice, ahead of a failure of sewer or domestic water, at lot owners' expense, in accordance with Kuna City Code.
7. Proposed Lot 2, at time of home construction, shall install dry lines for water, sewer and pressure irrigation (PI), from house to the northern edge of Legacy Lane, in anticipation of a future connection in the event that if/when a critical system fails and there is a developed subdivision south of this site, or services become available, proposed lot 2 will connect to Kuna's public services at lot owners expense, in accordance with Kuna City Code.
8. Applicant shall demonstrate permanent access, maintenance and care for Legacy Lane and the responsibilities of each proposed lot through language in a recorded HOA agreement (CC&R's).
9. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
10. Compliance with all local, state and federal laws is required.

**DATED:** This \_\_\_\_\_, day of \_\_\_\_\_ 2017.

# VICINITY MAP



W Amity Rd

W Ridgeback Ln

S Lindy Ln

S Bittercreek Ave

**Subject Site**

W Legacy Ln

S Black Cat Rd

W Lake Hazel Rd

Ridenbaugh High Line Canal

S Mei

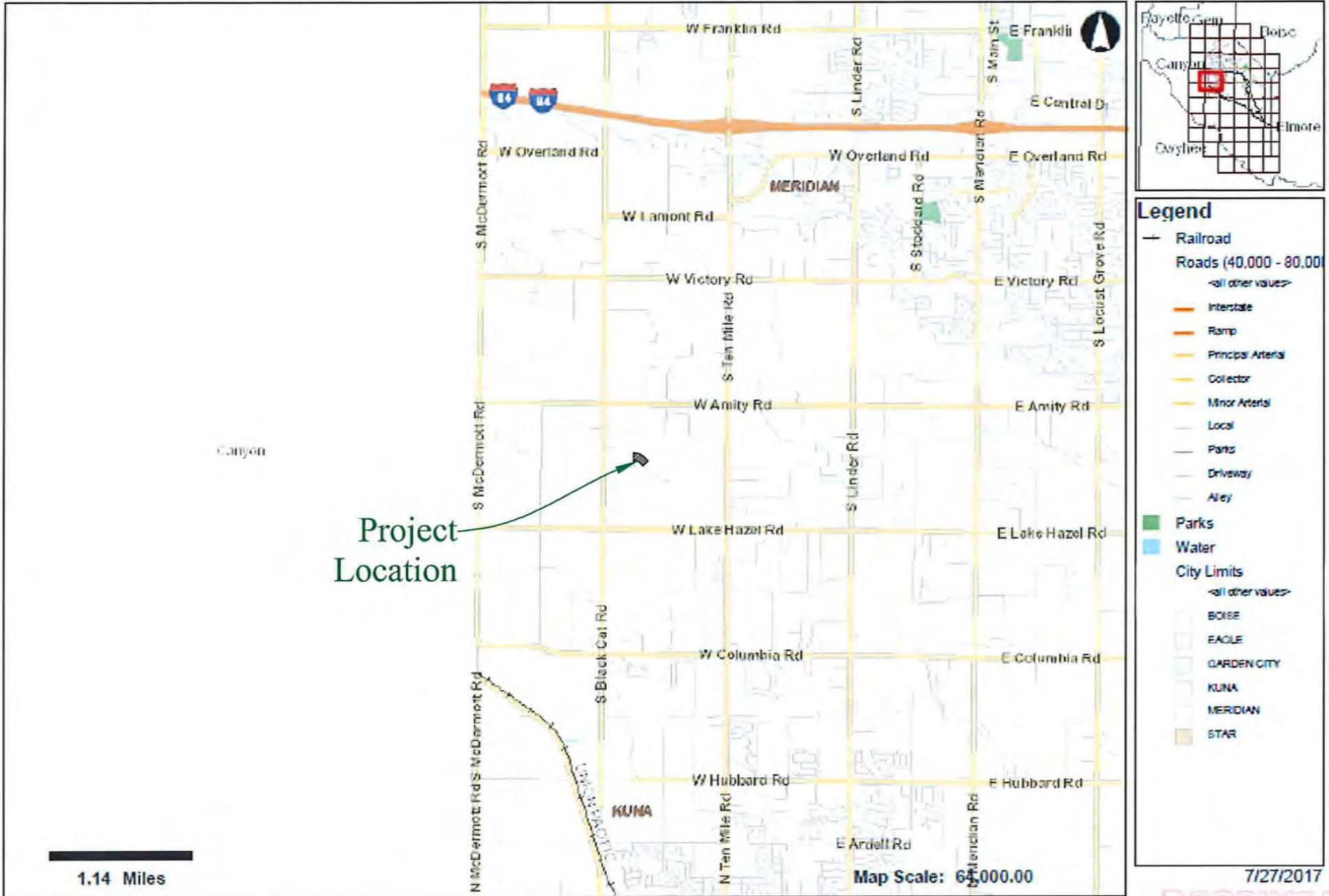
## Legend

-  Ada County Full July '17
-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES

TB

# Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.

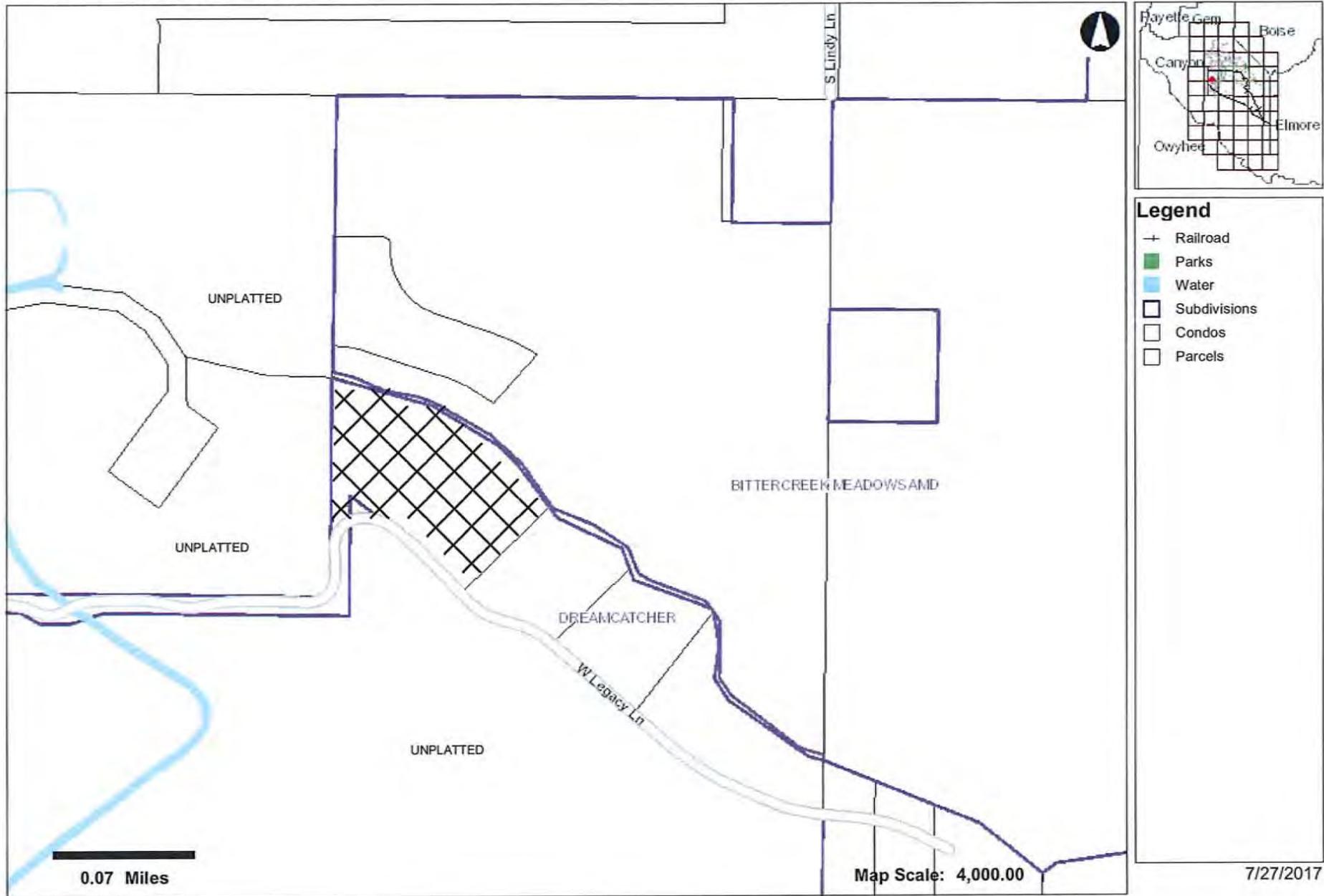


7/27/2017

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7.28.17

# Ada County Assessor

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- Legend**
- + Railroad
  - Parks
  - Water
  - Subdivisions
  - Condos
  - Parcels

7/27/2017

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7.28.17



## B & A Engineers, Inc.

Consulting Engineers & Land Surveyors  
5505 West Franklin Road, Boise, ID 83705  
Telephone 208+343+3381 Facsimile 208+342+5792

28 July 2017

City of Kuna  
751 West 4<sup>th</sup> Street  
Kuna, Idaho 83634  
Telephone: 208.922.5274

Subject: **Pierson Subdivision  
Annexation, Preliminary Plat and Final Plat**

We are pleased to present this request for approval of an annexation into the city of Kuna and approval of a Preliminary Plat for Pierson Subdivision on behalf of the land owner, The Clair M. Bowman and Barbara L. Bowman Trust.

### **Site Information**

The project is generally located on the east side of Black Cat Road on Legacy Lane between Lake Hazel and Amity roads. The address is 4400 West Legacy Lane.

The site consists of 4.28 acres of land, more or less. It is adjoining a recent annexation request of lands to the northeast of the site.

The property is currently one parcel of land. The Ada County Assessor lists the tax parcel number as:

R1928150010

The land is currently a rural single-family home.

### **General Site Features**

The site is land that is bounded on the northeast by Mason Creek. The land gently slopes to Mason Creek.

The existing home on the site is located toward the west boundary of the subdivision. The four acres of land may be comfortably divided into two lots of approximately two acres each.

**Existing Roads**

The project is accessed from Legacy Lane – a private road that was constructed with the underlying development of DreamCatcher Subdivision in 2000. Legacy Lane is connected to Black Cat Road approximately 1,500 feet from the proposed project.

Black Cat Road is an arterial, but the project does not have any fee simple frontage on Black Cat. Frontage to Black Cat is via a common lot (Lot 1 of Block 1) of DreamCatcher Subdivision. Said common lot has 150 feet of frontage on Black Cat.

The two lots proposed in Pierson Subdivision will access the private road, Legacy Lane.

We have included the C,C&R's for Legacy Lane that contains the access easement and maintenance agreement for the private road.

**Sanitary Sewer**

The existing home is served by an individual septic system. The new lot being created by the subdivision will also be served by a new individual septic system. Approval of the Central District Health Department will be required for the new system.

**Water**

The existing home is served by an individual well. The new lot being created by the subdivision will also be served by a new individual well. Approval of the Central District Health Department will be required for the new well.

**Site Irrigation**

A small portion of the area around the existing home is irrigated from the individual well. The pond located on Lot 1 of Block 1 is fed by surface irrigation water and currently supplies all the other water needed to irrigate the entire subdivision. This surface water will be available to the owner of the new Lot 2 of Block 1.

No modifications to any water delivery system is needed by the platting of this subdivision.

**Other Irrigation**

There are no existing surface irrigation delivery systems that will be impacted by the development of this land.

**Storm Drainage**

The site is essentially fully developed other than construction of a future home. Since the size of the proposed lots is large, negligible impact to site run-off is expected.

**Floodplain**

Some of the property is located in a FEMA Zone "A" (no Base Flood Elevation determined by FEMA). Construction of a new home will not impact the zone.

**Zoning**

The current Ada County zone is RUT. This application requests a zoning of R-2 with the annexation.

Kuna City's standards for the R-2 zone are:

Zoning District	Maximum Height	Minimum Street Frontage	Front Yard Setback On A Local Road	Front Yard Setback On An Arterial Or Collector Street	Rear Yard Setback	Interior Side Yard Setback	Street Side Yard Setback	Maximum Lot Coverage	Minimum Lot Size
R-2	35'	120'	20'	30'***	15'	5'	20'	40%	20,000 sq. ft.

The above standards fit well with the requested proposal.

Proposed density has been calculated as 0.47 homes per acre, far under the maximum listed as 2.2 dwelling units per acre. We believe that this is consistent with nearby land uses in DreamCatcher Subdivision.

### Adjoining Land Use

The following list generally identifies adjoining land uses:

- Northeast: Agricultural Land – Ada County RUT Zone (currently being reviewed for annexation to Kuna for residential use)
- Southeast: Rural Residential - Ada County RUT Zone
- Southwest: Agricultural Land - Ada County RUT Zone
- West: Rural Residential & Ag - Ada County RUT

### Neighborhood Meeting

The neighborhood meeting was held on 19 July 2017 at the site. See the included information regarding the meeting.

### Development Agreement

Due to the large size of the proposed lots and the rural nature of the project, we suggest there is no need for a development agreement.

### Final Plat

Since this project is only two lots in size, the final plat has been prepared and submitted with the initial application. Obviously, we cannot provide the preliminary plat approval since it is being submitted with the entire application.

### Summary

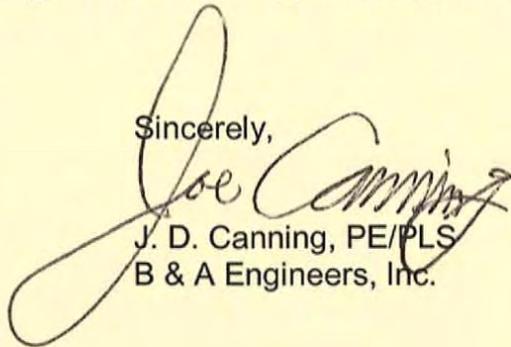
We look forward to the hearing process and eventual approval of this request for annexation, zoning, preliminary plat and final plat approval.

This project will provide an opportunity for two new residents of Kuna to reside inside the city and have the ability to have a larger lot experience without having five or ten acres to tend to. We believe there is a huge market for this kind of housing in the Kuna area.

We respectfully request that the city favorably acts on our application. We look forward to creating lots where folks may be residents of Kuna on good sized parcels of land.

Should any questions arise during review of this application, please feel free to contact our office.

Sincerely,

A handwritten signature in black ink that reads "Joe Canning". The signature is written in a cursive style with a large, looping initial "J".

J. D. Canning, PE/PLS  
B & A Engineers, Inc.

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7.28.17





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

### Commission & Council Review Application

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

\*Please submit the appropriate checklist (s) with application

#### Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	17-05-AN 17-01-CPF
Project name	BOWMAN ANNEXATION
Date Received	7.28.2017
Date Accepted/ Complete	
Cross Reference Files	—
Commission Hearing Date	
City Council Hearing Date	

#### Contact/Applicant Information

Owners of Record: <u>Clair M. and Barbara L. Bowman Trust</u>	Phone Number: <u>(208) 484-4414</u>
Address: <u>4400 West Legacy Lane</u>	E-Mail: <u>cq@safelink.net</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>Clair Bowman</u>	Phone Number: <u>(208) 484-4414</u>
Address: <u>4400 West Legacy Lane</u>	E-Mail: <u>cq@safelink.net</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Engineer/Representative: <u>Joe D. Canning</u>	Phone Number: <u>(208) 343-3381</u>
Address: <u>5505 West Franklin Road</u>	E-Mail: <u>jdanning@baengineers.com</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: _____

#### Subject Property Information

Site Address: <u>4400 West Legacy Lane</u>
Site Location (Cross Streets): <u>West Legacy Lane &amp; South Black Cat Road, South of Amity Road, North of Lake Hazel Road</u>
Parcel Number (s): <u>R1928150010</u>
Section, Township, Range: <u>Section 34, Township 3 North, Range 1 West</u>
Property size : <u>4.28 Acres</u>
Current land use: <u>Residential</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>RUT</u> Proposed zoning district: <u>R-2</u>

7.28.17

**Project Description**

Project / subdivision name: Pierson Subdivision

General description of proposed project / request: A re-subdivision of all of Lot 2 and a portion of Lot 3 of Block 1 of Dreamcatcher Subdivision

Type of use proposed (check all that apply):

Residential R-2: Single Family Homes

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): Large Lots & Mason Creek

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: Residential Home and Outbuildings

Any existing buildings to remain?  Yes  No

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

Number of common and/or other lots: 0

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

Multi-Family \_\_\_\_\_

Other \_\_\_\_\_

Minimum Square footage of structure (s): To be determined by Land Sale

Gross density (DU/acre-total property): 0.47 Net density (DU/acre-excluding roads): 0.48

Percentage of open space provided: n/a Acreage of open space: n/a

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

**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: *Ch. M. Pawman* Date: 7/28/2017

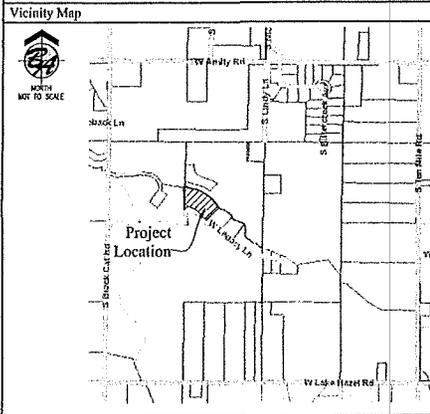
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Setback/Zoning Table		Land Use Calculations		
PROPOSED ZONE	R-2	DESCRIPTION	AREA (ACRES)	PERCENTAGE
MINIMUM LOT AREA - INTERIOR LOT	20,000 FEET	PROJECT	4.24	100%
MINIMUM LOT AREA - CORNER LOT	20,000 FEET	RESIDENTIAL LOTS	4.18	92%
FRONT YARD SETBACK	20 FEET	OPEN SPACE AREA LOTS	0	0%
REAR YARD SETBACK	15 FEET	FRONT-OF-WAY	0.12	2.8%
STREET SIDE YARD SETBACK	20 FEET	RESIDENTIAL LOTS	2	
INTERIOR SIDE YARD SETBACK	5 FEET	OPEN SPACE AREA LOTS	0	
MAXIMUM BUILDING HEIGHT	35 FEET	RESIDENTIAL DENSITY	0.47/ACRE	
MINIMUM STREET FRONTAGE	120 FEET			
MINIMUM LOT WIDTH - INTERIOR LOT	120 FEET			
MINIMUM LOT WIDTH - CORNER LOT	120 FEET			
MAXIMUM DENSITY	2.18/ACRE			
EXISTING ZONE	RUF			

**Owner/Applicant**  
 CLAY BOWMAN  
 4400 WEST LEGACY LANE  
 MERIDIAN, ID 83442

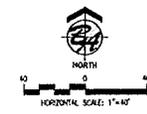
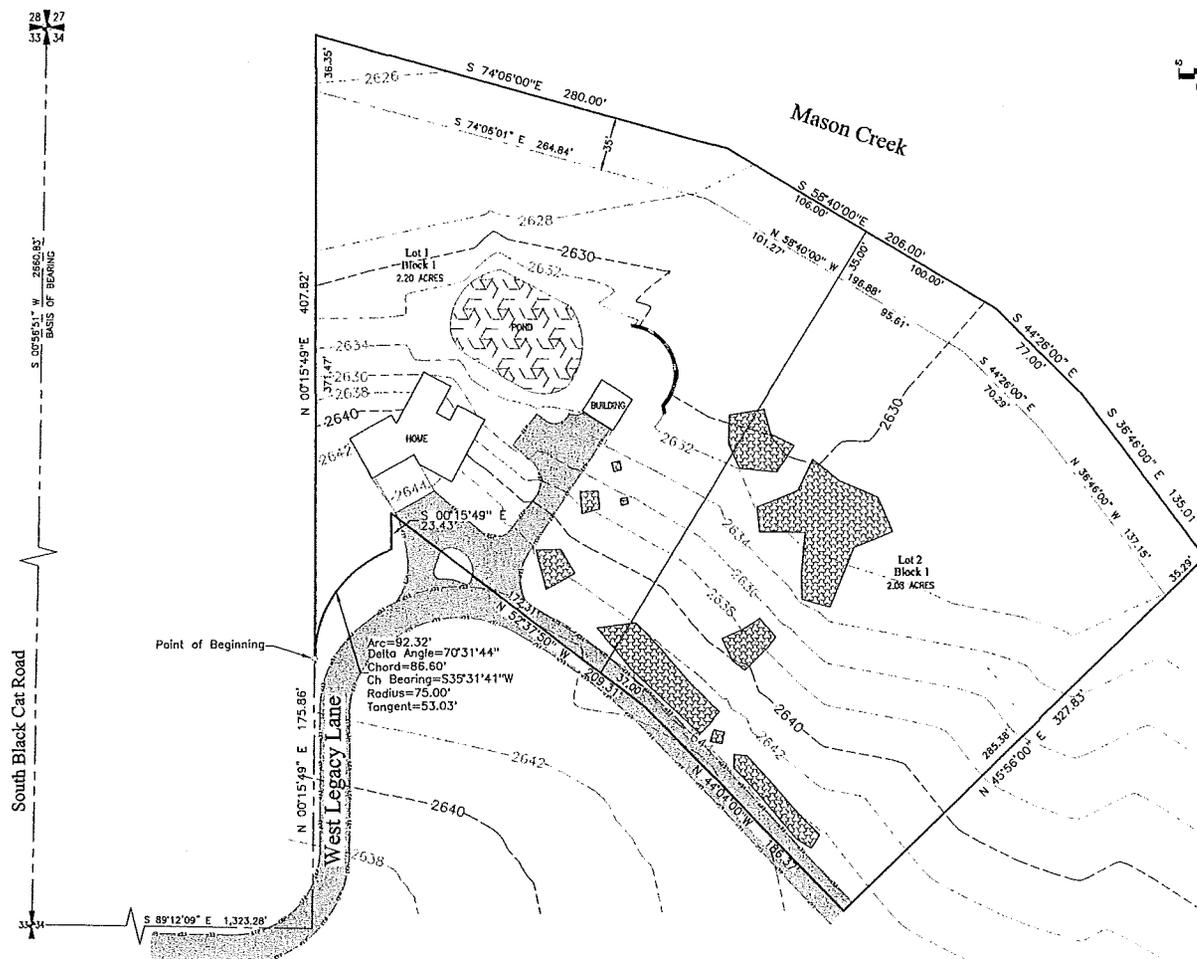
**Underground Utility Note**  
 ALL UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES SHOWN COMPLETE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED AS FURNISH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT INDICALLY LOCATED THE UNDERGROUND UTILITIES DEVELOPING MAY EXIST BETWEEN THE LOCATIONS SHOWN HEREON AND THEIR ACTUAL LOCATIONS.

- Notes**
1. THIS PROPERTY IS WITHIN THE INHAM, MERIDIAN REGULATION DISTRICT.
  2. THIS PROPERTY IS WITHIN THE MERIDIAN RURAL FIRE DISTRICT.
  3. SANITARY SEWER SERVICE IS TO BE PROVIDED BY INDIVIDUAL ON SITE SEPTIC SYSTEMS.
  4. POTABLE WATER IS TO BE PROVIDED BY INDIVIDUAL WELLS.
  5. THIS PROPERTY IS CURRENTLY ZONED RUT, TO BE REZONED R-2.
  6. CONTOUR INTERVAL: 2 FOOT DATUM: NAVD 83
  7. MINIMUM BUILDING SETBACKS AND DIMENSIONAL STANDARDS WITHIN THIS SURVEY SHALL COMPLY WITH THE APPLICABLE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE SETBACK PERMITS, UNLESS OTHERWISE APPROVED BY THIS APPLICATION.
  8. THIS PARCEL LIES WITHIN "ZONE A" PER FINAL MAP #1001001001, PANEL NOT PRINTED.
  9. THE FOLLOWING TAX PARCEL NUMBER IS REFLECTED WITHIN THIS SURVEY: 81928150010



**Legend**

	PROPERTY BOUNDARY
	LOT LINE
	SECTION LINE
	STREET CENTERLINE
	EASEMENT (MASON CREEK)
	EASEMENT (PRIVATE ROAD)
	EXISTING EDGE OF PAVEMENT
	RETAINING WALL
	EXISTING ASPHALTIC PAVEMENT
	EXISTING TREE CANOPY
	EXISTING TREE CANOPY



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



**Pierson Subdivision**  
 STRUVE IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, Ada County, Idaho.

**Preliminary Plat**

DATE	MAY 25, 2017
HORIZ. SCALE	AS NOTED
VERT. SCALE	AS NOTED
DRAWN BY	SK. VILCOX
CHECKED BY	J.B. CHANDLER
FILED	1677.dwg/1677 Prelim Plat.dwg
SHEET NO.	1

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# Pierson Subdivision

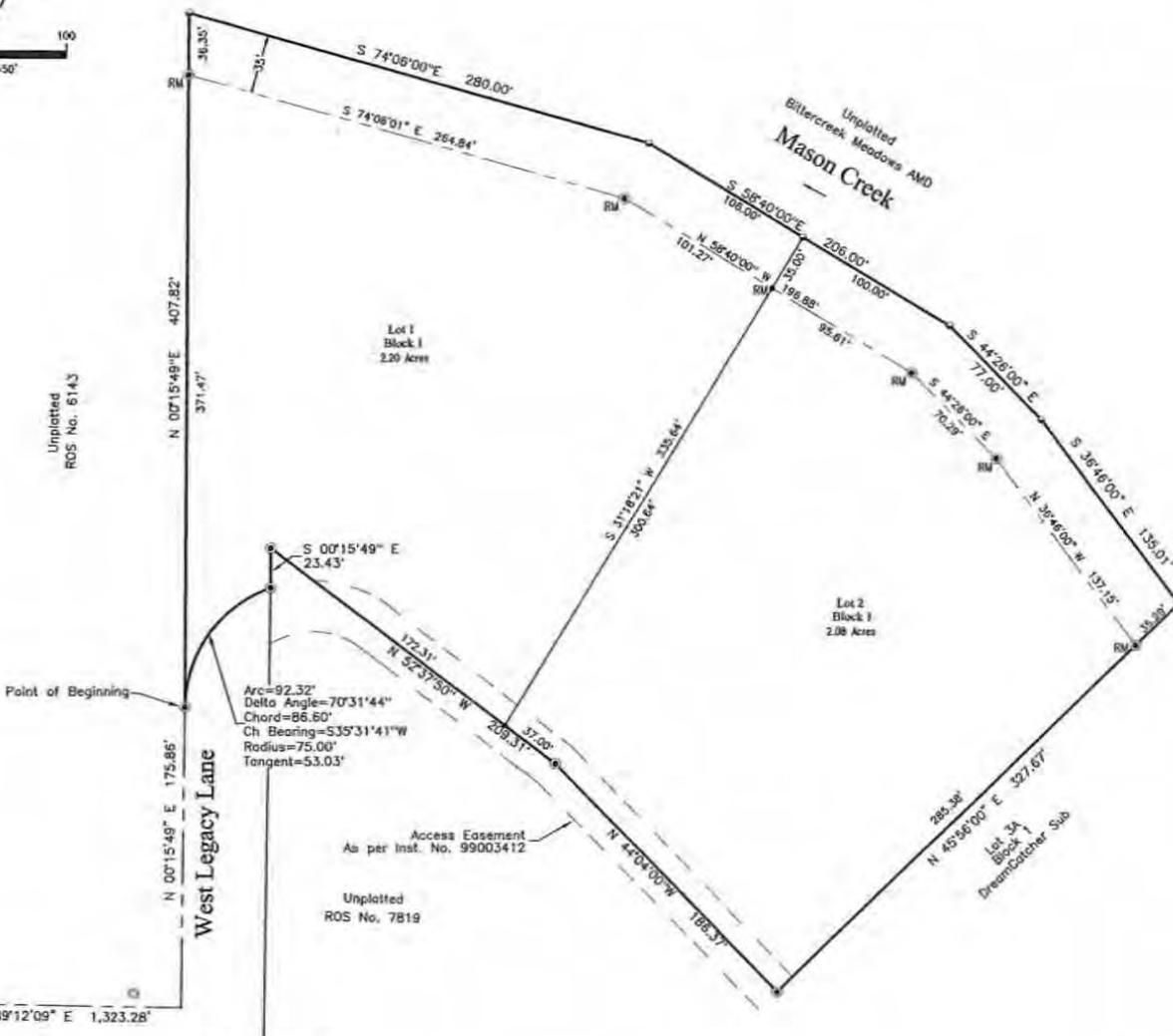
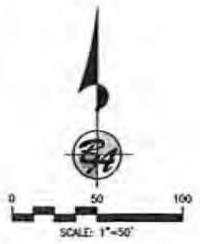
A parcel of land situate in the southeast quarter of the northwest quarter of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being a re-subdivision of all of Lot 2 and a portion of Lot 3 of Block 1 of DreamCatcher Subdivision, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, and being Parcel 2A of Record of Survey No. 10794, records of the Ada County, Idaho, Recorder  
2017

## Legend

- Property Boundary
- Lot Line
- Section Line
- Street Centerline
- 35' Mason Creek Easement
- Private Road Easement
- Set 1/2"x24" Iron Pin With Plastic Cap Labeled "B&A LS 4116"
- Set 5/8"x30" Iron Pin With Plastic Cap Labeled "B&A LS 4116"
- Set 1/2"x24" Iron Pin With Plastic Cap Labeled "B&A LS 4116" Reference Monument
- Set 5/8"x30" Iron Pin With Plastic Cap Labeled "B&A LS 4116" Reference Monument
- Calculated Point

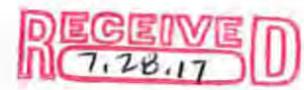
## Notes

1. This property lies within the incorporated limits of the City of Kuna and within the Nampa & Meridian Irrigation District.
2. Any resubdivision of this plat shall comply with the applicable regulations in effect at the time of the resubdivision.
3. Lots shall not be reduced in size without prior approval from the health authority.
4. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
5. No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping, parking, covered parking, or other such improvements.
6. This development recognizes Idaho Code §22-4503, Right to Farm Act, which states: "No agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began; provided, that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it."



### Reference Documents

- Subdivision Plots  
DreamCatcher Subdivision, S&B, Pg 6639  
Bittercreek Meadows, S&B, Pg 11733
- Records of Survey  
ROS No. 10794  
ROS No. 9119  
ROS No. 779  
ROS No. 839  
ROS No. 6143  
ROS No. 7819



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

# Pierson Subdivision

## Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: That the undersigned does hereby certify that it is the owner of a certain tract of land to be known as Pierson Subdivision, and that it intends to include the following described land in this plat:

A parcel of land situate in the southeast quarter of the northwest quarter of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being a re-subdivision of all of Lot 2 and a portion of Lot 3 of Block 1 of DreamCatcher Subdivision, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, and being Parcel 2A of Record of Survey No. 10794, records of the Ada County, Idaho, Recorder, and being more particularly described as follows:

Commencing at the west quarter corner of said Section 34, which bears S00°56'05"W, 2,660.85 feet from the northwest corner of said Section 34; thence S89°12'09"E, 1,323.28 feet along the southern boundary of the southwest quarter of said Section 34 to the southwest corner of the southeast quarter of the northwest quarter of said Section 34; thence N00°15'49"E, 175.86 feet along the westerly boundary of the southeast quarter of the northwest quarter of said Section 34 to the southwest corners of said Lot 2 and said Parcel 2A and to the Point of Beginning;

Thence continuing N00°15'49"E, 407.82 feet along the westerly boundary of the southeast quarter of the northwest quarter of said Section 34 and along the westerly boundary of said Lots 2 and 3 and said Parcel 2A to the northwest corners of said Lot 3 and said Parcel 2A;

Thence S74°06'00"E, 280.00 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A;

Thence S58°40'00"E, 206.00 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A;

Thence S44°26'00"E, 77.00 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A;

Thence S35°46'00"E, 135.01 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A to the most easterly corner of said Parcel 2A;

Thence S45°56'00"W, 337.57 feet along the southeasterly boundary of said Parcel 2A to the most southerly corner of said Parcel 2A and to the southwesterly boundary of said Lot 3;

Thence N44°04'00"W, 186.37 feet along the southwesterly boundary of said Parcel 2A and said Lot 3;

Thence N52°37'50"W, 209.31 feet along the southwesterly boundary of said Lots 3 and 2 and Parcel 2A to a corner of said Lot 2 and said Parcel 2A;

Thence S00°15'49"W, 23.43 feet along the boundary of said Lot 2 and said Parcel 2A to a corner of said Lot 2 and said Parcel 2A;

Thence 92.32 feet along a non-tangent curve deflecting to the left, with a radius of 75.00 feet, a central angle of 70°31'44", long chord of 86.60 feet and a chord bearing of S35°31'41"W along the boundary of said Lot 2 and said Parcel 2A to the Point of Beginning.

Comprising 4.28 acres, more or less.

The easements shown on this plat are not dedicated to the public, but the right to use said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated hereon. At this time, the lots within this subdivision are not eligible to receive water from any community water supply. Each lot in this subdivision is to be served by an individual well.

IN WITNESS WHEREOF: I have hereunto set my hand on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Chair M. Bowman, sole surviving Trustee Date  
Chair M. and Barbara L. Bowman Trust

## Acknowledgment

State of Idaho) \_\_\_\_\_  
) as \_\_\_\_\_  
County of Ada)

On this \_\_\_\_ day of \_\_\_\_\_, in the year of \_\_\_\_\_, before me the undersigned, a Notary Public in and for said state, personally appeared \_\_\_\_\_, known or identified to me to be one of the Trustees in the Family Trust of Chair M. and Barbara L. Bowman Trust, and the Trustee who subscribed said Family Trust name to the foregoing instrument, and acknowledged to me that he executed the same in said Family Trust's name.

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

\_\_\_\_\_  
Notary Public for Idaho  
Residing in Boise, Idaho  
My Commission Expires \_\_\_\_\_

## Certificate of Surveyor

I, JOSEPH D. CANNING, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of Pierson Subdivision, as described in the Certificate of Owners and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points plotted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.

\_\_\_\_\_  
Joseph D. Canning, P.L.S. No. 4116



## Approval of Central District Health Department

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder or his agent listing the conditions of approval. Sanitary restrictions may be re-imposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval.

\_\_\_\_\_  
Central District Health Department, EHS Date

## Approval of Ada County Highway District

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

\_\_\_\_\_  
Commission President  
Ada County Highway District

## Approval of City Engineer

I, the undersigned, the City Engineer in and for the City of Kuna, Ada County, Idaho, on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, hereby approve this plat.

\_\_\_\_\_  
Kuna City Engineer

## Approval of City Council

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, do hereby certify that at a regular meeting of the City Council held on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, this plat was duly accepted and approved.

\_\_\_\_\_  
Kuna City Clerk

## Certificate of County Surveyor

I, the undersigned, County Surveyor, in and for Ada County, Idaho, do hereby certify that I have checked this plat and that it complies with the State of Idaho Code relating to plats and surveys.

\_\_\_\_\_  
Ada County Surveyor Date

## Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Ada, State of Idaho, per requirements of Idaho Code 50-1308, do hereby certify that any and all current and/or delinquent county property taxes for the property included in this proposed subdivision have been paid in full. This certificate is valid for the next thirty (30) days only.

\_\_\_\_\_  
Ada County Treasurer Date

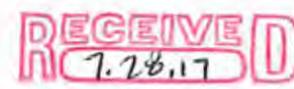
## Certificate of County Recorder

State of Idaho) \_\_\_\_\_  
) as Instrument No. \_\_\_\_\_  
County of Ada)

I hereby certify that this instrument was filed at the request of \_\_\_\_\_ at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, in my office, and was recorded in Book \_\_\_\_\_ of Plats of Pages \_\_\_\_\_ through \_\_\_\_\_ Fee: \_\_\_\_\_

Ex-Officio Recorder: Christopher D. Rich

Deputy: \_\_\_\_\_



**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, Id. 83705  
(208) 343-3381  
Pierson Subdivision  
Sheet 2 of 2

## EXHIBIT B-1



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

August 24, 2017

To: B & A Engineers, Inc.  
Joe Canning  
5505 W Franklin Road  
Boise, ID 83705

Subject: Pierson/ KPP17-0009/ 17-07-5/ 17-01-CPF  
4400 W Legacy Lane  
Annexation from RUT (Rural Urban Transition) to R-2 (Low density Residential) and a  
2-lot preliminary and final plat application

The Ada County Highway District has reviewed the submitted application for the preliminary plat referenced above and has determined that there are no improvements required to the adjacent street(s). The proposed preliminary plat is approved without conditions. Improvements were constructed previously as required by Dreamcatcher subdivision in October 1999.

The applicant will be required to pay all platting and review fees prior to final plat approval.

If you have any questions, please contact me at (208) 387-6171.

Sincerely,

A handwritten signature in blue ink that reads 'Stacey Yarrington'.

Stacey Yarrington  
Planner III  
Development Services

cc: Project File  
City of Kuna (via email)  
Clair & Barbara Bowman Trust (via email)

Traffic Information

This development is estimated to generate 10 additional vehicle trips per day (10 existing); and 1 additional vehicle trips per hour in the PM peak hour (1 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> 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
Black Cat Road	0-feet	Minor Arterial	100	Better than "D"

\* Acceptable level of service for a two-lane minor arterial is "D" (550 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 Black Cat Road north of Lake Hazel Road was 1,355 on 07/28/2015.

## EXHIBIT B-2

**BRIAN McDEVITT**  
CHAIRMAN OF THE BOARD

**RICHARD DURRANT**  
VICE CHAIRMAN OF THE BOARD

**TIMOTHY M. PAGE**  
PROJECT MANAGER

**ROBERT D. CARTER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**JERRI FLOYD**  
ASSISTANT SECRETARY-  
TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

RECEIVED  
AUG 25 2017  
CITY OF KUNA

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

20 August 2017

City of Kuna  
751 W. 4<sup>th</sup> Street  
Kuna, Idaho 83634

RE: B & A Engineers, Inc. – Pierson Subdivision      **File # 17-07-5, 17-01-CPF**  
4400 W. Legacy Lane  
Nampa-Meridian Irrigation District      NM-1588A-1-2  
Harris Lateral 72+20 Rot.  
Sec. 34 T3N, R1W, BM.

Troy Behunin, Planner III:

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

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert this federal easement 37 feet northerly and 35 feet southerly of the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

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

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

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

The Boise Project Board of Control does not approve of pathways within our easements. We are constantly trying to uphold these federal easements in order to perform our obligation to operate, maintain and deliver surface irrigation water to our patrons. The introduction of pedestrians, cyclists, etc. into our work area, becomes a burden on our personnel trying to perform their duties. The Project maintains its facilities with large vehicles and heavy equipment, to include dump trucks, dozers, graders, backhoes and long booms with counter weights. Although our operators possess the highest regard for safety, this machinery offers many blind spots that limit visibility. Project work

easements are barely wide enough for this equipment. These proposed pathways should be relocated outside of our easements and segregated from canal maintenance operations.

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

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

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

Whereas this property lies within the Nampa-Meridian Irrigation District it is important that representatives of this development contact the NMID office as soon as possible to discuss the assessment of the newly created parcels

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 Nampa-Meridian Irrigation District.

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

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

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

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

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

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

Sincerely,



Bob Carter  
Assistant Project Manager, BPBC

bdc/bc

cc: Clint McCormick      Watermaster, Div; 2 BPBC  
Greg Curtis              Water Superintendent, NMID  
File



CENTRAL DISTRICT HEALTH DEPARTMENT  
Environmental Health Division

Return to:

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

Rezone # 17-07-5

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat 17-01-CPF

*Dreamcatcher  
(Re-sub)*

- 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. Application, test holes & full engineer report required

Reviewed By:

*Law B...*

Date: 8/28/17

**EXHIBIT B-4**

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*

<i>Date:</i>	<i>August 21, 2017</i>
<i>Agency Requesting Comments:</i>	<i>City of Kuna</i>
<i>Date Request Received:</i>	<i>August 15, 2017</i>
<i>Applicant/Description:</i>	<i>B &amp; A Engineers, Inc./17-07-5 (Annexation); 17-01-CPF (Combined Prelim and Final Plat); Pierson Subdivision</i>

*Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at <http://www.deq.idaho.gov/ieg/>.*

*The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:*

### **1. Air Quality**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).*

*For questions, contact David Luft, Air Quality Manager, at 373-0550.*

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.*

*For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.*

### **2. Wastewater and Recycled Water**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.*
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.*

*All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.*

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

*For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.*

### **3. Drinking Water**

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

*All projects for construction or modification of public drinking water systems require preconstruction approval.*

- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

*For questions, contact Todd Crutcher, Engineering Manager at 373-0550.*

#### **4. Surface Water**

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*
- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at:  
<http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

*For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.*

#### **5. Hazardous Waste And Ground Water Contamination**

- **Hazardous Waste.** *The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*
- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*
- **Water Quality Standards.** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

*Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.*

- **Ground Water Contamination.** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."*

*For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.*

#### **6. Additional Notes**

- *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.*
- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

*We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.*

Sincerely,



Aaron Scheff  
[aaron.scheff@deq.idaho.gov](mailto:aaron.scheff@deq.idaho.gov)  
Regional Administrator  
Boise Regional Office  
Idaho Department of Environmental Quality

ec: TRIM 2017AEK109



**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028  
Boise, ID 83707-2028

(208) 334-8300  
[itd.idaho.gov](http://itd.idaho.gov)

---

August 24, 2017

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

**VIA EMAIL**

**RE: 17-07-5 AN; 17-01-CPF PIERSON SUBDIVISION**

The Idaho Transportation Department has reviewed the referenced annexation and combined preliminary and final plat applications by Joe Canning from B & A Engineering Inc. for parcels located at 4400 W. Legacy Lane, west of SH-69 milepost 6.67. ITD has the following comments:

1. This property does not abut the State highway system.
2. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
3. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact the ITD District 3 Traffic Section at 334-8300 for more information.
4. ITD does not object to the annexation, preliminary, and final plats for the construction of a subdivision on this parcel.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7190.

Sincerely,

A handwritten signature in blue ink that reads "Ken Couch".

Ken Couch  
Development Services Coordinator  
[Ken.Couch@itd.idaho.gov](mailto:Ken.Couch@itd.idaho.gov)

---



## B & A Engineers, Inc.

Consulting Engineers & Land Surveyors

5505 West Franklin Rd. Boise, ID 83705

Telephone 208-343-3381 Facsimile 208-342-5792

### Pierson Subdivision Boundary Land Description

17 July 2017

A parcel of land situate in the southeast quarter of the northwest quarter of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, being a re-subdivision of all of Lot 2 and a portion of Lot 3 of Block 1 of DreamCatcher Subdivision, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, and being Parcel 2A of Record of Survey No. 10794, records of the Ada County, Idaho, Recorder, and being more particularly described as follows:

Commencing at the west quarter corner of said Section 34, which bears  $S00^{\circ}56'05''W$ , 2,660.85 feet from the northwest corner of said Section 34; thence  $S89^{\circ}12'09''E$ , 1,323.28 feet along the southerly boundary of the southwest quarter of the northwest quarter of said Section 34 to the southwest corner of the southeast quarter of the northwest quarter of said Section 34; thence  $N00^{\circ}15'49''E$ , 175.86 feet along the westerly boundary of the southeast quarter of the northwest quarter of said Section 34 to the southwest corners of said Lot 2 and said Parcel 2A and to the ***Point of Beginning***:

Thence continuing  $N00^{\circ}15'49''E$ , 407.82 feet along the westerly boundary of the southeast quarter of the northwest quarter of said Section 34 and along the westerly boundary of said Lots 2 and 3 and said Parcel 2A to the northwest corners of said Lot 3 and said Parcel 2A;

Thence  $S74^{\circ}06'00''E$ , 280.00 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A;

Thence  $S58^{\circ}40'00''E$ , 206.00 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A;

Thence  $S44^{\circ}26'00''E$ , 77.00 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A;

Thence  $S36^{\circ}46'00''E$ , 135.01 feet along the northeasterly boundary of said Lot 3 and said Parcel 2A to the most easterly corner of said Parcel 2A;

Thence S45°56'00"W, 327.67 feet along the southeasterly boundary of said Parcel 2A to the most southerly corner of said Parcel 2A and to the southwesterly boundary of said Lot 3;

Thence N44°04'00"W, 186.37 feet along the southwesterly boundary of said Parcel 2A and said Lot 3;

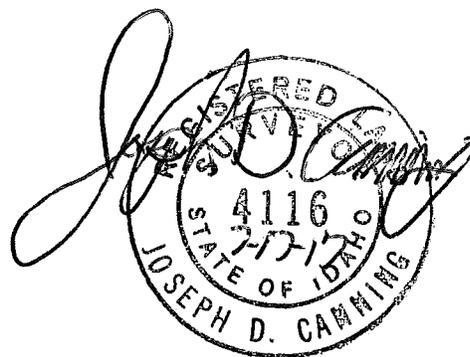
Thence N52°37'50"W, 209.31 feet along the southwesterly boundary of said Lots 3 and 2 and Parcel 2A to a corner of said Lot 2 and said Parcel 2A;

Thence S00°15'49"W, 23.43 feet along the boundary of said Lot 2 and said Parcel 2A to a corner of said Lot 2 and said Parcel 2A;

Thence 92.32 feet along a non-tangent curve deflecting to the left, with a radius of 75.00 feet, a central angle of 70°31'44", long chord of 86.60 feet and a chord bearing of S35°31'41"W along the boundary of said Lot 2 and said Parcel 2A to the **Point of Beginning**.

Comprising 4.28 acres, more or less.

*Subject to rights-of-way or easements of record or apparent.*



**Sharayah M. Wilcock**

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**From:** Sub Name Mail <subnamemail@adaweb.net>  
**Sent:** Monday, April 24, 2017 9:53 AM  
**To:** Joseph D. Canning  
**Cc:** Glen Smallwood  
**Subject:** Pierson Subdivision Name Reservation

April 24, 2017

Joseph Canning, B&A Engineers

RE: Subdivision Name Reservation: **PIERSON SUBDIVISION**

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

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

Sincerely,



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

---

**From:** Joseph D. Canning [<mailto:jdcanning@baengineers.com>]  
**Sent:** Friday, April 14, 2017 4:41 PM  
**To:** Sub Name Mail  
**Subject:** [EXTERNAL] RE: Subdivision Name Reservation - LegacyLane

Clair came up with "Pierson Subdivision". That seems to be OK.

J. D. Canning, PE/PLS  
 Senior Engineer  
 B & A Engineers, Inc.  
 208+343+3381

**From:** Sub Name Mail [<mailto:subnamemail@adaweb.net>]  
**Sent:** Thursday, April 13, 2017 8:47 AM  
**To:** Joseph D. Canning <[jdcanning@baengineers.com](mailto:jdcanning@baengineers.com)>  
**Subject:** RE: Subdivision Name Reservation - LegacyLane

Joe;

Same issue with Legacy.



# 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: Annex and subdivide

Date and time of neighborhood meeting: July 19, 2017 6:00pm

Location of neighborhood meeting: 4400 W. Legacy Ln Meridian

### SITE INFORMATION:

Location: Quarter: NW Section: 34 Township: 3N Range: 1W Total Acres: 4.28

Subdivision Name: ~~Paradise~~ Dreamcatcher/Pierson Lot: 2A Block: 1

Site Address: 4400 W. Legacy Ln Tax Parcel Number(s): R19281500ZZ  
Meridian ID

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

### CURRENT PROPERTY OWNER:

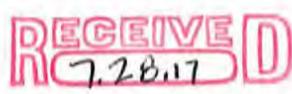
Name: Clair M & Barbara L. Bowman Trust

Address: 4400 W. Legacy Ln City: Meridian State: ID Zip: 83642

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

Name: Clair Bowman Business (if applicable): \_\_\_\_\_

Address: 4400 W Legacy Ln City: Meridian State: ID Zip: 83642



### SIGN IN SHEET

**PROJECT NAME:** Pierson Subdivision

**Date:** July 19, 2017

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Chuck Johnson</u>	<u>4180 W Legacy Ln</u>	<u>83642</u>	<u>208-831-5994</u>
2				
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Sample letter

July 10, 2017

Renascence Farm LLC  
6152 W Half Moon Lane  
Eagle, ID 83616

Dear neighbor:

I invite you to a neighborhood meeting to be held at 4400 West Legacy Lane next Wednesday evening, July 19, at 6:00 pm.

The purpose of this meeting is for me to present my idea to annex my current homesite into Kuna and subdivide it into two lots. My home sits on the west end of approximately four acres on Legacy Lane. It must be annexed into Kuna to allow me to subdivide it. I intend to ask Kuna to annex the entire four acres and approve subdividing it into two approximately-equal lots. One will be the west end of the existing parcel, including my house. The other will be approximately 2 acres on the eastern side of my property and become an estate lot comparable to the others along Legacy Lane.

Please join me next Wednesday at 6:00 if you can. You may also reach me at 208/484-4414 or [cmbavalon@safelink.net](mailto:cmbavalon@safelink.net) for questions.

Cordially,

Clair Bowman





# City of Kuna

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

## P & Z Comm. Findings of Fact & Conclusions of Law

**To:** Planning and Zoning Commission

**Case Number(s):** 17-05-AN (Annex), 17-01-CPF (Combination PP & FP)  
Pierson Subdivision Annex

**Location:** South East Corner (SEC) of Black Cat Rd. & Amity Rd. Meridian, Idaho 83642

**Planner:** Troy Behunin, Planner III

**Hearing Date:** October 10, 2017  
**Findings of Fact:** **October 24, 2017**

**Owner:** **Clair Bowman**  
4400 W. Legacy Lane  
Meridian, ID 83642  
208.484.4414  
[cq@safelink.net](mailto:cq@safelink.net)  
[cmbavalon@safelink.net](mailto:cmbavalon@safelink.net)

**Representative:** **B & A Engineers**  
Joe Canning  
5505 W. Franklin Rd.  
Boise, ID 83705  
208.343.3381  
[jdcanning@baengineers.com](mailto:jdcanning@baengineers.com)



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- A. Course Proceedings
- B. Applicant Request
- C. Site History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards
- G. Procedural Background
- H. Factual Summary
- I. Comprehensive Plan Analysis
- J. Conclusions of Law by the Commission
- K. Findings of Fact
- L. Decision by the Commission

### A. Course of Proceedings

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

#### a. Notifications

- i. Neighborhood Meeting July 19, 2017 (two persons attended)
- ii. Agencies August 15, 2017

- |                           |                    |
|---------------------------|--------------------|
| iii. 350' Property Owners | September 29, 2017 |
| iv. Kuna, Melba Newspaper | September 20, 2017 |
| v. Site Posted            | September 28, 2017 |

**B. Applicant Request:**

1. Applicant requests to annex approximately 4.28 acres into Kuna City with an R-2 (Low Density Residential), residential zone, and to subdivide the property into two single family residential lots through a combined preliminary and final plat process, and have reserved the name Pierson Subdivision with the County. This is a request for re-subdivision of Lot 2 and part of Lot 3, Block 1, of Dreamcatcher Subdivision. The site is located at the south east corner (SEC) of Black Cat & Amity Roads, site address is 4400 W Legacy Lane, Meridian, Idaho, In Section 34, T 3 N, R 1 W, APN #: R1928150010.

**2. Site Location Map**

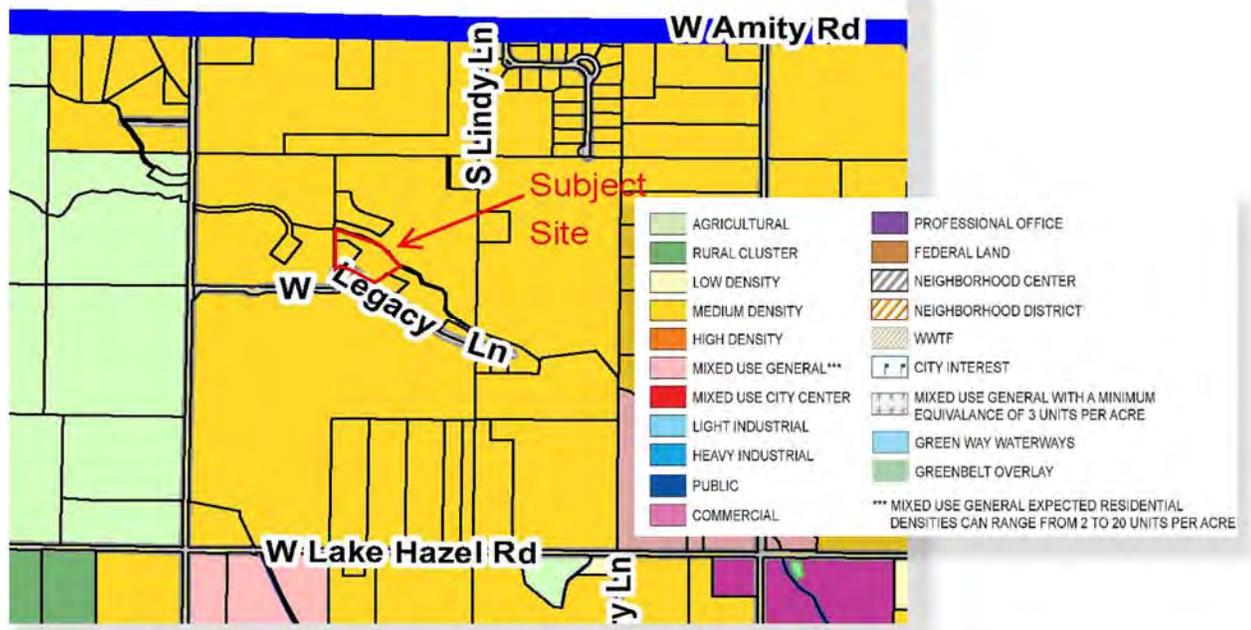


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- C. History:** The approximately 4.28 acre subject site is currently in the Dreamcatcher Subdivision, within Ada County, however, it is contiguous to Kuna City limits on the north line of the lots and has been a residential subdivision since 2000.

**D. General Projects Facts:**

1. **Comprehensive Plan Designation:** The City of Kuna's Future Land Use Map identifies the subject site as Low Density Residential (2 – 4 Units per acre). Staff views this land use request to be consistent with the approved Future Land Use Map.
2. **Kuna Comprehensive Plan Future Land Use Map:** See Map Below.



The Kuna Comprehensive Plan Future Land Use Map shown below in conjunction with the map legend indicates that the subject site is designated as Medium Density Residential. The applicant's request is under the suggested density, therefore, staff views this request to be consistent with the Future Land Use Map designation.

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



The Kuna Recreation and Master Pathways Plan map identifies a future trail adjacent to the Kuna Canal waterway as it flows on the north side the subject site. The adjacent developer (north) has proposed and submitted plans to accommodate this trail designation along the Kuna Canal.

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

<b>North</b>	R-4	Medium Density Residential – City of Kuna
<b>South</b>	RUT	Rural Urban Transitional – Ada County
<b>East</b>	RUT	Rural Residential – Ada County, & R-4 Med Den Res. – City of Kuna
<b>West</b>	RUT	Rural Urban Transitional – Ada County

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

- Approx. 4.28 acres total
- RUT (Rural Urban Transition) – Ada County
- Parcel # R1928150022

6. **Services:**

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

7. **Existing Structures, Vegetation and Natural Features:** Currently there is a house on the subject site and no structures on the proposed lot. This site slopes slightly to the south, away from Mason Creek, but is otherwise generally flat. Mason Creek flows east to west on the north side of the subject parcel. On-site vegetation consists of vegetation typically associated with a residential lot.

8. **Transportation / Connectivity:** The applicant proposes access from the platted and recorded private lane access from Black Cat Road known as Legacy Lane and will be included with the HOA maintenance program for its upkeep and repairs.

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

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

- Ada County Highway District (ACHD) – Exhibit B-1
- Boise Project Board of Control – Exhibit B-2
- Central District Health Department (CDHD) – Exhibit B-3
- Department of Environmental Quality – Exhibit B-4
- Idaho Transportation Department (ITD) – Exhibit B-5

E. **Staff Analysis:**

Applicant requests approval to annex approximately 4.28 total acres (currently zoned Rural Urban Transition (RUT) in Ada County), into Kuna City limits with an R-2 (Low Density Residential) zone; and to subdivide the subject property, creating a two lot, single family subdivision, known as Pierson Subdivision. This request includes a re-subdivision of Lot 2, and part of Lot 3, Block 1 in the Dreamcatcher Subdivision. Applicant also proposes to provide

access to these newly created lots by way of Legacy Lane which is a private lane that touches Black Cat Road, a public road.

The site is eligible for annexation, as it touches current City limits on the north side of the project. The applicant seeks an R-2 (Low Density Residential) zone for the subdivision in connection with this annexation request. Applicant is also proposing the creation of two single family lots and will be known as the Pierson Subdivision.

Applicant shall provide a perpetual plan/agreement to be recorded with the County (HOA agreement), for the maintenance, upkeep and continuous care for the private Legacy Lane. If applicant can demonstrate permanent and continuous maintenance and care, staff has no concerns with the private lane.

This site is in the Nitrate Priority Area and should only be granted the ability to install a new septic system based on the criteria established in Kuna Code. It has been determined that this property does have extraordinary constraints (distance to existing facilities and Mason Creek feeder on the north), preventing connection to public services immediately. Therefore, staff recommends that in the future if/when the lands south of this site develop, bringing public services nearer, that each of these proposed lots connect to public services from Kuna City. Staff recommends that in the event a subdivision to the south is developed, or services become available that the existing home on proposed lot 1 be conditioned to connect to Kuna City services at time of failure, or at the property owners choice, ahead of a failure of sewer or domestic water, at lot owners expense, in accordance with Kuna City Code. It is anticipated that proposed lot 2 of Pierson Sub will build a home before the lands south develop. Therefore, staff recommends that the newly created vacant lot be conditioned to run dry lines for water, sewer and pressure irrigation (PI), from house to the northern edge of Legacy Lane, in anticipation of a future connection so that if/when a critical system fails and there is a developed subdivision south of this site or services become available, it will connect at lot owners expense, in accordance with Kuna City Code.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No.'s 17-05-AN and 17-01-CPF, to the Commission with the recommended conditions of approval.

**F. Applicable Standards:**

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

**G. Procedural Background:**

The Commission held a Public Hearing on October 10, 2017, to consider Cases No.'s 17-05-AN and 17-01-CPF, including the submitted application documents, agency comments, staffs report, application exhibits and public testimony presented at the hearing.

**H. Factual Summary:**

This site is located at the south east corner (SEC) of Black Cat and Amity Roads. Applicant proposes to annex approximately 4.28 acres into the City of Kuna with an R-2 (Low Density Residential) zone. Applicant has submitted a combination preliminary and final plat to re-subdivide lot 2 and part of lot 3, block 1, within the Dreamcatcher Subdivision.

**I. Comprehensive Plan Analysis:**

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

**Goals, Policies and Objectives from the Kuna Comprehensive Plan:**

See Below.

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

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

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

**Economic Development Goals and Objectives - Section 5 - Summary:**

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

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

**Land Use Goals and Objectives - Section 6 - Summary:**

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

**Comment:** *The project complies with the land use plan as adopted by the City by incorporating the following; varied housing densities and types and promotes desirable, cohesive community character and a quality 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 for this development and the authority to annex the requested lands into the City. In the future when available, this application will expand the City's sanitary sewer system, potable water and add to the pressure irrigation service lines in an orderly fashion.*

**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 two single family lots which will contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development will create a pleasant neighborhood environment.*

**J. Commissions Conclusions of Law:**

Based on the evidence contained in Case No's 17-05-AN and 17-01-CPF, the Kuna Planning and Zoning Commission finds Case No's 17-05-AN and 17-01-CPF comply with Kuna City Code, the goals of the Kuna Comprehensive Plan, as proposed or conditioned.

1. This request appears / doesn't appear to be consistent and / or in compliance with Kuna City Code (KCC).  
**Comment:** *The proposed project meets the land use and area standards in Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.*

2. The site is / is not physically suitable for a subdivision.  
**Comment:** *The 4.28 acre subdivision is large enough to include a mix of lot sizes.*

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

**Comment:** *The land to be annexed is not used as wildlife habitat. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*

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

**Comment:** *The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The low density zone requires connection (at time of availability) to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*

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

**Comment:** *The annexation, and design of the subdivision did consider the location of the property adjacent to Mason Creek Feeder, classified roadways (Black Cat & Amity Road) and the system. The subject property cannot be connected to the City's public sewer, water and pressure irrigation facilities at this time due to unreasonable constraints. The adjacent uses are complimentary uses (Kuna) as proposed in the Kuna Comprehensive Plan Future Land Use Map.*

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

**Comment:** *Correspondence from ACHD and Kuna Public Works confirms that the proposed streets and utility services are suitable and adequate for this residential project. ACHD confirms that the existing streets within and adjacent to the re-subdivision are adequate for the proposed development.*

**K. Commission's Findings of Fact:**

Based upon the record in 17-05-AN and 17-01-CPF, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Commission hereby recommends *approval* for Case No's 17-05-AN and 17-01-CPF, a request for annexation and combination preliminary and final plat to Council as follows:

The Commission concludes that the Application does comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC and/or the Landscape Code in title 5.

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 for Case No's 17-05-AN and 17-01-CPF. The Commission voted to recommend approval for Case No's 17-05-AN and 17-01-CPF.
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 October 10, 2017, with the Commission.

**L. Proposed Decision by the Commission:**

Note: 17-05-AN (Annexation) and 17-01-CPF (Combo Plat): *The proposed motion is to recommend approval for these requests 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.* Based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* for Case No's 17-05-AN and 17-01-CPF; annexation and a combo plat *with* the following conditions of approval:

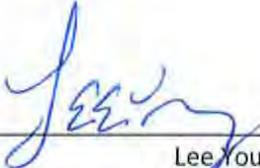
- *With the conditions as outlined in the staff report,*
- *With the change to condition No. 1C to include the Meridian Rural Fire District and remove the Kuna Rural Fire District,*
- *With the elimination of Condition No. 1B, and Condition No. 4*

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. 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".
  - c. The Meridian Rural Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
  - d. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
  - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.

All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and Idaho Transportation Department.

2. Installation of utility service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
5. The applicant's proposed preliminary plat (dated 05/25/17) and final plat (dated 07/26/17) shall be considered binding site plans, or as modified and approved through the public hearing process.
6. In the event a subdivision to the south is developed, or services become available, the existing home on proposed lot 1 shall connect to Kuna City services at time of failure, or at the property owners' choice, ahead of a failure of sewer or domestic water, at lot owners' expense, in accordance with Kuna City Code.
7. Proposed Lot 2, at time of home construction, shall install dry lines for water, sewer and pressure irrigation (PI), from house to the northern edge of Legacy Lane, in anticipation of a future connection in the event that if/when a critical system fails and there is a developed subdivision south of this site, or services become available, proposed lot 2 will connect to Kuna's public services at lot owners expense, in accordance with Kuna City Code.
8. Applicant shall demonstrate permanent access, maintenance and care for Legacy Lane and the responsibilities of each proposed lot through language in a recorded HOA agreement (CC&R's).
9. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
10. Compliance with all local, state and federal laws is required.

DATED: This 24<sup>th</sup>, day of October 2017.

  
 \_\_\_\_\_  
 Lee Young, Chairman  
 Kuna Planning and Zoning Commission

ATTEST:   
 \_\_\_\_\_  
 Troy Behunin, Planner III  
 Kuna Planning and Zoning Department

## CITY OF KUNA PLANNING & ZONING COMMISSION

### MEETING MINUTES Tuesday, October 10, 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	X
Commissioner Stephen Damron	X	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) Meeting Minutes for September 26, 2017.
- b) **17-07-ZC** (Rezone) – A request from Scott Noriyuki, to rezone a parcel's current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The site is located at the southeast corner of West Hubbard Road and North Linder Road, Kuna ID. ***Findings of Fact and Conclusions of Law.***

*Commissioner Gealy motions to approve the consent agenda; Commissioner Laraway Seconds, all aye and motion carried 4-0.*

##### 2. NEW BUSINESS

**Ada County Highway District (ACHD) '101'**: Commission presentation and discussion with ACHD Development Services Planning Supervisor, Christy Little:

Ms. Little introduced herself to the Commission and thanked them for the opportunity to come and present to them. The ACHD Development Services Department Structure is a mix of people; there are 30 employees in the department which includes Planners, Engineering Technicians, Subdivision Inspectors, Zone Inspectors and Administrative staff. They focus on plan intake, impact fee collections; they receive all development applications from Ada County and the other cities.

Prior to receiving applications, ACHD is invited to attend pre-application meetings with the land use agencies and the developers; and often meets with developers before the joint pre-application meetings. It's at this stage when we discuss the requirements for traffic impact studies.

Traffic studies are required for developments that generate approximately 1000 daily trips. This is equivalent to 100 single family dwellings, or 150 apartment units. ACHD has policy that outlines how the study is to be conducted, and what information is required. The base information for the traffic study comes from COMPASS and the 2040 plan. Traffic studies look at access locations – for need, and safety of location. They analyze vehicle level of services on roadway segments and at intersections, using existing and projected volumes. ACHD does not have a level of service for bicycles and pedestrians, and typically those modes are

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*Commissioner Gealy motions to recommend approval to City Council Case No. 17-07-AN (Annexation) & 17-09-S (preliminary plat) with the conditions as outlined in the staff report; Commissioner Laraway Seconds, all aye and motion carried 4-0.*

*Commissioner Gealy Motions to approve 17-20-DR (Design Review) with the conditions as outlined in the staff report; Commissioner Laraway Seconds, all aye and motion carried 4-0.*

- b) **17-05-AN (Annex) and 17-01-CPF (Combination Preliminary Plat and Final Plat); Pierson Subdivision Annexation** - a request from Clair Bowman, seeking approval for annexation of approximately 4.28 acres into Kuna City with an R-2 (Low Density Residential) zone, and combination preliminary and final plat approval to create a 2-lot residential subdivision, to be a re-plat of a portion of *Dreamcatcher Subdivision*. The site is located near the south-east corner of Black Cat and Amity Roads addressed as 4400 W. Legacy Lane, Meridian, ID 83634

**Joe Canning:** Mr. Chairman, members of the commission I am with B&A Engineers in Boise and our address is 5505 W Franklin Road. I am here tonight with the applicant Mr. Bowman, and we are here requesting a recommendation of approval for an annexation and a combined preliminary and final plat. The property is a little over 4 acres and it adjoins the recently annexed Gran Prado subdivision that is to the North, North East, and the proposed zone requesting is R-2. These are going to be large lots. They are little over 2 acres each. They will be half a unit per acre if you calculate it that way. They are large lots, approximately 90,000 SF each. Mason Creek is adjoining the property on the North, that is the boundary between the Grand Prada Subdivision and this particular project. This project was originally developed as a nonfarm development in Ada County. Since then, Mr. Bowman has gone through a property line adjustment process with Ada County, and created the entire 4.2-acre parcel as a legal parcel in Ada County. Of course, now we are requesting this parcel to be annexed into the City. We certainly agree with the staff report but there are a couple little corrections we think we need to be made with it. One of the first ones is that the site actually falls away from legacy lane which is the private road that access property, Mason Creek is the little part of the property so the staff report says it grades the other way, it goes towards Mason Creek. Then as far as conditions of approval goes, Item 1B notes the city engineer will approve the grading and drainage plans of the project. Really the subdivision itself will have no grading, Mr. Bowman's house already exists and we are creating one additional lot. The streets are already there. There will be no grading done for the subdivision. So, that condition is not appropriate for this project. When homes are built there will probably be some grading, but that will be on the building permit that goes through the city, if the city decides to annex us, which I hope they do. Then, item 1C mentions Kuna Fire District, actually this project is in the Meridian Rural Fire District. So, just annexing product does not change the boundary of fire district. That would be a process through Meridian Rural Fire District instead of the Kuna Fire District. I think that was it as far as the comments. You might have noticed a letter in your packet from Meridian that they are not opposing this annexation, I think that is important to figure out. I don't want to spend a lot of time up here telling about the project, I guess I would be more interesting in the questions that the commission might have. Thank you. **C/Hennis:** Thank you, any questions. **C/Gealy:** I have no questions at this time. **C/Hennis:** Thank you. Staff? **Troy Behunin:** Good evening commissioners. For the record, Troy Behunin, Kuna Planning and Zoning department, 751 W 4<sup>th</sup> Street. The applications before you tonight are 17-05-AN (Annexation) and 17-01-CPF (Combination Preliminary Plat and Final Plat), more affectionately called the combo plat. Staff would stand before you tonight and let you know that all of the noticing procedure for tonight have been met. The site has been posted, the Kuna Melba News ran an ad, and staff did send out letters to land owners within 350 feet which exceeds the 300-foot minimum. So, we did exceed that limit. The annexation in which you have before tonight, the property, does touch city limits. This would be a category "A" Annexation, which is owner willing,

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and the owner is willing and he does touch city limits at this point. As you know Joe Canning referenced Gran Prado, which is actually a preliminary plat that will come forward in front of this body in the next month or so. You will know the name Renaissance Farms, that was the project that annexed into the city earlier this year, that is where the touch is. Just for clarification in case there are any questions, Canals and railroad right of way and airport right of way do not block annexation. So, because there is a canal between the Renaissance Farm project and Clair Bowman property, it still counts as a touch. Staff would agree with the changes that Joe Canning pointed out in the report, and staff has no problem removing those or adding them or revising them or moving them as needed. The one thing that staff did talk to the applicant a little bit more about was the pooling of water rights on the property when it becomes a subdivision. The pattern for new subdivisions has been that they annex the water rights into the Kuna Municipal Irrigation District, or KMID. This is a replat and there is one home that is already existing, and there is one other lot and I will cover how that one will connect in the system in a little bit, but there was a condition listed, condition number 4, and it states if necessary and confirmed with the City Engineer, there will be a consenting to the pooling of irrigation water rights for delivery purposes. This would not be a case where this is actually necessary because they are not putting in a KMID future system. So, we could either add some language to that and say it is not necessary or we could just remove that condition. The second application before you is for the combination preliminary and final plat. Staff would just like to point out that clearly this is a replat of all of lot number 2 which is describe completely on the Dream Catcher Subdivision it also includes parts of the former lot number 3 in the Dream Catcher Subdivision. So, it is not the entire subdivision that is being annexed, it is just the adjusted lot number three and lot number two, so basically it is just the property that Clair Bowman owns. Staff would like to point out that the Comprehensive Plan Map designates this as medium density and where the applicant has requested an R-2, it is significantly under the threshold for medium density, so staff would view it be consistent with the Comprehensive Plan in every way. You will also notice that in the staff report we did talk about a master recreation map, the project to the north of this, Gran Prado, which will be coming, the developer is putting in a trail on the north side of his property through that development and so it will not be necessary for this development. Additionally, it would be useless to have this lot put it in when the other lots are not in the City. There wouldn't be a way to connect it without having pathways jump across the canal and that would be unreasonable. The combination preliminary and final plat really only has a few conditions. Among those conditions are, you have to have less than ten splits, or ten divisions of land or re-subdivisions of the land. They are only asking for one split so one lot becomes two so that qualifies. There is also no street widening requirements from ACHD, nor the City which is another important qualifying distinction for a combination preliminary and final plat. You will notice that in your packets ACHD did respond and they did make the declaration that legacy lane that connects to Black Cat Road is sufficient to handle, what they estimate, an additional ten trips per day. It is a private lane, it is a lot within a subdivision and you will also notice that access is a big deal to Staff and the City of Kuna, so Staff is recommending that there be some type of perpetual type of maintenance or repair obligation responsibility for both lots as they move forward in time, that they take their responsibilities and their fair share for their care and maintenance for the Legacy Lane. One other thing that was in the staff analysis was that the purpose of this was for Clair Bowman to sell this 2-acre lot and hopefully somebody will build a house on it at some point. The City policy is pretty clear where it talks about additional septic tanks. This land is in what they call the nitrate priority area, and this land meets other criteria qualify for a septic tank, but it still needs to be determined that it is more than 300 feet from existing services and there are other obstacles that are in the way that make it unreasonable to require connection to Sewer and Water, so you will find that hopefully it is clear in the staff analysis and also in the conditions of approval that when the large parcel directly south of these parcels develops or when the utilities comes closer than 300 feet, that they would be required to connect to Sewer and Water, and furthermore the new lot would be required to connect to the pressurized irrigation system

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and that upon development for that new lot, just the new lot, that they would be required to run dry lots to the north part of Legacy Lane so that when the property south of it does develop that those drylines would be in place and they would be required at that point to connect to Sewer, Water and Pressurized Irrigation. The existing home they would either have the option of connecting at time of failure of domestic water and/or sewer, or they could do it at their choice so there would be an option there for the existing home only, the new home would have to run the dry lines. With that I would stand for any questions you might have. **C/Damron:** There is no city water there right now? **Troy Behunin:** There is not, it is substantially far away. **C/Hennis:** That was my question. **Troy Behunin:** In addition to that the closest City property is the Renaissance Farm or the Gran Prado and that is across the Mason Creek Canal. **C/Gealy:** I just wanted to clarify with you the changes in the conditions of approval. Would you agree to eliminate condition 1B. **Troy Behunin:** Yes, some of this language is borrowed and unfortunately, I did not remove that. **C/Gealy:** and would you agree to eliminate condition number 4. **Troy Behunin:** I would, and I would also agree that condition 1C should state Meridian Fire, I missed this one. **C/Damron:** If we do approve this and they choose to develop that, and later on connect to the City services is there a way we can put in the stipulations that they put in a community septic system? That way it would ease the connection points, or see all of the houses that are there. **Troy Behunin:** That would be unreasonable, and moreover there are only two lots within the 8-lot subdivision that are actually annexing in and that kind of requirement couldn't exceed city limits. **C/Gealy:** I have no other questions at this time. **C/Hennis:** Thank you. Okay, so with that I will open up the public hearing at 7:05 and I have got a few people here on the list. The first that is marked to testify is Brendi Collins, and just to remind everybody that when you approach the podium that you state your name and address for the record and you have 3 minutes to share so everybody gets their chance. **Brendi Collins:** I am with the law firm Vial Fotheringham, and I have been retained by Carla and Steve Glover who own a subdivision within the Dream Catchers Home Owners Association. Really quick, I recognize that there are two applications within here, and a lot of comments will be comprehensive to both of them and I will try to keep them separate as much as I can. I don't have any smoking gun reason why you shouldn't annex this property, I don't have a citation to a specific piece of code that says it doesn't qualify for annexation, but as I am looking through this I can't see that there is a reason that this should be annexed. It is a single lot within a large subdivision that is bound by its own set of CC&Rs and Subject to its own plat. It doesn't make sense to me, I am not a planning and zoning expert, but it makes no sense to me why one lot of a larger subdivision would be annexed in when the rest of the subdivision is not. Legally yes, the properties are contiguous to City property, functionally they are divided by canals, so any delivery of services through that way through the contiguous City parcel would be difficult if not impossible. It just doesn't seem to jive to me that in the comprehensive plan this would be an eligible candidate for annexation. Now when you look at the subdivision application however, I do have some specific public sections that I can site that are problematic, and frankly I don't understand how this is even a subdivision application when city code says that a subdivision is three or more lots, the proposed split for this Pierson Subdivision is only two lots. To me it should be a lot split, which is the appropriate avenue for dividing anything into three or fewer lots. That has a whole list of other, frankly higher standards for application, that the combination preliminary and final plat does not have. One of the biggest problems that is coming up under either the lots split or subdivision application is the issue of the private streets. Legacy Lane is a separate feasible lot that is owned by the Dream Catchers Home Owners Association. It is not an easement road, it is a whole parcel that is owned by the HOA. So, I think there is a serious access problem here that isn't being address. I am obviously running out of time here, but the lots split statue requires public streets for driveways for each of the lots created, and it also requires dedication of public right of way. The subdivision statute explicitly says that no private streets shall be allowed in subdivision within city limits, so I can't see any justification legally for the subdivision application going through, and I don't think it is appropriate that it even got this far because it is

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not being brought under with the right mechanism, So, with that I am pretty much out of time. **C/Hennis:** Thank you, next up on the list is Jeff Keysar. **Jeff Keysar:** I am going to hold off on this. **C/Hennis:** Thank you, the other names I have on this list have all marked not testify, is there anybody here that has changed their mind that would like to testify or is there anybody here that would like to sign up and testify? **Jeff Keysar:** I reside at 4260 W Legacy Lane. The reason that I didn't really want to, is that I am not really prepared. I think that the process, by which a homeowner doing his daily duties during his daily life is sort of stacked against him or her and this process has made that brought to the forefront, I didn't know until ten days ago that there was a new subdivision being proposed in a current subdivision. So, I started doing a little bit of digging and Clair has been my neighbor for 17 years and I hate to get sideways with him after 17 years. I knew he was wanting to annex in, I didn't know it was a new subdivision that would exclude him from the current one, in which he president of that homeowners' association. How he can simultaneously look out for the best interest of the current subdivision, while for profit and gain be developing another is a separate question we will take up another time, but that is a legitimate and fair question. In digging into this I found that there would be a packet available on Friday, and there was and that was just last Friday that the packet that you all have was made publicly available, so I got it and looked at it over the weekend, and then yesterday was Monday, the first day that I can start making calls finding out what about this, what about that. I found that Caleb Hood, the Planner at meridian, was out, out until tomorrow. I didn't know there was a Caleb Hood until I got this packet and I couldn't make calls on Monday. So, we are at such a disadvantage to even come here and prepare to address you in any sort of educated way. There was a notice given initially for the neighborhood meeting, our son was married that week, so I told Clair there was anything that I didn't know please let me know, and I haven't heard a word from him about there being a new subdivision called Pearson Subdivision. The one call that I did get through today was with ACHD, there is a letter in there, I don't have the name in front of me, but you can look at it. It didn't make a lot of sense, because it seems to be avoiding what Clair just went through, this is a six-lot subdivision, he wanted to do some lot line adjustment and create this lot that chuck ended up buying as a seventh lot. To do that, one of the biggest hurdles was the road, the road did not meet in fact, the 1999 requirement of being 20 feet wide at the time, it was nonetheless approved, it was 18 feet. To get this seventh lot for chuck, they wanted it to go to 24 feet, but they did a variance, so where it was possible they wanted him to extend it to twenty so they did that. That was the very incident that go the seventh lot. It is a small world that Christy Little who spoke tonight at this very hearing is the one that I did speak with today. She said ACHD has zero authority, and zero jurisdiction and nothing to say about access via Legacy Lane. The letter in your packet has to do with Black Cat, the public street. Am I out of time? **C/Hennis:** Yeah, unfortunately. **Jeff Keysar:** If there was a way to better the process, you know I would love to come prepared. I had two days to do it. **C/Hennis:** Unfortunately, the neighborhood meeting is usually the one that gives everyone that information. Anyone else that would care to speak? Okay, come on up and state your name and address. **David Ferguson:** 3430 West Lake Hazel Road. In 1998, Clair Bowman had gotten ahold of me, I was teaching at Boise State still at the time, and he asked me if I would help him out. So, we worked something out and I just assumed that whatever he said would be okay, I didn't really want to see real small lots going in there at all. I don't know why, but I got no invitation here, even though it says I have that land that goes beyond. So, I am little bit confused about how things are happening here. So, my next-door neighbor seems really interested in making something out of this, and I kind of back him, just to let you know that I back him. **C/Hennis:** Thank you sir, with that I will close the public hearing at 7:16 and we will have the applicant come up for final rebuttal. **Joe Canning:** Joe Canning again, with the applicant Clair Bowman, and I would just like to touch on a few things, regarding the lot split option in the Code, the City suggested that we did the combined preliminary and final plat, I think part of the reason was because it wasn't in the city yet, and we are trying to get this all done at once. It does have a private road that provides access to this. You probably have run into this before, nonfarm developments as Kuna grows

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and annexes nonfarm developments, this is typically what happens. I know you have a recent history of annexing nonfarm development, it is a change for folks, it is different and it is troublesome for them. I would like to point out a couple other things, Legacy Lane is partially a separate lot in the Dream Catcher Subdivision, the leg that comes from Black Cat Road to Mr. Bowman's home is on a separate lot, and the reason for that was that it is a long lane it goes all the way back to Black Cat Road. But once it gets to Mr. Bowman's home the lots are basically the centerline of Legacy Lane, so there is an easement reserved on the plat of Dream Catcher that creates that Legacy Lane and that is of course addressing the current CC&Rs for the project. I point that out because I think it is important for your annexation process, because I don't think anyone doubts that this land will be in Kuna, I think it is a just a question of when. The reason this annexation is somewhat important is that it does provide continuity and adjacency to some of that land to the south. So, questions of dryline connections, water connections and pressurized irrigation questions, that will be common boundary between the City now when this is annexed and for the future when that land to the south is annexed. I think that is an important thing to point out. Just because we are doing a Pearson subdivision, it a re-subdivision of Dream Catcher, all of the requirements under the CC&Rs of Dream Catcher still apply for this Pearson Subdivision. The CC&Rs that were created do run with the land, they are with the individual lots. So, it is a process of working through the annexation of the new parcel into that and then working with the new homeowner to share the responsibilities of road maintenance, etc. the question of the road width came up, I do not know the exact history of the road, but I do know in the conditions of approval in the staff report, he is going to have to get consent from the Meridian Rural Fire District. Usually the road width issue is a fire access issue, and we are comfortable with that requirement in the conditions of approval. I think the big question is why annex, and is this the right time to do this. I just have a couple thoughts and remember this a nonfarm development, so you have currently, an active applicant interested in annexing in to the City of Kuna, and could provide access for land further to south to annex. So, I think we all agree at some point in time we will all be in Kuna, so why not now, we have an applicant that is very interested in annexing, it is a lot better than going in afterwards and annexing folks that don't want to be annexed. Mr. Bowman is only proposing one more home and I personally believe it is better if that homeowner knows he is in Kuna from day one rather trying to do something in Ada County and annex later. It just makes sense that this is the time to do that, I think that is part of the reason. I would be happy to answer any of the questions the commission might have. **C/Hennis:** I have a couple of clarifications. So, the CC&Rs that are in effect for the original subdivision, Dream Catcher, is there a minimum lot size specified in that? **Joe Canning:** I am not sure, I have not read them in a while. I don't believe so because the minimum lot size would have been required by the County at that time when the plat was record, it was a nonfarm process, that was where the lot size is determined. **C/Hennis:** if the applicant is only looking for one more home placement but he is asking for an R-2 zone, is he only looking for one home to go in there, or is he looking to go four. **Joe Canning:** No, he is only looking for one home, part of the reason for the R-2 seems to be for the configuration of the lots that are there. But, if anyone wanted to redevelop in the future all of the services have to be there. This is one of the issues we run into with an onsite septic system in the priority area, and it is a little bit difficult to go under 2 acres in the nitrate priority area and it works fairly well at about two acres, when you start getting under that it is an issue. We have already been in touch with Central District Health Department and are proceeding with that process. I suppose ultimately yes, it could be further subdivided into smaller lots but I think the septic requirements would be limited until City services are there. **C/Hennis:** Okay, thank you, any other questions? **C/Damron:** Is there a roadway access easement to that property from Legacy Lane, is there a services easement. **Joe Canning:** Yes, there is. **C/Damron:** With that lane? **Joe Canning:** Yes. **C/Hennis:** Any other questions? **C/Laraway:** I guess I have one silly one, just wanted to ask if you already have an existing home on these two acres, is this a two-acre lot or a four-acre lot? **Joe Canning:** Each lot will be a little over two acres. **C/Laraway:** Okay so, the home that is on there now is obviously on a septic system, where does its

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drain field go? **Joe Canning:** It is actually contained on its own lot. **C/Laraway:** Okay, thank you. **C/Hennis:** I think that is all we have for you right now. That brings up our discussion. A couple of items were brought up that I kind of questioned, whether you can subdivide in a present subdivision, and do what they are trying to do and then the road, is technically a part of the subdivision, it is not a public road and how does that figure with the current CC&Rs and owners. **C/Damron:** Then making that portion of the road a city road, coming off of the private. **C/Gealy:** I think it would remain a private lane, it will not be a city road. **C/Damron:** Then when it is annexed it becomes a City Road. **Richard Roats:** it would remain a private lane through the City. **C/Hennis:** And that is acceptable then? **Richard Roats:** Yes. **C/Hennis:** Okay. I guess I will ask another question to staff too, what was brought up with the subdivision not having more three or more lots, is it not allowed in the code. **Troy Behunin:** So, I am going to try and answer two questions with the same answer. So, there is a definition that says a subdivision is three or more lots, it is a definition. The reason why a combined preliminary and final plat, or why a re-subdivision of this lot is required is because it clearly states of the original plat that any further subdivision of this, or any other lot in this subdivision requires a final plat subdivision, so we are following exactly what was approved by Ada County, it talks about any further subdivision requires a subdivision process. **C/Hennis:** Okay. **Richard Roats:** Commissioner Hennis, also the request by the opponent's attorney was for the lot split, a lot split requires an original parcel and this is not an original parcel so you would have to then by default go to the subdivision process. **C/Hennis:** Okay, thank you. **C/Damron:** I have a question for you Troy. If the subdivision that is adjacent to it decides to not be annexed into the City of Kuna, these lots build up to point where the septic systems and they need the water system in there we have to provide that service to them, looking at the distance is that going to be cost feasible for the City? **Troy Behunin:** Are you talking about the existing Dream Catcher Subdivision? **C/Damron:** Yes. **Troy Behunin:** If they are not in the City they cannot have domestic water supply. **C/Damron:** Okay, so what I am saying is if these lots got to the point, since they annexed, and they have the ability to put four more homes in, so if you fill the lots up you can't have septic systems. **Troy Behunin:** So, you are talking about what if they decided to re-subdivide these two lots into four new lots. **C/Damron:** The cost feasibility for the City to bring those services to them. **Troy Behunin:** It doesn't cost the City anything, because it is developer driven. If someone wants to further subdivide a parcel and just want to go onto record to let you that any lot within any subdivision has the opportunity to subdivide, it is not just because they are joining the City. Anybody with any lot in any subdivision has that opportunity. You just have follow that process, but the city does not bring those services to those lots, it is developer or owner responsibility which the Staff clearly articulates that when they connect into city services whether it is domestic water or sewer or domestic water and sewer and PI, it is at the lot owners expense. The only reason why they would come close to those properties is if a development comes close and brings them, and a developer pays for those lines. **C/Hennis:** Right, because otherwise it wouldn't comply with the septic requirements in the Nitrate. It would be nearly impossible to get that many houses on the septic system. Thank you. **C/Gealy:** Troy before you leave. **Troy Behunin:** I just want to clarify that that is a future question mark, it is not a part of tonight's application. **C/Hennis:** Right, yes, we are talking about the annexation and the plat only tonight. **C/Gealy:** Is the R-2 the lowest density residential? **Troy Behunin:** Yes, Commissioner Gealy is it. That is the lowest we have. **C/Gealy:** So, there is not an opportunity for a lower residential? **Troy Behunin:** That is as low as it gets. **C/Gealy:** We could condition, correct me if I am wrong, we could include a condition that this new subdivision will need to comply with the CC&Rs in the previous subdivision. **Richard Roats:** We cannot condition that Commissioner Gealy, we do not enforce CC&Rs, so we would essentially be enforcing that through that condition and we don't do that through the City, that would be a manner that the homeowners would have to take up themselves. **C/Gealy:** But at the same time, correct me if I am wrong, the landowner has the option to choose to annex into the City. That doesn't matter if it is a part of a subdivision or not? **Richard Roats:** That is correct. **C/Gealy:** So, could we include a condition that there would be no further

## CITY OF KUNA PLANNING & ZONING COMMISSION

### MEETING MINUTES Tuesday, October 10, 2017

subdivision of the subdivision. **Troy Behunin:** That is typically a note on final plats now, the City would require that note to be in place. **C/Gealy:** that there would be no further subdivision? **Troy Behunin:** Any further subdivision would require the proper process. **C/Gealy:** But we couldn't prohibit it? **Troy Behunin:** No, you can't prohibit it. **C/Gealy:** But, in fact that is why we are discussing this tonight is because the existing subdivision has a requirement that... **Troy Behunin:** Pretty much any plat after 1985 or 87 has that requirement, it became pretty standard and the City would require that that also be on here as well. **C/Hennis:** Okay, yeah because this primarily just for basically splitting this lot and annexing into the city. We have no idea what the future plans are going to be, but they will be subject to, like the applicant said, the septic requirements in the nitrate priority area, so there is only so much that can be put on that lot anyways until City is there. I am not sure exactly, I don't know if I am in favor of it. **C/Laraway:** Can I recommend that we table it then. **C/Gealy:** I am not sure if we are going to have any more information on it. **C/Hennis:** Yeah, unfortunately it is not going to make a difference, and this a recommendation to the City Council, which ever we feel so I don't know if tabling it would give us any further information other than just time to think about it. **C/Laraway:** I was only thinking because I am not sure the reason we are uncomfortable with it, I don't know, I don't see it. I understand the annexation part of it, it is a footprint to get somewhere else, and that is their choice as landowners. The lot split again, is something that the landowner chooses to do. We can't or Ada County can't not require it, it is his choice. I think what our dilemma is we are disrupting a neighborhood. We have a split in popularity if you will we have six lots in this little subdivision and we have one owner that wants to step away from that, can he do it legally, yes. **C/Hennis:** But then again, when you have 4.82-acre lot and everyone else is at two is it really going to disrupt the neighborhood that much. It is going to equal it out a little bit more. The Legacy Lane issue feeding all of that is kind of my quandary. It really takes a double lot down to the same size as the rest of them. **C/Damron:** I mean essentially what we are looking at this is the landowner being annexed, which he legally able to do, and the lot split which he is legally able to do. And, the issue in which he said they do have an easement off of Legacy Lane, so the easement issue is not there. I think the concern that I am having is he is annexed into the City now, it is City as opposed to everybody else being County, and it shouldn't be a dilemma but it is creating one in my head for how this is laid out and what is going to happen later on down the road there. **C/Hennis:** Yeah exactly and I don't know. If somebody has a motion I would be willing to hear it.

*Commissioner Gealy motions to recommend approval to City Council Case No. 17-05-AN (Annexation) & 17-01-CPF (Combination Preliminary and Final Plat), with the conditions as outlined in the staff report, with the change to condition No. 1C to include the Meridian Rural Fire District and remove the Kuna Rural Fire District, and with the elimination of Condition No. 1B and Condition No. 4; Commissioner Laraway Seconds, all aye and motion carried 4-0.*

#### 4. COMMISSION DISCUSSION AND REPORTS

**C/Gealy:** I would just point out to the people here that we are a recommending body, and there will be a hearing in front of City Council.

#### 5. ADJOURNMENT

*Commissioner Laraway motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 4-0.*

**CITY OF KUNA  
PLANNING & ZONING COMMISSION**

**MEETING MINUTES  
Tuesday, October 10, 2017**

  
\_\_\_\_\_  
Dana Hennis, Vice Chairman  
Kuna Planning and Zoning Commission

ATTEST:

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



**CITY OF KUNA**  
**P.O. BOX 13**  
**KUNA, ID 83634**  
[www.kunacity.id.gov](http://www.kunacity.id.gov)  
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Bob Bachman, BOC 1, IBC  
Public Works Director  
City of Kuna

## MEMO

**Date:** November 30, 2017  
**From:** Bob Bachman, Public Works Director  
**To:** Mayor and Council  
**RE:** Building Department Truck

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Mayor and Council,

As I'm sure you all recall we had budgeted for a new truck in the 2017-2018 budget process. The money was allocated for it, but I was asked to try and use the SUV that the Ada County Sheriff's office graciously donated to the City. After having the vehicle for a few months, I think it is better suited for administrative purposes. It may also be a viable option for the Economic Development person. The inspector position requires a lot of travel in inclement weather such as snow and mud. My request would be to allow me to move forward with the purchase of a four wheel drive truck as budgeted. Thank you for your consideration.

Bob Bachman

**ORDINANCE NO. 2017-26  
CITY OF KUNA, IDAHO**

**AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING SECTION 6 OF CHAPTER 1, TITLE 3, KUNA CITY CODE TO ADD A PROVISION THAT AN ALCOHOL LICENSE APPLICATION MAY BE PLACED ON THE CONSENT AGENDA AND ACTED UPON IF THERE IS NO OBJECTION, AND IF THE ALCOHOL LICENSE APPLICATION IS FOR A NEW LICENSE AND THE APPLICATION HAS RECEIVED BOTH STATE AND COUNTY ALCOHOL LICENSES, THE CLERK MAY ISSUE A TEMPORARY ALCOHOL LICENSE VALID UNTIL THE NEXT CITY COUNCIL MEETING UNDER CERTAIN CIRCUMSTANCES; AND PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KUNA, ADA COUNTY, IDAHO, as follows:

**CHAPTER 1 ALCOHOLIC BEVERAGES**

**SECTION:**

**3-1-6: CITY COUNCIL REVIEW OF ALL APPLICATIONS:**

**3-1-6: CITY COUNCIL REVIEW OF ALL APPLICATIONS:**

A. Every application for a license submitted under this chapter shall be reviewed by the city council. This includes initial applications as well as applications for renewal. Subject to part B, the city clerk shall place each submitted application on the agenda for the next regularly scheduled city council meeting provided the application is submitted before twelve o'clock (12:00) noon on Thursday of the week before the meeting. Applications not meeting this deadline shall be placed on the agenda for the meeting following the next regularly scheduled meeting. The matter may be scheduled on the consent agenda. If there is objection by the public, or the city council has questions, the matter may be rescheduled to the next council meeting where the applicant shall personally appear before the city council at the appointed time and place to answer any questions the council may have regarding the application. The city council, in its own discretion, may allow the applicant to have questions answered by a designee, who must also be personally present at the appointed council meeting. The applicant, or designee, is entitled to make a presentation to the city council in support of the application, including submitting additional documents not included in the application. The city council, in its own discretion, may also allow public comment on any application under this chapter, either in writing or presented orally at the council meeting. The applicant shall be allowed an opportunity to answer or rebut any material presented by the public.

B. If the application is for a new license, and the applicant has approval from the State of Idaho, approval from Ada County, and the delay is not caused in anyway by the applicant or its designee, the city clerk may issue conditional temporary approval of a license that shall expire on the next regularly scheduled city council meeting.

This ordinance shall become effective upon passage and publication as required by law.

ADOPTED this 5<sup>th</sup> day of December 2017.

CITY OF KUNA

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Joe L. Stear, Mayor

ATTEST:

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Chris Engels, City Clerk

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This ordinance shall become effective upon passage and publication as required by law.

ADOPTED this \_\_\_ day of \_\_\_\_\_, 2017.

CITY OF KUNA

\_\_\_\_\_

Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

(Space above reserved for recording)

**KUNA CITY ORDINANCE NO. 2017-27**  
**Challenger Development INC**

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTIES INTO THE CITY OF KUNA, IDAHO, TO WIT: PARCEL NO. S1313212480 OWNED BY CHALLENGER DEVELOPMENT, INC, SUCCESSORS IN INTEREST TO OWNERS JRL PROPERTIES, L.P., PROPERTY 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.**

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex into and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owners of the parcel of real property situated in the unincorporated area of Ada County and as more particularly described in Section 2 of this ordinance, have requested, in writing, annexation of said real property to the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on October 10, 2017, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on October 24, 2017) where it was recommended to the Mayor and Council that the following property be annexed into Kuna City limits with zoning classifications of R-6; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on November 21, 2017, on the proposed annexation and zoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved on December 5, 2017) where it determined that the requested annexation should be granted with the following zoning classification of R-6 as described above; and

WHEREAS, the zoning classification of R-6 is appropriate to meet the requirements of the Kuna City Code and should be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, IDAHO, as follows:

Section 1: The Kuna City Council hereby finds and declares that the real property described below is contiguous to the City, that said property can be reasonably assumed to be

used for the orderly development of the City, and that the owner of said property has requested, in writing, annexation thereof to the City.

Section 2: The real property, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly known as: Parcel No. S1313212480 and more particularly described in “Exhibit A” – Legal Description and “Exhibit B” – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classification of the land described in Section 2 above is hereby established as R-2 as described above, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the R-6 zoning land use classifications.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 5<sup>th</sup> day of December, 2017.

CITY OF KUNA

\_\_\_\_\_  
Joe L. Stear, Mayor

ATTEST:

\_\_\_\_\_  
Chris Engels, City Clerk

**EXHIBIT A  
LEGAL DESCRIPTION**

**OWNED BY: CHALLENGER DEVELOPMENT INC**

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 13, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the N1/4 corner of said Section 13 from which the NW corner of said Section 13 bears North 88°53'10" West, 2642.76 feet;

thence along the North boundary line of said Section 13 North 88°53'10" West, 671.10 feet to the **REAL POINT OF BEGINNING**;

thence leaving said North boundary line South 00°50'57" West, 615.08 feet;

thence North 88°52'51" West, 185.57 feet to a point on the easterly right-of-way line of the Kuna Canal;

thence along said easterly right-of-way line North 26°17'52" West, 415.97 feet;

thence continuing along said easterly right-of-way line North 35°45'51" West, 307.27 feet to a point on the North boundary line of said Section 13;

thence along said North boundary line South 88°53'10" East, 558.63 feet to the **REAL POINT OF BEGINNING**. Containing 5.01 acres, more or less.

