

OFFICIALS

Joe Stear, Mayor
Briana Buban-Vonder Haar, Council President
Richard Cardoza, Council Member
Warren Christensen, 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, June 6, 2018

6:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

2. Invocation: Dean Herring, South Valley Baptist Church

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

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, May 16, 2018

B. Accounts Payable Dated May 31, 2018 in the Amount of \$386,233.11

C. Resolutions

1. Consideration to approve Resolution No. R33-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO REPEALING CITY OF KUNA RESOLUTION NO. R18-2017 THAT AUTHORIZED CERTAIN SIGNATURES ON THE SIGNATURE CARD FOR BANKING SERVICES ON BEHALF OF THE CITY OF KUNA, SETTING FORTH A NEW PROCEDURE FOR SIGNATURES ON THE SIGNATURE CARD OF AUTHORIZED PUBLIC OFFICIALS TO BE APPROVED BY CITY COUNCIL ON AN ANNUAL BASIS AT THE SECOND MEETING IN JANUARY, ALLOWING THE MAYOR TO REVOKE THE SIGNATURE OF AN AUTHORIZED PUBLIC OFFICIAL, AND PROVIDING AN EFFECTIVE DATE.

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

2. Consideration to approve Resolution No. R34-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPOINTING CERTAIN CITY OF KUNA, IDAHO OFFICIALS AS PERSONS AUTHORIZED TO SIGN FOR BANKING SERVICES ON BEHALF OF THE CITY OF KUNA, IDAHO AND PROVIDING THAT THE SIGNATURES ARE VALID FOR THE 2018 YEAR OR UNTIL REVOKED BY ACTION OF THE MAYOR, AS PROVIDED FOR IN RESOLUTION NO. R33-2018.

3. Consideration to approve Resolution No. R35-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING AND ADOPTING AN AMENDMENT TO THE CITY OF KUNA, IDAHO PERSONNEL MANUAL SECTION 10.1.1C BY ADDING ECONOMIC DEVELOPMENT DIRECTOR TO THE LIST OF APPOINTED OFFICIALS, AND STRIKING FROM THE LIST THE FACILITIES DIRECTOR; REQUIRING THE CITY CLERK TO DISTRIBUTE COPIES TO THE HOLDERS OF THE PERSONNEL POLICY; AND PROVIDING AN EFFECTIVE DATE.

D. Final Plats

1. Consideration to approve Case No. 18-08-FP (Final Plat) for Memory Ranch Subdivision No. 2

2. Consideration to approve Case No. 18-11-FP (Final Plat) for Patagonia No. 3

5. Community Reports or Requests:

A. Kuna City Police Fiscal Year 2019 Budget and Annual Police Report Presentation – Police Chief Jon McDaniel – ACTION ITEM

B. Ada County Prosecutor’s Office funding request for Fiscal Year 2019 – Tamera Kelly, Ada County Deputy Prosecutor – ACTION ITEM

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

A. Public Hearing and Consideration to approve 18-01-ZC (Rezone) - Troy Behunin, Planner III – ACTION ITEM

Applicant, Katie Miller, with Bailey Engineers, on behalf of Thistle Farm and Vanderkooy Farm, LLC’s (Owner), requests approval for a rezone of approximately 73.50 acres of four lots within Chisum Valley Subdivision No. 1 and 2, from Agriculture (Ag.) TO an R-6 (Medium Density Residential) MDR zone, following

the Comprehensive Plan. This site is located at the NWC Linder and Columbia Roads. APN Nos; R1393850100, R1693860010, R1693860290, R1693860280.

B. Public Hearing and Consideration to approve Ordinance No. 2018-21 – Richard Roats, City Attorney – ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING TITLE 6, CHAPTER 2, SECTION 4 KUNA CITY CODE TITLED FINAL PLATS TO ALLOW FOR THE CITY ENGINEER TO SIGN THE FINAL PLAT PRIOR TO CERTAIN SUBDIVISION IMPROVEMENTS AND CONDITIONS BEING COMPLETED AND SET FORTH THE PROCEEDURE FOR THE CITY TO ACCEPT A FINANCIAL GUARANTEE TO INSURE THE COMPLETION, INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS AND CONDITONS THAT ARE BEING DEFFERED; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings of ordinance

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

7. Business Items:

- A. Introduce new Economic Development Director Lisa Holland – Mayor Stear
- B. Police Impact Fee Study and Committee Request – Jon McDaniel, Police Chief – ACTION ITEM**

Request to convene the Fire Impact Fee Committee to function as a Police Impact Fee Committee to advise on potential police impact fee and request for up to \$2,000 for a police fee impact study.

- C. Discussion on Parking Area Off Stroebel Road with Funding Request – Bobby Withrow, Parks Director – ACTION ITEM**

8. Ordinances:

- A. Consideration to approve Ordinance No. 2018-22 – ACTION ITEM**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING TITLE 12, CHAPTER 2, SECTION 15 OF THE KUNA CITY CODE PROVIDING FOR:

- ESTABLISHING THE JOINT DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE;
- THE COMMITTEE NAME;
- THE MEMBERSHIP;

- THE COMMITTEE ORGANIZATION;
- THE COMMITTEE REPORTING; AND

AMENDING TITLE 12, CHAPTER 2, SUBSECTION 17 M TO STATE THAT THE JOINT ADVISORY COMMITTEE CREATED DURING THE PREPARATION OF THE CAPITAL IMPROVEMENT PLAN BECOMES THE JOINT ADVISORY COMMITTEE CREATED BY THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

Consideration to waive three readings of ordinance

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

B. Consideration to approve Ordinance No. 2018-23 – ACTION ITEM

AN ORDINANCE OF THE CITY OF KUNA, IDAHO AMENDING TITLE 7, CHAPTER 6, SECTION 3 TITLED SERVICE CONNECTION CHARGES PROVIDING FOR:

- CERTAIN CLARIFICATIONS REGARDING THE SEWER CONNECTION CHARGES AND THE DEFINITION OF EDU;
- THE DEFINITION OF THE “EDU USE” TO CONFORM WITH THE CALCULATION CONTAINED IN THE CURRENTLY ADOPTED CITY OF KUNA SEWER MASTER PLAN;
- A REVISION TO THE EDU EVALUATION PROCESS FOR NON-RESIDENTIAL USES;
- A DEFINITION TO THE EDU CALCULATION FOR MULTI-USE PROPERTIES;
- A MECHANISM TO REVIEW EDU USE AFTER JANUARY 1, 2018, AND ALLOWING THE CITY TO REQUEST THE REVIEW, AND SETTING FORTH THREE YEARS AS THE TIME TO REVIEW PAST ACCOUNTS;
- A PROCEDURE TO DETERMINE THE EDU CALCULATIONS FOR BUSINESS CHANGES; AND

AMENDING TITLE 7, CHAPTER 6, SECTION 4 TITLED MONTHLY SERVICE CHARGES PROVIDING FOR:

- CLARIFICATION TO THE MINIMUM MONTHLY SERVICE CHARGES DEFINITION;
- A REVIEW BY THE CITY TREASURER OR ACCOUNT HOLDER OF THE ACCOUNT; AND
- PROVIDING AN EFFECTIVE DATE AND PUBLICATION.

Consideration to waive three readings of ordinance

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

C. Consideration to approve Ordinance No. 2018-24 – ACTION ITEM

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING ALL OF PARCEL S1303111700 OWNED BY CHALLENGER DEVELOPMENT INC., AND REFERRED TO AS MEMORY RANCH SUBDIVISION NO. 2, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NAMPA~MERIDIAN IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED 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: None

11. Adjournment:

OFFICIALS

Joe Stear, Mayor
 Briana Buban-Vonder Haar, Council President
 Richard Cardoza, Council Member
 Warren Christensen, 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**

Wednesday, May 16, 2018

Note: The regular City Council Meeting is moved to Wednesday to accommodate the election held on the third Tuesday of this May, the regular meeting date for Council.

6:00 P.M. REGULAR CITY COUNCIL**1. Call to Order and Roll Call****COUNCIL MEMBERS PRESENT:**

Mayor Joe Stear
 Council President Briana Buban-Vonder Haar
 Council Member Richard Cardoza
 Council Member Warren Christensen
 Council Member Greg McPherson

CITY STAFF PRESENT:

Chris Engels, City Clerk
 Bob Bachman, Public Works Director
 Bobby Withrow, Parks Director
 John Marsh, City Treasurer
 Wendy Howell, Planning & Zoning Director
 Richard Roats, City Attorney
 Bill Jackson, Deputy City Treasurer
 Fabiola Giddings, Deputy Clerk II/HR
 Paul Stevens, City Engineer

2. Invocation: Karen Hernandez, United Methodist Church**3. Pledge of Allegiance:** Mayor Stear

(Timestamp 00:01:49)

Mayor Stear requested to amend the agenda to include item 8E, a request from Troy Behunin for an extra council meeting due to a publishing error by Mr. Behunin, and to discuss the position and appointment of an economic development director after the executive session.

So moved by Council President Buban-Vonder Haar. Seconded by Council Member McPherson. Motion carried 4-0.

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS
(Timestamp 00:03:08)

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

A. City Council Meeting Minutes:

- I. Regular City Council Minutes, May 1, 2018**

B. Accounts Payable Dated May 10, 2018 in the Amount of \$538,018.71

C. Alcohol Licenses:

- I. Scott & Andrea Enterprises LLC dba Fire House Pizzeria & Grill 726 East Avalon Street – On Premise Beer**

D. Resolutions

- 1. Consideration to approve Resolution No. R30-2018**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND) WITH GREYHAWK LAND COMPANY, LLC TO PERMIT THE DELAYED INSTALLATION OF LANDSCAPING; DIRECTING THE CITY TREASURER TO DEPOSIT INTO THE CITY'S TRUST ACCOUNT THE CASH BOND PAYMENT IN THE SUM OF \$9,000.00; AND APPROVING THE RELEASE OF SAID CASH BOND UPON COMPLETION, INSPECTION AND SIGNING OFF BY THE CITY FOR THE REQUIRED ITEMS AS PER THE AGREEMENT.

- 2. Consideration to approve Resolution No. R31-2018**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE ACQUISITION DOCUMENTS RELATED TO THE CONSTRUCTION OF THE INTERSECTION AT LINDER AND DEER FLAT ROADS, KUNA, IDAHO WITH THE ADA COUNTY HIGHWAY DISTRICT PROJECT NO. 313024

Council President 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, Christensen, Buban-Vonder Haar, and McPherson

Voting No: None

Absent: None

Motion carried 4-0.

6. Community Reports or Requests:

A. Ada County Assessor's Report – Robert McQuade, Ada County Assessor (Timestamp 00:03:40)

Mr. McQuade updated Mayor Stear and Council on the Primary Roll Assessment Notice. They would be sending out 195,000 notices, 8,000 of which would go to Kuna residents. Total market value in Kuna was \$1.4 billion which was up over 20% from the previous year. These numbers were some of the highest in the county as far as percentage changes. Potential taxable value was \$964 million which was a 25% increase over the previous year.

In going over residential property, Mr. McQuade noted the parcel count in Kuna was 7,451 which was a 6% increase which was very strong. County wide was only about a 2% increase. Market value on single family residential was \$1.3 billion which was up 21%. He reviewed the increases in home and land values and what was driving the increases. Commercial property market value was \$94.5 million. New construction taxable value was \$80.5 million which was an increase of 70%. County wide was only looking at a 5% increase.

Mr. McQuade ended with the tax burden. Residential property owners were picking up 87% and commercial was picking up 13%. The previous year residential was picking up 86% and commercial was picking up 14%. He explained the causes behind the change. He stated that 2017 was a very strong year for Kuna and stood for questions.

There were no questions.

Mr. McQuade stated he felt the growth would continue for at least the next 3 years.

Mayor Stear shared with Council that Mr. McQuade and mentioned a notice he would include with the assessment notices.

Mr. McQuade explained they wanted to get something well written out to the public explaining the 12% increase in market value did not mean a 12% increase in taxes.

Mayor and Council thanked him for his presentation.

7. Public Hearings: (6:00 p.m. or as soon thereafter as matters may be heard.) None

8. *Business Items:*

A. Discussion and direction on animal licensing – Chris Engels, City Clerk (Timestamp 00:14:31)

City Clerk Chris Engels reviewed the previous discussion she had with Council regarding animal licensing. She shared the information gathered since that meeting. Kuna was the only City doing a solid annual and 2 cities were doing 1 and 3 year renewal options. The Humane Society and Caselle could adjust to that. She requested that, if Kuna went to a rolling renewal, no change be made to the ordinance at that time to remove the half price after July fee because it would have to re-codified again to implement a rolling renewal that would be affective in January. Her thought was to wait and do it all at 1 time and keep the half price fee for the year. She explained the rolling renewal process.

Ms. Engels mentioned some interest that had been expressed to the Clerk's Office regarding cat licensing as well as the fact that licensing money did not cover the amount the City pays the Humane Society. She reviewed some conversations about directing licensing money toward spaying and neutering strays.

Ms. Engels updated Council on the number of calls to the Humane Society and the number of licenses issued by the Humane Society and the Clerk's Office. She stood for questions.

Council Member Cardoza stated they were supposed to be getting reports from the Humane Society but he had not seen any.

Ms. Engels explained the Clerk's Office received those reports monthly but had been behind on getting those to Council. She would make it a priority to get those scanned and out to Council for them to look at.

Council President Buban-Vonder Haar stated looking it to SNIP was a great idea and she would like to hear more about that. She asked if everyone would still be renewing January 1, 2019 even if they just got their license in December 2018.

Ms. Engels explained how the expiration and renewal process would most likely work. She was open to suggestions.

Council President Buban-Vonder Haar thought it would be easiest to do renewal dates from the date the license was issued in 2018.

Ms. Engels thought that could be done but they would not want to do less than.

They discussed the different options for implementing the new renewal process.

Council Member Buban-Vonder Haar wanted to change it so the fees did not change to half price in July and everyone in 2018 paid full price. Then, when the new tags came in, the 2018 tags could be swapped out for the new ones.

Ms. Engels thought that was doable but requested she be able to check that usable data could be pulled on animal licenses before committing to that.

Council President Buban-Vonder Haar agreed and thanked Ms. Engels.

Mayor Stear appreciated the comments made.

B. Financial Results through April 30, 2018 – John Marsh, City Treasurer
(Timestamp 00:27:15)

City Treasurer John Marsh reviewed the funds. The City's cash position was just over \$2 million which was good. The General Fund's net income was \$387,380.00. The Water Fund was \$888,784.00. The Sewer Fund was \$827,220.00. The Irrigation Fund was \$446,246.00. All of the funds were in good positions. He stood for questions.

Council Member Cardoza asked why the annual budget would be negative when the year to date was above projected.

Mr. Marsh explained what the numbers represented and how it would pan out if that trend continued. At the end of the year the City would be in a better position than they had budgeted.

Mayor Stear thanked Mr. Marsh for all the work he had done for the City.

C. Orchard Lift Station – Bob Bachman, Public Works Director
(Timestamp 00:34:08)

Public Works Director Bob Bachman reviewed the project and request. He stood for questions.

Council Member Cardoza asked about breaks in a line going down Ten Mile.

Mr. Bachman explained the research and work they had done regarding that line and their plans for it.

Mayor Stear added he had sent correspondence to Council explaining how they report issues to the DEQ and regarding the test on that specific line.

Council Member Cardoza asked a question. (*Unintelligible – Mic Not On*)

Mr. Bachman replied there had not been anything out of the normal.

Council Member Cardoza asked if Mr. Bachman had considered the new subdivision that was going in when putting these numbers together.

Mr. Bachman explained they did and how they got to those numbers.

Council President Buban-Vonder Haar stated it looked like a good plan.

Council Member McPherson clarified \$1.2 million had been budgeted but the bids came back more than double.

Mr. Bachman reviewed what was budgeted, the funds being used, and the shortfall.

Mayor Stear added they were not certain the previous engineer had included everything in that original number.

Council Member Cardoza asked if the \$750,000.00 reallocation was a line item or if it would be coming out of contingency.

Mr. Marsh replied it was an individual budgeted line item and would not affect the contingency.

Council Member Cardoza asked what would be done for the subdivision going in on Stroble and Kuna Road in the future if they did away with the line going out there.

Mr. Bachman reviewed the strategy and talks happening in regards to the subdivision.

City Attorney Richard Roats explained how the fees and reimbursements would work.

Council President Buban-Vonder Haar reviewed the funding request.

I. Request for reallocation of funds and contingency funds – ACTION ITEM

Council President Buban-Vonder Haar moved to authorize the reallocation of \$750,000.00 in the 2017/2018 CIP sewer fund for extending to Stroebel Road and contingency funds of \$418,275.50 from 2017/2018 and \$418,275.50 from 2018/2019 contingency funds to be spent on the Orchard Lift Station project. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

2. Consideration to approve Resolution No. R32-2018 – ACTION ITEM

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING AND AWARDING THE BID FOR THE 2018 ORCHARD REGIONAL LIFT STATION PROJECT TO GRANITE EXCAVATION IN THE AMOUNT OF \$2,546,351.00; DIRECTING EXPENDITURE OF FUNDS FROM THE SEWER FUND FOR SAID PROJECT; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID BIDDER.

Council President Buban-Vonder Haar moved to approve Resolution No. R32-2018. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

D. Appoint Bill Jackson as Interim City Treasurer – Mayor Stear ACTION ITEM
(Timestamp 00:53:34)

Mayor Stear explained that John Marsh was leaving and, to fill the void, Bill Jackson would fill in until the position was filled.

Council President Buban-Vonder Haar moved to appoint Bill Jackson as Interim City Treasurer until a permanent Treasure was appointed. Seconded by Council Member McPherson. Motion carried 4-0.

E. Request from Senior Planner Troy Behunin to schedule an additional Council meeting due to publication errors.
(Timestamp 00:55:08)

Mayor Stear explained the situation.

Council discussed possible dates.

Council decided to hold a special meeting on June 7, 2018 at 6:00 PM.

City Clerk Chris Engels asked if the special meeting would be restricted to the 1 item or if others could be added.

Council President Buban-Vonder Haar replied only if they were urgent and they had enough notice.

9. Ordinances: None

10. Mayor/Council Announcements:

(Timestamp 01:02:34)

Mayor Stear thanked City Treasurer John Marsh for his work and for getting the City to a good place financially.

Council President Buban-Vonder Haar concurred and added he would be missed.

Mayor Stear brought up a complaint about the lack of ADA accessibility to the new art piece. He reassured everyone ramps would be going in. They had not been installed yet due to time constraints with those providing the funding.

Council Member Cardoza brought up the lights on Main Street. They were staying on during the day.

Public Works Director Bob Bachman explained what was happening with the lights.

11. Executive Session:

- A. Adjourn to Executive Session Pursuant to Idaho Code 74-206(b) for the Purpose of Discussing Personnel Matters – **ACTION ITEM**

(Timestamp 01:07:23)

Council President Buban-Vonder Haar moved to adjourn to Executive Session Pursuant to Idaho Code 74-206(b) for the Purpose of Discussing Personnel Matters. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

Adjournment to Executive Session: 7:00 PM

Council President Buban-Vonder Haar moved to adjourn from Executive Session. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar stated the Human Resources position would report directly to the Mayor for Human Resource Matters and to the City Clerk for Deputy Clerk II Matters.

Council President Buban-Vonder Haar moved to update the Personnel Manual to change the Economic Development Coordinator to Economic Development Director. Seconded by Council Member Cardoza. Motion carried 4-0.

Executive Session adjourned: 7:45 PM

12. Adjournment: 7:45 PM

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk

Date Approved: CCM 06.05.2018

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
				PARKS, MAY 18	05/29/2018	187.50	.00	01-6212_RENT-EQUIPMENT	1004	5/18		
Total B-303931:						187.50	.00					
1463	A COMPANY, INC.	B-304118		RENTAL HITECH RESTROOM, SN#ADA493 & SN#KK099, AMERICAN DISABILITIES UNIT, RENTAL 12.50, SERVICE 183.00, DAMAGE WAIVER 9.38, DELIVERY 50.00, CITY HALL, MAY 18	05/29/2018	254.88	.00	01-6212_RENT-EQUIPMENT	1004	5/18		
Total B-304118:						254.88	.00					
Total A COMPANY, INC.:						1,171.38	.00					
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0517115	7090	NAME PLATE FOR NEW HIRE "SAM WEIGER", MAY 18, P&Z	05/24/2018	13.45	.00	01-6165_OFFICE SUPPLIES	1003	5/18		
277	ABC STAMP, SIGNS & AWARDS	0517115	7090	NAME PLATE FOR NEW HIRE "SAM WEIGER", MAY 18, WATER	05/24/2018	.66	.00	20-6165_OFFICE SUPPLIES	1003	5/18		
277	ABC STAMP, SIGNS & AWARDS	0517115	7090	NAME PLATE FOR NEW HIRE "SAM WEIGER", MAY 18, SEWER	05/24/2018	.66	.00	21-6165_OFFICE SUPPLIES	1003	5/18		
277	ABC STAMP, SIGNS & AWARDS	0517115	7090	NAME PLATE FOR NEW HIRE "SAM WEIGER", MAY 18, PI	05/24/2018	.22	.00	25-6165_OFFICE SUPPLIES	1003	5/18		
Total 0517115:						14.99	.00					
Total ABC STAMP, SIGNS & AWARDS:						14.99	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14865		SHOP RENT FOR JUNE, MAY 18, PARKS	05/16/2018	148.50	.00	01-6211_RENT-BUILDINGS & LAND	1003	5/18		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14865		SHOP RENT FOR JUNE, MAY 18, WATER	05/16/2018	126.00	.00	20-6211_RENT-BUILDINGS & LAND	0	5/18		

City of Kuna

Payment Approval Report - City Council Approval

Page: 4

Report dates: 5/11/2018-5/31/2018

May 31, 2018 05:12PM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14865		<u>SHOP RENT FOR JUNE, MAY 18, SEWER</u>	05/16/2018	121.50	.00	<u>21-6211 RENT - BUILDINGS & LAND</u>	0	5/18		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14865		<u>SHOP RENT FOR JUNE, MAY 18, PI</u>	05/16/2018	54.00	.00	<u>25-6211 RENT - BUILDINGS & LAND</u>	0	5/18		
Total 14865:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	JUNE 2018		<u>PROSECUTORIAL SERVICES JUNE 18</u>	05/17/2018	4,379.33	.00	<u>01-6203 PROSECUTORIAL SERVICES</u>	0	5/18		
Total JUNE 2018:						4,379.33	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,379.33	.00					
AGNEW BECK CONSULTING, INC.												
1883	AGNEW BECK CONSULTING, INC.	7249		<u>CONSULTING KUNA COMP PLAN, WORK COMPLETED 4-1-18 TO 4-30-18, MAY 18</u>	05/08/2018	7,638.13	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	5/18		
Total 7249:						7,638.13	.00					
Total AGNEW BECK CONSULTING, INC.:						7,638.13	.00					
ASSOCIATION OF IDAHO CITIES												
8	ASSOCIATION OF IDAHO CITIES	200004375	7057	<u>REGISTRATION FEES, 2018 CONFERENCE W/EARLY BIRD DISCOUNT, B.BACHMAN & P.STEVENS</u>	05/17/2018	453.60	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	5/18		
8	ASSOCIATION OF IDAHO CITIES	200004375	7057	<u>REGISTRATION FEES, 2018 CONFERENCE W/EARLY BIRD DISCOUNT, B.BACHMAN & P.STEVENS</u>	05/17/2018	453.60	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	5/18		
8	ASSOCIATION OF IDAHO CITIES	200004375	7057	<u>REGISTRATION FEES, 2018 CONFERENCE W/EARLY BIRD DISCOUNT, B.BACHMAN & P.STEVENS</u>	05/17/2018	172.80	.00	<u>25-6265 TRAINING & SCHOOLING EXPENSE</u>	0	5/18		

City of Kuna

Payment Approval Report - City Council Approval

Page: 5

Report dates: 5/11/2018-5/31/2018

May 31, 2018 05:12PM

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 200004375:						1,080.00	.00					
Total ASSOCIATION OF IDAHO CITIES:						1,080.00	.00					
AUTOZONE, INC.												
1606	AUTOZONE, INC.	4126603127	6760	<u>AA BATTERIES, FOR CRANE CONTROLLER FOR TRUCK #23, R.DAVILA, MAR.'18</u>	03/26/2018	5.99	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/18		
Total 4126603127:						5.99	.00					
1606	AUTOZONE, INC.	4126623381	6884	<u>O RING REMOVER KIT, VALVE CORE TOOL, M.NADEAU, APR.'18</u>	04/18/2018	18.97	.00	<u>21-6175 SMALL TOOLS</u>	0	4/18		
Total 4126623381:						18.97	.00					
1606	AUTOZONE, INC.	4126643262	7017	<u>FRONT AND REAR BRAKE PADS FOR #22 AND SHOP SUPPLIES, S HOWELL, MAY 18</u>	05/09/2018	83.98	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	5/18		
1606	AUTOZONE, INC.	4126643262	7017	<u>BRAKE PARTS, BLUE SHOP TOWELS, METAL SANDING CLOTHS, SHOP SUPPLIES, S HOWELL, MAY 18</u>	05/09/2018	17.56	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	0	5/18		
1606	AUTOZONE, INC.	4126643262	7017	<u>BRAKE PARTS, BLUE SHOP TOWELS, METAL SANDING CLOTHS, SHOP SUPPLIES, S HOWELL, MAY 18, WATER</u>	05/09/2018	7.03	.00	<u>20-6150 M & R - SYSTEM</u>	0	5/18		
1606	AUTOZONE, INC.	4126643262	7017	<u>BRAKE PARTS, BLUE SHOP TOWELS, METAL SANDING CLOTHS, SHOP SUPPLIES, S HOWELL, MAY 18, SEWER</u>	05/09/2018	7.03	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		
1606	AUTOZONE, INC.	4126643262	7017	<u>BRAKE PADS FOR #22 AND SHOP SUPPLIES, S HOWELL, MAY 18, PI</u>	05/09/2018	3.51	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/18		

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Total 4126643262:						119.11	.00					
1606	AUTOZONE, INC.	4126643330		<u>RETURNED REAR BRAKE PADS FOR TRUCK #22, MAY 18, WATER</u>	05/09/2018	-41.99	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	5/18		
Total 4126643330:						-41.99	.00					
1606	AUTOZONE, INC.	4126643942	7017	<u>BRAKE PADS FOR #22 AND SHOP SUPPLIES, S HOWELL, MAY 18</u>	05/10/2018	48.99	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	5/18		
Total 4126643942:						48.99	.00					
1606	AUTOZONE, INC.	4126647814	7044	<u>TAIL LIGHTS FOR THE BLACK TRAILER, S.HOWELL, MAY'18</u>	05/14/2018	31.58	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/18		
Total 4126647814:						31.58	.00					
Total AUTOZONE, INC.:						182.65	.00					
BACKFLOW ASSEMBLY TESTING & SUPPLY LLC												
1573	BACKFLOW ASSEMBLY TESTING & SUPPLY LLC	86182	7047	<u>BACKFLOW TESTER REFRESHER COURSE, B.WITHROW, MAY'</u>	05/17/2018	200.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1004	5/18		
Total 86182:						200.00	.00					
Total BACKFLOW ASSEMBLY TESTING & SUPPLY LLC:						200.00	.00					
BHS SPECIALTY CHEMICALS												
512	BHS SPECIALTY CHEMICALS	97828	6955	<u>3 BARRELS OF CHEMFLOC, POLYMER FOR DEWATERING, T.SHAFFER, MAY'18</u>	05/10/2018	2,362.50	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	5/18		
Total 97828:						2,362.50	.00					

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Total BHS SPECIALTY CHEMICALS:						2,362.50	.00					
BIG SKY RENTALS LLC												
1846	BIG SKY RENTALS LLC	4812		<u>RENTAL, WALK BEHIND TRENCHER FOR NEW PI SERVICE AT 1075 E KUNA RD, APR 18, PI</u>	04/07/2018	161.00	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	4/18		
Total 4812:						161.00	.00					
Total BIG SKY RENTALS LLC:						161.00	.00					
BOLEN'S CONTROL HOUSE, INC.												
617	BOLEN'S CONTROL HOUSE, INC.	S1280665.001	6908	<u>TIME DELAY FUSES FOR ACTUATOR REPAIR PARTS IN PROCESS BLDG. M.NADEAU, APR.'18</u>	04/27/2018	38.22	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	4/18		
Total S1280665.001:						38.22	.00					
617	BOLEN'S CONTROL HOUSE, INC.	S1281276.001	7030	<u>TOGGLE SWITCH FOR BACKHOE AT THE FARM. M NADEAU, SEWER, MAY 18</u>	05/11/2018	15.45	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
Total S1281276.001:						15.45	.00					
Total BOLEN'S CONTROL HOUSE, INC.:						53.67	.00					
BRADY INDUSTRIES OF IDAHO LLC												
1240	BRADY INDUSTRIES OF IDAHO LLC	5780586		<u>REPLACEMENT PAPER TOWEL DISPENSER FOR PARKS OFFICE, MAY 18</u>	05/14/2018	23.76	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	5/18		
Total 5780586:						23.76	.00					
1240	BRADY INDUSTRIES OF IDAHO LLC	5780588	6974	<u>2 BX SOAP, 1 CASE LARGE ROLL TOILET PAPER FOR CITY HALL, MAY 18</u>	05/14/2018	34.32	.00	<u>01-6025 JANITORIAL</u>	0	5/18		

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1240	BRADY INDUSTRIES OF IDAHO LLC	5780588	6974	2 BX SOAP, 1 CASE LARGE ROLL TOILET PAPER FOR CITY HALL, MAY 18, P&Z	05/14/2018	12.26	.00	01-6025 JANITORIAL	1003	5/18		
1240	BRADY INDUSTRIES OF IDAHO LLC	5780588	6974	2 BX SOAP, 1 CASE LARGE ROLL TOILET PAPER FOR CITY HALL, MAY 18, WATER	05/14/2018	31.88	.00	20-6025 JANITORIAL	0	5/18		
1240	BRADY INDUSTRIES OF IDAHO LLC	5780588	6974	2 BX SOAP, 1 CASE LARGE ROLL TOILET PAPER FOR CITY HALL, MAY 18, SEWER	05/14/2018	31.88	.00	21-6025 JANITORIAL	0	5/18		
1240	BRADY INDUSTRIES OF IDAHO LLC	5780588	6974	2 BX SOAP, 1 CASE LARGE ROLL TOILET PAPER FOR CITY HALL, MAY 18, PI	05/14/2018	12.26	.00	25-6025 JANITORIAL	0	5/18		
Total 5780588:						122.60	.00					
Total BRADY INDUSTRIES OF IDAHO LLC:						146.36	.00					
BUREAU OF OCCUPATIONAL LICENSE												
1091	BUREAU OF OCCUPATIONAL LICENSE	05222018BOL		LICENSE RENEWAL FOR D.CROSSLEY, DWD3- 16635/WWT2-14720/WWC2- 14284	05/22/2018	37.80	.00	20-6075 DUES & MEMBERSHIPS	0	5/18		
1091	BUREAU OF OCCUPATIONAL LICENSE	05222018BOL		LICENSE RENEWAL FOR D.CROSSLEY, DWD3- 16635/WWT2-14720/WWC2- 14284	05/22/2018	37.80	.00	21-6075 DUES & MEMBERSHIPS	0	5/18		
1091	BUREAU OF OCCUPATIONAL LICENSE	05222018BOL		LICENSE RENEWAL FOR D.CROSSLEY, DWD3- 16635/WWT2-14720/WWC2- 14284	05/22/2018	14.40	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	5/18		
Total 05222018BOL:						90.00	.00					
1091	BUREAU OF OCCUPATIONAL LICENSE	05312018IBOL		LICENSE RENEWAL FOR M.DAVILA, DWD2-20708, MAY'18	05/31/2018	24.00	.00	20-6075 DUES & MEMBERSHIPS	0	5/18		
1091	BUREAU OF OCCUPATIONAL LICENSE	05312018IBOL		LICENSE RENEWAL FOR M.DAVILA, DWD2-20708, MAY'18	05/31/2018	6.00	.00	25-6075 DUES & MEMBERSHIPS EXPENSE	0	5/18		

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				STAPLER, MANILA FASTENER HOLDERS, MAY 18, PI	05/16/2018	44.91	.00	25-6165 OFFICE SUPPLIES	0	5/18		
Total 121042:						449.10	.00					
1795	BUYWYZ LLC	121372	7091	2 BX LAMINATING POUCHES, MAY 18	05/24/2018	31.98	.00	01-6165 OFFICE SUPPLIES	1004	5/18		
1795	BUYWYZ LLC	121372	7091	1 CS COPIER PAPER, MAY 18, P&Z	05/24/2018	34.05	.00	01-6165 OFFICE SUPPLIES	1003	5/18		
1795	BUYWYZ LLC	121372	7091	CANON TONER CARTRIDGE, BLACK, CYAN, MAGENTA, YELLOW, AA BATTERIES, 9X12 CLASP ENVELOPES, TAB DIVIDERS, MAY 18	05/24/2018	392.22	.00	01-6165 OFFICE SUPPLIES	0	5/18		
Total 121372:						458.25	.00					
Total BUYWYZ LLC:						1,002.42	.00					
CAPITAL PAVING CO												
20	CAPITAL PAVING CO	7150		PATCH SWAN FALLS AND KING, MAY 18, SEWER	05/15/2018	475.00	.00	21-6150 M & R - SYSTEM	0	5/18		
Total 7150:						475.00	.00					
Total CAPITAL PAVING CO:						475.00	.00					
CASELLE INC												
1239	CASELLE INC	86591		CONTRACT MAINTENANCE 4-1-18 TO 4-30-18, APR 18	03/01/2018	1,640.00	.00	01-6052 CONTRACT SERVICES	0	4/18		
Total 86591:						1,640.00	.00					
Total CASELLE INC:						1,640.00	.00					

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1924	CASSANDRA SARAH JOHNSTON	101	6736	<u>PHOTOS OF "KUNA", A.WELKER, MAR.'18</u>	05/09/2018	100.00	.00	<u>03-6381_EXP - DNTWN REVIT ART - TTV</u>	0	5/18		
Total 101:						100.00	.00					
Total CASSANDRA SARAH JOHNSTON:						100.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922917950		<u>DEDICATED LANDLINE TO ELEVATOR, 05-07-18 TO 06-06- 18, MAY 18</u>	05/18/2018	13.20	13.20	<u>01-6255 TELEPHONE</u>	0	5/18	05/18/2018	
62	CENTURYLINK	208922917950		<u>DEDICATED LANDLINE TO ELEVATOR, 05-07-18 TO 06-06- 18, MAY 18, P&Z</u>	05/18/2018	4.73	4.73	<u>01-6255 TELEPHONE</u>	1003	5/18	05/18/2018	
62	CENTURYLINK	208922917950		<u>DEDICATED LANDLINE TO ELEVATOR, 05-07-18 TO 06-06- 18, MAY 18, WATER</u>	05/18/2018	12.29	12.29	<u>20-6255 TELEPHONE EXPENSE</u>	0	5/18	05/18/2018	
62	CENTURYLINK	208922917950		<u>DEDICATED LANDLINE TO ELEVATOR, 05-07-18 TO 06-06- 18, MAY 18, SEWER</u>	05/18/2018	12.29	12.29	<u>21-6255 TELEPHONE EXPENSE</u>	0	5/18	05/18/2018	
62	CENTURYLINK	208922917950		<u>DEDICATED LANDLINE TO ELEVATOR, 05-07-18 TO 06-06- 18, MAY 18, PI</u>	05/18/2018	4.73	4.73	<u>25-6255 TELEPHONE EXPENSE</u>	0	5/18	05/18/2018	
Total 2089229179507060618:						47.24	47.24					
Total CENTURYLINK:						47.24	47.24					
COASTLINE EQUIPMENT COMPANY												
1788	COASTLINE EQUIPMENT COMPANY	486421	7039	<u>HOSE FOR JOHN DEERE BACKHOE, MAY'18</u>	05/14/2018	23.21	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/18		
Total 486421:						23.21	.00					
1788	COASTLINE EQUIPMENT COMPANY	487883		<u>HOSE FOR JOHN DEERE BACK HOE, MAY 18, PARKS</u>	05/17/2018	6.75	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/18		

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1788	COASTLINE EQUIPMENT COMPANY	487883		<u>HOSE FOR JOHN DEERE BACK HOE, MAY 18, WATER</u>	05/17/2018	5.74	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
1788	COASTLINE EQUIPMENT COMPANY	487883		<u>HOSE FOR JOHN DEERE BACK HOE, MAY 18, SEWER</u>	05/17/2018	5.53	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
1788	COASTLINE EQUIPMENT COMPANY	487883		<u>HOSE FOR JOHN DEERE BACK HOE, MAY 18, PI</u>	05/17/2018	2.46	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
1788	COASTLINE EQUIPMENT COMPANY	487883		<u>HOSE FOR JOHN DEERE BACK HOE, RETURNED HOSE ON ORIGINAL INV#486421, MAY 18</u>	05/17/2018	-23.21	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/18		
Total 487883:						-2.73	.00					
Total COASTLINE EQUIPMENT COMPANY:						20.48	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	1736525	7068	<u>200 INSULATION PADS FOR METER PITS, MAY 18, WATER</u>	05/21/2018	2,768.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	5/18		
Total 1736525:						2,768.00	.00					
63	CORE & MAIN LP	1821952	6975	<u>1 IN BALL ANGLE VALVES FOR PI REPAIRS, C DEYOUNG, MAY 18, PI</u>	05/04/2018	1,370.16	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/18		
Total 1821952:						1,370.16	.00					
63	CORE & MAIN LP	1824849	6979	<u>26 RADIOS, B BURR, WATER, MAY 18</u>	05/04/2018	2,574.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	5/18		
Total 1824849:						2,574.00	.00					
63	CORE & MAIN LP	1840017	7001	<u>MULTIPLE PARTS FOR THE MAIN BREAK, M.NADEAU, MAY'18</u>	05/09/2018	559.69	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		

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Total I840017:						559.69	.00					
63	CORE & MAIN LP	I875800	7069	<u>ANGLE BALL VALVES, 24 EA METERS, MAY 18, WATER</u>	05/21/2018	8,179.92	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	5/18		
Total I875800:						8,179.92	.00					
63	CORE & MAIN LP	I901402	7070	<u>3" HYDRANT METER, MAY 18, WATER, MAY 18</u>	05/21/2018	585.35	.00	<u>20-6150 M & R - SYSTEM</u>	0	5/18		
63	CORE & MAIN LP	I901402	7070	<u>3" HYDRANT METER, MAY 18, SEWER, MAY 18</u>	05/21/2018	585.35	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		
63	CORE & MAIN LP	I901402	7070	<u>3" HYDRANT METER, MAY 18, PI, MAY 18</u>	05/21/2018	223.00	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/18		
Total I901402:						1,393.70	.00					
63	CORE & MAIN LP	I909292	7087	<u>16 3/4 IN WATER METERS, WATER, MAY 18</u>	05/23/2018	4,235.36	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	5/18		
Total I909292:						4,235.36	.00					
Total CORE & MAIN LP:						21,080.83	.00					
CULVER EXCAVATION												
1929	CULVER EXCAVATION	00	7104	<u>CONCRETE FOR WALKWAYS KUNA PROJECT, MAY 18</u>	05/20/2018	2,800.00	.00	<u>03-6381 EXP - DNTWN REVIT ART - TTV</u>	0	5/18		
Total 00:						2,800.00	.00					
Total CULVER EXCAVATION:						2,800.00	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	7925	7026	<u>TROUBLESHOOTING AT ARDELL PUMP STATION, D.CROSSLEY, MAY'18, PI</u>	05/10/2018	1,069.07	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/18		

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Total 7925:						1,069.07	.00					
147	CUSTOM ELECTRIC, INC.	7926	7027	<u>TROUBLE SHOOTING GREYHAWK AND MEMORY RANCH SCADA, MAY'18</u>	05/10/2018	425.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		
Total 7926:						425.00	.00					
147	CUSTOM ELECTRIC, INC.	7938	7089	<u>TROUBLESHOOTING AT DISCOVERY LIFTSTATION, TROUBLESHOOTING AT TEN MILE LIFT STATION, REPLACEMENT OF TRANSDUCER AND ANOTHER LIFT STATION, ANTENNA REPLACEMENT @ GREYHAWK, T.FLEMING</u>	05/22/2018	127.50	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		
Total 7938:						127.50	.00					
147	CUSTOM ELECTRIC, INC.	7939	7089	<u>TROUBLESHOOTING AT DISCOVERY LIFTSTATION, TROUBLESHOOTING AT TEN MILE LIFT STATION, REPLACEMENT OF TRANSDUCER AND ANOTHER LIFT STATION, ANTENNA REPLACEMENT @ GREYHAWK, T.FLEMING</u>	05/22/2018	1,551.03	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		
Total 7939:						1,551.03	.00					
147	CUSTOM ELECTRIC, INC.	7940	7089	<u>TROUBLESHOOTING AT DISCOVERY LIFTSTATION, TROUBLESHOOTING AT TEN MILE LIFT STATION, REPLACEMENT OF TRANSDUCER AND ANOTHER LIFT STATION, ANTENNA REPLACEMENT @ GREYHAWK, T.FLEMING</u>	05/22/2018	924.53	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		

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Total 7940:						924.53	.00					
Total CUSTOM ELECTRIC, INC.:						4,097.13	.00					
D & B SUPPLY												
75	D & B SUPPLY	003 24769 001	7078	<u>3 PAIR WORK BOOTS FOR J.WEBB, J.COX, AND M.DAVILA, MAY'18</u>	05/21/2018	459.98	.00	<u>20-6285 UNIFORMS EXPENSE</u>	0	5/18		
75	D & B SUPPLY	003 24769 001	7078	<u>3 PAIR WORK BOOTS FOR J.WEBB, J.COX, AND M.DAVILA, MAY'18</u>	05/21/2018	114.99	.00	<u>25-6285 UNIFORMS EXPENSE</u>	0	5/18		
Total 003 24769 001:						574.97	.00					
75	D & B SUPPLY	005 74927 001	7096	<u>4 GAL PUMP FOR WATER TANK AND BACKPACK SPRAYER, M MEADE, PARKS, MAY 18</u>	05/24/2018	89.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	5/18		
75	D & B SUPPLY	005 74927 001	7096	<u>4 GAL PUMP FOR WATER TANK AND BACKPACK SPRAYER, M MEADE, PARKS, MAY 18</u>	05/24/2018	199.99	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/18		
Total 005 74927 001:						289.98	.00					
75	D & B SUPPLY	005 75095 001	7105	<u>TRIGGER SPRAY GUN FOR SPRAYING RIG, M MEADE, MAY 18, PARKS</u>	05/25/2018	99.99	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/18		
Total 005 75095 001:						99.99	.00					
Total D & B SUPPLY:						964.94	.00					
DAVID ROE												
1906	DAVID ROE	298956		<u>36 CU YDS X 3 FOR DUMP FEES AT AMITY PIT FOR APRIL, MAY 18, PARKS</u>	05/10/2018	108.00	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/18		

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Total 298956:						108.00	.00					
Total DAVID ROE:						108.00	.00					
DAY MANAGEMENT CORPORATION												
374	DAY MANAGEMENT CORPORATION	2575	7018	<u>ANTENNA REPLACEMENT FOR SCADA, ANTENNA AND COAX REPLACED, T SHAFFER, MAY 18, WATER</u>	05/18/2018	1,526.22	.00	<u>20-6150 M & R - SYSTEM</u>	0	5/18		
374	DAY MANAGEMENT CORPORATION	2575	7018	<u>ANTENNA REPLACEMENT FOR SCADA, ANTENNA AND COAX REPLACED, T SHAFFER, MAY 18, WATER</u>	05/18/2018	1,526.22	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		
374	DAY MANAGEMENT CORPORATION	2575	7018	<u>ANTENNA REPLACEMENT FOR SCADA, ANTENNA AND COAX REPLACED, T SHAFFER, MAY 18, WATER</u>	05/18/2018	581.40	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/18		
Total 2575:						3,633.84	.00					
Total DAY MANAGEMENT CORPORATION:						3,633.84	.00					
DICKSON												
455	DICKSON	1057619	7042	<u>PRESSURE DATA LOGGER FOR WATER LINES, J.MORFIN, MAY'18</u>	05/14/2018	631.45	.00	<u>01-6175 SMALL TOOLS</u>	1004	5/18		
Total 1057619:						631.45	.00					
Total DICKSON:						631.45	.00					
EDNETICS INC												
1831	EDNETICS INC	86217		<u>CONNECT INTERNET SERVICES, MAY 18</u>	05/10/2018	95.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	5/18		
1831	EDNETICS INC	86217		<u>CONNECT INTERNET SERVICES, MAY 18, WATER</u>	05/10/2018	65.00	.00	<u>20-6052 CONTRACT SERVICES</u>	0	5/18		

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1831	EDNETICS INC	86217		<u>CONNECT INTERNET SERVICES, MAY 18, SEWER</u>	05/10/2018	65.00	.00	<u>21-6052 CONTRACT SERVICES</u>	0	5/18		
1831	EDNETICS INC	86217		<u>CONNECT INTERNET SERVICES, MAY 18, PI</u>	05/10/2018	25.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	5/18		
Total 86217:						250.00	.00					
Total EDNETICS INC:						250.00	.00					
FARWEST LANDSCAPE & GARDEN CENTER INC												
797	FARWEST LANDSCAPE & GARDEN CENTER INC	T1-138056	7076	<u>7 TREES(CHERRY, PEACH, FRUIT SALAD) FOR ARBOR DAY J. MORFIN, PARKS, MAY '18</u>	05/21/2018	992.00	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/18		
Total T1-138056:						992.00	.00					
Total FARWEST LANDSCAPE & GARDEN CENTER INC:						992.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0681317-1	6874	<u>BLUE PIPE AND HOSE, ANGLE VALVES, HAND PUMPS, D CROSSLEY, APR 18</u>	05/02/2018	26.92	.00	<u>25-6175 SMALL TOOLS</u>	0	5/18		
219	FERGUSON ENTERPRISES INC	0681317-1	6874	<u>BLUE PIPE AND HOSE, ANGLE VALVES, HAND PUMPS, D CROSSLEY, APR 18, WATER</u>	05/02/2018	107.65	.00	<u>20-6175 SMALL TOOLS</u>	0	5/18		
Total 0681317-1:						134.57	.00					
219	FERGUSON ENTERPRISES INC	0681911	6918	<u>PARTS FOR IRRIGATION REPAIRS, D.CROSSLEY, APR.'18</u>	05/02/2018	414.83	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/18		
Total 0681911:						414.83	.00					
219	FERGUSON ENTERPRISES INC	0681913	6917	<u>VARIOUS PARTS FOR THE MAIN LINE REPAIR, T.FLEMING, APR.'18</u>	05/02/2018	511.85	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		

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Total 0681913:						511.85	.00					
219	FERGUSON ENTERPRISES INC	0682617	6961	<u>PARTS FOR TRANSDUCER AT 10 MILE LIFT STATION, MAY'18</u>	05/02/2018	156.39	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		
Total 0682617:						156.39	.00					
219	FERGUSON ENTERPRISES INC	0682774	6976	<u>PVC PIPE FOR SPLASH PAD, B.WITHROW, MAY'18</u>	05/03/2018	150.62	.00	<u>03-6368 EXPEND- KUNA POOL/FITNESS FAC.</u>	1067	5/18		
Total 0682774:						150.62	.00					
219	FERGUSON ENTERPRISES INC	0682906	6989	<u>WENCHES AND COMPRESSION GALVANIZED FITTINGS, C.DEYOUNG, MAY'18</u>	05/04/2018	481.20	.00	<u>20-6150 M & R - SYSTEM</u>	0	5/18		
Total 0682906:						481.20	.00					
219	FERGUSON ENTERPRISES INC	0683043	7000	<u>FITTINGS FOR SWAN FALLS MAIN BREAK, C.MCDANIEL, MAY'18</u>	05/07/2018	2,110.30	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		
Total 0683043:						2,110.30	.00					
219	FERGUSON ENTERPRISES INC	0683103		<u>125# BLND FLG, SWAN FALLS BREAK, MAY 18</u>	05/08/2018	191.10	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		
Total 0683103:						191.10	.00					
219	FERGUSON ENTERPRISES INC	0683139	7014	<u>10" PLUG BREAK ON SWAN FALLS & KING RD, T.FLEMING, MAY'18</u>	05/09/2018	102.68	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		

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Total 0683139:						102.68	.00					
219	FERGUSON ENTERPRISES INC	0683591		<u>HYDRANT REPLACEMENT PARTS, MAY 18, WATER</u>	05/16/2018	1,077.32	.00	<u>20-6166 PP&E PURCHASES OPERATIONS</u>	0	5/18		
Total 0683591:						1,077.32	.00					
219	FERGUSON ENTERPRISES INC	CM054878		<u>CREDIT MEMO RETURN 125# BLND FLAG FOR SWAN FALLS BREAK, SEWER, MAY 18</u>	05/18/2018	-191.10	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		
Total CM054878:						-191.10	.00					
Total FERGUSON ENTERPRISES INC:						5,139.76	.00					
GENE KING												
1927	GENE KING	9833	7064	<u>SEWER SERVICE REPAIR AT 1978 W FELTSON ST, T.FLEMING, MAY'18</u>	03/29/2018	3,530.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/18		
Total 9833:						3,530.00	.00					
Total GENE KING:						3,530.00	.00					
GREEN'S SAND & GRAVEL												
536	GREEN'S SAND & GRAVEL	153702	7060	<u>8 DELIVERIES SAND FOR THE SPLASH PAD, M.MEADE, MAY'18</u>	05/15/2018	1,079.13	.00	<u>03-6368 EXPEND- KUNA POOL/FITNESS FAC.</u>	1067	5/18		
Total 153702:						1,079.13	.00					
536	GREEN'S SAND & GRAVEL	950640	6956	<u>TOPSOIL, FOR THE YARD BEHIND PIZZA HUT AND ALONG THE GREENBELT, M.MEADE, MAY'18</u>	05/01/2018	900.00	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/18		

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Total 950640:						900.00	.00					
Total GREEN'S SAND & GRAVEL:						1,979.13	.00					
H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	14816795	7006	<u>REPLACEMENT K RING SPRINKLERS, PARKS, M MEADE, MAY 18</u>	05/08/2018	357.50	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/18		
1552	H.D. FOWLER COMPANY	14816795	7006	<u>2EA TRIGGER START TORCHES, PARKS, M MEADE, MAY 18</u>	05/08/2018	89.82	.00	<u>01-6175 SMALL TOOLS</u>	1004	5/18		
Total 14816795:						447.32	.00					
1552	H.D. FOWLER COMPANY	14820142	7022	<u>6 STATION SPRINKLER CONTROLLER PARTS, M.MEADE, MAY'18</u>	05/10/2018	134.58	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/18		
Total 14820142:						134.58	.00					
Total H.D. FOWLER COMPANY:						581.90	.00					
HOCOCHAN HOLDINGS, INC.												
1619	HOCOCHAN HOLDINGS, INC.	AR635605		<u>MONTHLY COPYCARE, 5-3-18 TO 6-2-18, B/W & COLOR, MAY 18</u>	05/07/2018	121.56	.00	<u>01-6052 CONTRACT SERVICES</u>	0	5/18		
1619	HOCOCHAN HOLDINGS, INC.	AR635605		<u>MONTHLY COPYCARE, 5-3-18 TO 6-2-18, B/W & COLOR, MAY 18, P&Z</u>	05/07/2018	43.43	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	5/18		
1619	HOCOCHAN HOLDINGS, INC.	AR635605		<u>MONTHLY COPYCARE, 5-3-18 TO 6-2-18, B/W & COLOR, MAY 18, WATER</u>	05/07/2018	112.91	.00	<u>20-6052 CONTRACT SERVICES</u>	0	5/18		
1619	HOCOCHAN HOLDINGS, INC.	AR635605		<u>MONTHLY COPYCARE, 5-3-18 TO 6-2-18, B/W & COLOR, MAY 18, SEWER</u>	05/07/2018	112.91	.00	<u>21-6052 CONTRACT SERVICES</u>	0	5/18		

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				MAY'18	05/09/2018	106.20	.00	01-6125 LEGAL PUBLICATIONS	0	5/18		
	Total 1105804:					106.20	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1106863-A		<u>AD#1763096. LEGAL NOTICE, 18-01-ZC, THISTLE/VANDE</u>	05/16/2018	59.02	.00	01-6125 LEGAL PUBLICATIONS	1003	5/18		
	Total 1106863-A:					59.02	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1106863-B	7016	<u>AD#1763106. LEGAL NOTICE, WATERS EDGE RELEASE, T.BEHUNIN, MAY'18</u>	05/16/2018	53.84	.00	01-6125 LEGAL PUBLICATIONS	1003	5/18		
	Total 1106863-B:					53.84	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1107832	7059	<u>AD#1765902 & 1765925. LEGAL NOTICES, 18-08-SUP & 18-01-PUD, MAY'18</u>	05/23/2018	118.78	.00	01-6125 LEGAL PUBLICATIONS	1003	5/18		
	Total 1107832:					118.78	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1107832-A	7019	<u>AD#1763070 & 1765904. LEGAL NOTICES, 18-04-ZOA, 18-02-AN, & 18-02-CPF, J.HELLMAN, MAY'18</u>	05/23/2018	141.50	.00	01-6125 LEGAL PUBLICATIONS	1003	5/18		
	Total 1107832-A:					141.50	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1107832-B	7043	<u>AD#1764421. LEGAL NOTICE, 17-08-ZC, J.HELLMAN, MAY'18</u>	05/23/2018	58.28	.00	01-6125 LEGAL PUBLICATIONS	1003	5/18		
	Total 1107832-B:					58.28	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1107832-C	7055	<u>AD#1765566. LEGAL PUBLICATION FOR CORTEZ ANNEXATION, 18-01-AN, J.HELLMAN, MAY'18</u>	05/23/2018	44.96	.00	01-6125 LEGAL PUBLICATIONS	1003	5/18		

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Total 1107832-C:						44.96	.00					
Total IDAHO PRESS TRIBUNE, LLC:						582.58	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	107261		<u>PRO ACTION SERVICE AND MAINTENANCE , MAY 18</u>	05/15/2018	285.62	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	5/18		
1595	INTEGRINET SOLUTIONS, INC.	107261		<u>PRO ACTION SERVICE AND MAINTENANCE , MAY 18. P&Z</u>	05/15/2018	102.01	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	5/18		
1595	INTEGRINET SOLUTIONS, INC.	107261		<u>PRO ACTION SERVICE AND MAINTENANCE , MAY 18. WATER</u>	05/15/2018	265.23	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	5/18		
1595	INTEGRINET SOLUTIONS, INC.	107261		<u>PRO ACTION SERVICE AND MAINTENANCE , MAY 18. SEWER</u>	05/15/2018	265.23	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
1595	INTEGRINET SOLUTIONS, INC.	107261		<u>PRO ACTION SERVICE AND MAINTENANCE , MAY 18. PI</u>	05/15/2018	102.01	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
Total 107261:						1,020.10	.00					
1595	INTEGRINET SOLUTIONS, INC.	107371		<u>FIXED PRINTER ISSUE, PERFORMED PRO ACTION MAINTENANCE, MAY 18</u>	05/13/2018	12.32	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	5/18		
1595	INTEGRINET SOLUTIONS, INC.	107371		<u>FIXED PRINTER ISSUE, PERFORMED PRO ACTION MAINTENANCE, MAY 18. P&Z</u>	05/13/2018	4.40	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	5/18		
1595	INTEGRINET SOLUTIONS, INC.	107371		<u>FIXED PRINTER ISSUE, PERFORMED PRO ACTION MAINTENANCE, MAY 18. WATER</u>	05/13/2018	11.44	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	5/18		
1595	INTEGRINET SOLUTIONS, INC.	107371		<u>FIXED PRINTER ISSUE, PERFORMED PRO ACTION MAINTENANCE, MAY 18. SEWER</u>	05/13/2018	11.44	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		

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1595	INTEGRINET SOLUTIONS, INC.	107371		<u>FIXED PRINTER ISSUE, PERFORMED PRO ACTION MAINTENANCE, MAY 18, PI</u>	05/13/2018	4.40	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
Total 107371:						44.00	.00					
1595	INTEGRINET SOLUTIONS, INC.	107472		<u>PERFORMED PRO ACTION MAINTENANCE, MAY 18</u>	05/20/2018	19.70	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	5/18		
1595	INTEGRINET SOLUTIONS, INC.	107472		<u>PERFORMED PRO ACTION MAINTENANCE, MAY 18, P&Z</u>	05/20/2018	7.04	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	5/18		
1595	INTEGRINET SOLUTIONS, INC.	107472		<u>PERFORMED PRO ACTION MAINTENANCE, MAY 18, WATER</u>	05/20/2018	18.31	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	5/18		
1595	INTEGRINET SOLUTIONS, INC.	107472		<u>PERFORMED PRO ACTION MAINTENANCE, MAY 18, SEWER</u>	05/20/2018	18.31	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
1595	INTEGRINET SOLUTIONS, INC.	107472		<u>PERFORMED PRO ACTION MAINTENANCE, MAY 18, PI</u>	05/20/2018	7.04	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
Total 107472:						70.40	.00					
Total INTEGRINET SOLUTIONS, INC.:						1,134.50	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196041		<u>NATURAL GAS CONSUMPTION SR CENTER, MAY 18</u>	05/18/2018	198.56	198.56	<u>01-6290 UTILITIES</u>	1001	5/18	05/18/2018	
Total 48213519604111805101:						198.56	198.56					
37	INTERMOUNTAIN GAS CO	482634665411		<u>NATURAL GAS CONSUMPTION CITY HALL, APR 18</u>	05/18/2018	26.12	26.12	<u>01-6290 UTILITIES</u>	0	5/18	05/18/2018	
37	INTERMOUNTAIN GAS CO	482634665411		<u>NATURAL GAS CONSUMPTION CITY HALL, APR 18, P&Z</u>	05/18/2018	9.34	9.34	<u>01-6290 UTILITIES</u>	1003	5/18	05/18/2018	

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37	INTERMOUNTAIN GAS CO	482634665411		<u>NATURAL GAS CONSUMPTION CITY HALL, APR 18, WATER</u>	05/18/2018	24.27	24.27	<u>20-6290 UTILITIES EXPENSE</u>	0	5/18	05/18/2018	
37	INTERMOUNTAIN GAS CO	482634665411		<u>NATURAL GAS CONSUMPTION CITY HALL, APR 18, SEWER</u>	05/18/2018	24.27	24.27	<u>21-6290 UTILITIES EXPENSE</u>	0	5/18	05/18/2018	
37	INTERMOUNTAIN GAS CO	482634665411		<u>NATURAL GAS CONSUMPTION CITY HALL, APR 18, PI</u>	05/18/2018	9.34	9.34	<u>25-6290 UTILITIES EXPENSE</u>	0	5/18	05/18/2018	
Total 4826346654111851018:						93.34	93.34					
Total INTERMOUNTAIN GAS CO:						291.90	291.90					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	05012018-051		<u>SANITATION RECEIPT TRANSFER, 05-11-18 TO 05-17- 18 MAY 18</u>	05/18/2018	65,176.08	65,176.08	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	5/18	05/18/2018	
230	J & M SANITATION, INC.	05012018-051		<u>SANITATION RECEIPT TRANSFER, LESS FRANCHISE FEE 05-11-18 TO 05-17-18 MAY 18</u>	05/18/2018	-6,439.39	-6,439.39	<u>01-4170 FRANCHISE FEES</u>	0	5/18	05/18/2018	
Total 05012018-05172018:						58,736.69	58,736.69					
230	J & M SANITATION, INC.	05042018-051		<u>SANITATION RECEIPT TRANSFER, 05-04-18 TO 05-10- 18, MAY 18</u>	05/11/2018	49,196.08	49,196.08	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	5/18	05/11/2018	
230	J & M SANITATION, INC.	05042018-051		<u>SANITATION RECEIPT TRANSFER, LESS FEE, 05-04- 18 TO 05-10-18, MAY 18</u>	05/11/2018	-4,860.57	-4,860.57	<u>01-4170 FRANCHISE FEES</u>	0	5/18	05/11/2018	
Total 05042018-05102018:						44,335.51	44,335.51					
230	J & M SANITATION, INC.	05182018-052		<u>SANITATION RECEIPT TRANSFER, 5/18-24/2018</u>	05/24/2018	21,458.89	21,458.89	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	5/18	05/29/2018	
230	J & M SANITATION, INC.	05182018-052		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 5/18-24/2018</u>	05/24/2018	-2,120.14	-2,120.14	<u>01-4170 FRANCHISE FEES</u>	0	5/18	05/29/2018	

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Total 05182018-05242018:						19,338.75	19,338.75					
Total J & M SANITATION, INC.:						122,410.95	122,410.95					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	2847239		<u>BANK FEES, APR 18</u>	04/30/2018	27.03	.00	<u>01-6505 BANK FEES</u>	0	4/18		
1328	JACK HENRY & ASSOCIATES, INC.	2847239		<u>BANK FEES, APR 18, P&Z</u>	04/30/2018	9.66	.00	<u>01-6505 BANK FEES</u>	1003	4/18		
1328	JACK HENRY & ASSOCIATES, INC.	2847239		<u>BANK FEES, APR 18, WATER</u>	04/30/2018	25.11	.00	<u>20-6505 BANK FEES</u>	0	4/18		
1328	JACK HENRY & ASSOCIATES, INC.	2847239		<u>BANK FEES, APR 18, SEWER</u>	04/30/2018	25.11	.00	<u>21-6505 BANK FEES</u>	0	4/18		
1328	JACK HENRY & ASSOCIATES, INC.	2847239		<u>BANK FEES, APR 18, PI</u>	04/30/2018	9.66	.00	<u>25-6505 BANK FEES</u>	0	4/18		
Total 2847239:						96.57	.00					
Total JACK HENRY & ASSOCIATES, INC.:						96.57	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0116296		<u>PROFESSIONAL SERVICES KUNA DT REVITALIZATION, GENERAL FUND 9421.89, PUBLIC WORKS FUND 14,132.83, 3-4-18 TO 3-31-18, MAR 18</u>	04/19/2018	23,554.72	.00	<u>01-6045 CONTINGENCY</u>	1119	3/18		
Total 0116296:						23,554.72	.00					
1236	J-U-B ENGINEERS, INC.	0116297		<u>KUNA W 2ND ST PARKING LOT, SERVICES 3-4-18 TO 3-31-18, APR 18</u>	04/19/2018	616.00	.00	<u>03-6382_EXP- COMPASS CIM PARKING LOT</u>	0	4/18		
Total 0116297:						616.00	.00					

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1236	J-U-B ENGINEERS, INC.	0116536		<u>KUNA DOWNTOWN REVITALIZATION. PROFESSIONAL SERVICES FROM 3-4-18 TO 5-3-18. MAY 18</u>	05/03/2018	5,000.00	.00	<u>03-6378 EXPENDITURE- CDBG DWNTWN REVIT.</u>	0	5/18		
Total 0116536:						5,000.00	.00					
Total J-U-B ENGINEERS, INC.:						29,170.72	.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	685		<u>FIBER OPTIC LEASE FOR MAY 18</u>	05/29/2018	84.00	.00	<u>01-6255 TELEPHONE</u>	0	5/18		
199	KUNA JT. SCHOOL DISTRICT NO. 3	685		<u>FIBER OPTIC LEASE FOR MAY 18. P&Z</u>	05/29/2018	30.00	.00	<u>01-6255 TELEPHONE</u>	1003	5/18		
199	KUNA JT. SCHOOL DISTRICT NO. 3	685		<u>FIBER OPTIC LEASE FOR MAY 18. WATER</u>	05/29/2018	78.00	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	5/18		
199	KUNA JT. SCHOOL DISTRICT NO. 3	685		<u>FIBER OPTIC LEASE FOR MAY 18. SEWER</u>	05/29/2018	78.00	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	5/18		
199	KUNA JT. SCHOOL DISTRICT NO. 3	685		<u>FIBER OPTIC LEASE FOR MAY 18. PI</u>	05/29/2018	30.00	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	5/18		
Total 685:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A98046	6905	<u>PVC COUPLERS. PI REPAIR, R.FORD. APR.'18</u>	04/23/2018	5.95	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	4/18		
Total A98046:						5.95	.00					
499	KUNA LUMBER	A98047	6907	<u>COUPLERS, BUSHINGS, ADAPTERS, PI STOCK AND REPAIRS. J.WEBB. APR.'18</u>	04/23/2018	16.91	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	4/18		

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Total A98047:						16.91	.00					
499	KUNA LUMBER	A98579	7004	<u>3 BGS CONCRETE FOR SR CTR SIGN, D POLENTZ, PARKS, MAY 18</u>	05/08/2018	11.97	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	5/18		
Total A98579:						11.97	.00					
499	KUNA LUMBER	A98748	7036	<u>MARKING PAINT TO MARK SPRINKLER LINES, ETC. MAY'18</u>	05/14/2018	50.97	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/18		
Total A98748:						50.97	.00					
499	KUNA LUMBER	A98785	7048	<u>RIVETS FOR FOR SPRINKLER VAN #32, B BURR, MAY 18, PI</u>	05/15/2018	6.29	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	5/18		
Total A98785:						6.29	.00					
499	KUNA LUMBER	B111672	6828	<u>3PK INDOOR BUG KILLER, M.FISETTE, APR.'18</u>	04/09/2018	21.84	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		
Total B111672:						21.84	.00					
499	KUNA LUMBER	B111703	6835	<u>LEAF RAKE, M.FISETTE, MAR.'18</u>	04/10/2018	7.46	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	4/18		
Total B111703:						7.46	.00					
499	KUNA LUMBER	B112174	6902	<u>1/4 IN COPPER PIPE FOR PI, R FORD, PI, APR 18</u>	04/20/2018	.63	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/18		
Total B112174:						.63	.00					

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				M.MEADE, MAY'18	05/22/2018	26.36	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	5/18		
Total B113681:						26.36	.00					
499	KUNA LUMBER	B113796	7102	<u>FLASHLIGHT, BLDG INSP. MAY 18</u>	05/24/2018	6.29	.00	<u>01-6175 SMALL TOOLS</u>	1005	5/18		
Total B113796:						6.29	.00					
499	KUNA LUMBER	B113973	7115	<u>3/4 " BALL VALVE FOR SPRAYER FOR FARM. R.WARWICK, MAY'18</u>	05/29/2018	3.59	.00	<u>21-6090 FARM EXPENDITURES</u>	0	5/18		
Total B113973:						3.59	.00					
Total KUNA LUMBER:						341.39	.00					
KUNA WELDING												
46	KUNA WELDING	4193	6988	<u>HEADGATE MADE FOR GL MAIN ST AND AVE A. J COX, WATER, MAY 18</u>	05/04/2018	13.56	.00	<u>25-6115 MAINT & REPAIR-SYSTEM- GRAVITY</u>	0	5/18		
Total 4193:						13.56	.00					
Total KUNA WELDING:						13.56	.00					
LES SCHWAB TIRES												
221	LES SCHWAB TIRES	12800304858	7054	<u>FRONT TIRE REPAIR ON LAWNMOWER, C.MCDANIEL, MAY'18</u>	05/16/2018	9.56	.00	<u>21-6090 FARM EXPENDITURES</u>	0	5/18		
Total 12800304858:						9.56	.00					
221	LES SCHWAB TIRES	12800305795	7082	<u>TIRES FOR JOHN DEERE GATOR, BRAKE ROTORS TURNED FOR TRUCK #24, S HOWELL, PARKS, MAY 18</u>	05/22/2018	43.00	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	5/18		

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221	LES SCHWAB TIRES	12800305795	7082	<u>TIRES FOR JOHN DEERE GATOR, BRAKE ROTORS TURNED FOR TRUCK #24, S HOWELL, PARKS, MAY 18</u>	05/22/2018	515.78	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/18		
Total 12800305795:						558.78	.00					
221	LES SCHWAB TIRES	CR128002967		<u>CREDIT MEMO FOR OVERPAYMENT, MAY 18</u>	03/27/2018	-10.00	.00	<u>01-6505 BANK FEES</u>	0	5/18		
Total CR12800296773:						-10.00	.00					
Total LES SCHWAB TIRES:						558.34	.00					
MILLIPORE CORPORATION												
1421	MILLIPORE CORPORATION	8420778A	6776	<u>UV LAMP/CABLE, MILLIPAK EXPRESS FILTERS, TEX CARTRIDGE, PROGARD 2 ALONE LONG PACK, T SHAFFER, MAR 18, SEWER</u>	03/28/2018	1,996.62	1,996.62	<u>21-6152 M & R - LABORATORY COSTS</u>	0	3/18	05/24/2018	
Total 8420778A:						1,996.62	1,996.62					
1421	MILLIPORE CORPORATION	8421493A	6776	<u>UV LAMP FOR MQ CENTURY, MAR18, SEWER</u>	03/29/2018	612.42	612.42	<u>21-6152 M & R - LABORATORY COSTS</u>	0	3/18	05/24/2018	
Total 8421493A:						612.42	612.42					
1421	MILLIPORE CORPORATION	8432971A	6776	<u>TANK MILLIPAK FILTER, MAY 18, SEWER</u>	05/05/2018	234.72	234.72	<u>21-6152 M & R - LABORATORY COSTS</u>	0	5/18	05/24/2018	
Total 8432971A:						234.72	234.72					
1421	MILLIPORE CORPORATION	8477029	6820	<u>REPAIR DEIONIZED WATER PURIFICATION SYSTEM IN LAB AT NWWTP, T SHAFFER, SEWER, APR 18</u>	05/08/2018	932.50	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	5/18		

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Total 8477029:						932.50	.00					
Total MILLIPORE CORPORATION:						3,776.26	2,843.76					
PARTS, INC.												
470	PARTS, INC.	165519	7038	<u>DOOR HANDLE FOR TRUCK #14. S.HOWELLE. MAY'18</u>	05/14/2018	21.38	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	5/18		
Total 165519:						21.38	.00					
470	PARTS, INC.	165607	7046	<u>FLOOR DRY FOR SHOP FLOOR, S.HOWELL, MAY'18</u>	05/15/2018	9.20	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	5/18		
470	PARTS, INC.	165607	7046	<u>FLOOR DRY FOR SHOP FLOOR, S.HOWELL, MAY'18</u>	05/15/2018	3.68	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	5/18		
470	PARTS, INC.	165607	7046	<u>FLOOR DRY FOR SHOP FLOOR, S.HOWELL, MAY'18</u>	05/15/2018	3.68	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	5/18		
470	PARTS, INC.	165607	7046	<u>FLOOR DRY FOR SHOP FLOOR, S.HOWELL, MAY'18</u>	05/15/2018	1.84	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	5/18		
Total 165607:						18.40	.00					
470	PARTS, INC.	165701	7052	<u>HOSE CLAMP PLIERS. S.HOWELL, MAY'18 - ADMIN</u>	05/16/2018	27.49	.00	<u>01-6175 SMALL TOOLS</u>	0	5/18		
470	PARTS, INC.	165701	7052	<u>HOSE CLAMP PLIERS. S.HOWELL, MAY'18 - WATER</u>	05/16/2018	11.00	.00	<u>20-6175 SMALL TOOLS</u>	0	5/18		
470	PARTS, INC.	165701	7052	<u>HOSE CLAMP PLIERS. S.HOWELL, MAY'18 - SEWER</u>	05/16/2018	11.00	.00	<u>21-6175 SMALL TOOLS</u>	0	5/18		
470	PARTS, INC.	165701	7052	<u>HOSE CLAMP PLIERS. S.HOWELL, MAY'18 - P.I</u>	05/16/2018	5.50	.00	<u>25-6175 SMALL TOOLS</u>	0	5/18		
Total 165701:						54.99	.00					
470	PARTS, INC.	165796	7065	<u>OIL FILTERS FOR THE BACKHOE-STOCK, MAY'18</u>	05/17/2018	11.57	.00	<u>01-6142 MAINT. & REPAIR -</u>				

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								EQUIPMENT	1004	5/18		
470	PARTS, INC.	165796	7065	<u>OIL FILTERS FOR THE BACKHOE-STOCK, MAY'18</u>	05/17/2018	15.27	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	5/18		
470	PARTS, INC.	165796	7065	<u>OIL FILTERS FOR THE BACKHOE-STOCK, MAY'18</u>	05/17/2018	15.27	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
470	PARTS, INC.	165796	7065	<u>OIL FILTERS FOR THE BACKHOE-STOCK, MAY'18</u>	05/17/2018	4.16	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
470	PARTS, INC.	165796	7065	<u>TRACTOR FLUID FOR SHOP SUPPLY, MAY'18</u>	05/17/2018	23.74	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	5/18		
470	PARTS, INC.	165796	7065	<u>TRACTOR FLUID FOR SHOP SUPPLY, MAY'18</u>	05/17/2018	9.50	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	5/18		
470	PARTS, INC.	165796	7065	<u>TRACTOR FLUID FOR SHOP SUPPLY, MAY'18</u>	05/17/2018	9.50	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
470	PARTS, INC.	165796	7065	<u>TRACTOR FLUID FOR SHOP SUPPLY, MAY'18</u>	05/17/2018	4.76	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
Total 165796:						93.77	.00					
470	PARTS, INC.	165878	7073	<u>BRAKE PADS FOR PARKS TRUCK #24, MAY'18</u>	05/18/2018	76.28	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	5/18		
Total 165878:						76.28	.00					
470	PARTS, INC.	166221		<u>5 EA. HOSES FOR THE SPRAYERS, M.MEADE, MAY'18</u>	05/23/2018	10.90	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/18		
Total 166221:						10.90	.00					

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470	PARTS, INC.	166252	7093	<u>O2 SENSOR FOR TRUCK #1, MAY'18</u>	05/23/2018	56.99	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	5/18		
Total 166252:						56.99	.00					
470	PARTS, INC.	166622	7114	<u>TOGGLE SWITCH FOR SPRAYER REPAIR, M.MEADE, MAY'18</u>	05/29/2018	5.65	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/18		
Total 166622:						5.65	.00					
Total PARTS, INC.:						338.36	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	880800		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 6/1-30/18</u>	06/01/2018	211.25	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	6/18		
1021	PEAK ALARM COMPANY, INC	880800		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 6/1-30/18</u>	06/01/2018	52.81	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	6/18		
Total 880800:						264.06	.00					
1021	PEAK ALARM COMPANY, INC	880848		<u>ALARM MONITORING FOR TREATMENT PLANT, 6/1-8/31/18</u>	06/01/2018	92.13	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	6/18		
Total 880848:						92.13	.00					
Total PEAK ALARM COMPANY, INC:						356.19	.00					
PLAYCORE WISCONSIN INC												
798	PLAYCORE WISCONSIN INC	PJI 0084173		<u>9' UPRIGHT ASSEMBLY TO REPLACE UPRIGHT AT WINCHESTER PARK, MAY 18, PARKS</u>	05/10/2018	384.70	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/18		

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Total PJI 0084173:						384.70	.00					
Total PLAYCORE WISCONSIN INC:						384.70	.00					
RAIN FOR RENT												
144	RAIN FOR RENT	1192770	6916	<u>PIPE AND BUSHINGS, M.FISETTE, APR.'18</u>	04/24/2018	375.25	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		
Total 1192770:						375.25	.00					
144	RAIN FOR RENT	1206558	7099	<u>5 EA. MAIN VALVE STUBS, 10 EA. STEEL VALVE STEMS, 10 EA. UNIVERSAL VALVE DISCS, C.MCDANIEL, MAY'18</u>	05/24/2018	255.00	.00	<u>21-6090 FARM EXPENDITURES</u>	0	5/18		
Total 1206558:						255.00	.00					
Total RAIN FOR RENT:						630.25	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	P932850	6712	<u>PHASE II LIGHT POLES FOR GREENBELT LIGHTING PROJECT, B.BACHMAN, MAY'18</u>	05/14/2018	28,492.22	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1015	5/18		
Total P932850:						28,492.22	.00					
Total REXEL USA, INC.:						28,492.22	.00					
ROCKY MOUNTAIN TURF & INDUSTRI												
478	ROCKY MOUNTAIN TURF & INDUSTRI	P02103	7011	<u>BELT FOR JACOBSON MOWER, S.HOWELL, MAY'18</u>	05/08/2018	128.15	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/18		
Total P02103:						128.15	.00					
478	ROCKY MOUNTAIN TURF & INDUSTRI	P02168	7033	<u>REPLACEMENT BLADES FOR THE JACOBSON MOWER, S.HOWELL, MAY'18</u>	05/11/2018	254.17	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/18		

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Total P02168:						254.17	.00					
Total ROCKY MOUNTAIN TURF & INDUSTRI:						382.32	.00					
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5004794107A		<u>SHARP CORPORATION LEASE, MX2615N , MAY 18, PARKS</u>	05/06/2018	17.33	17.33	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	5/18	05/24/2018	
1734	SHARP ELECTRONICS CORP - LEASE	5004794107A		<u>SHARP CORPORATION LEASE, MX2615N , MAY 18, WATER</u>	05/06/2018	27.92	27.92	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18	05/24/2018	
1734	SHARP ELECTRONICS CORP - LEASE	5004794107A		<u>SHARP CORPORATION LEASE, MX2615N , MAY 18, SEWER</u>	05/06/2018	34.65	34.65	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18	05/24/2018	
1734	SHARP ELECTRONICS CORP - LEASE	5004794107A		<u>SHARP CORPORATION LEASE, MX2615N , MAY 18, PI</u>	05/06/2018	16.36	16.36	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18	05/24/2018	
Total 5004794107A:						96.26	96.26					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	96.26					
SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216034517	6768	<u>500 LBS RYEGRASS, 300 BAGS FERTILIZER, 6 JUGS SPRAYWET, 7 DRUMS ROUNDUP, B.WITHROW, MAY'18</u>	04/02/2018	7,883.72	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/18		
491	SIMPLOT PARTNERS	216034517	6768	<u>500 LBS RYEGRASS, 300 BAGS FERTILIZER, 6 JUGS SPRAYWET, 7 DRUMS ROUNDUP, B.WITHROW, MAY'18</u>	04/02/2018	2,311.51	.00	<u>21-6090 FARM EXPENDITURES</u>	0	5/18		
491	SIMPLOT PARTNERS	216034517	6768	<u>500 LBS RYEGRASS, 300 BAGS FERTILIZER, 6 JUGS SPRAYWET, 7 DRUMS ROUNDUP, B.WITHROW, MAY'18</u>	04/02/2018	226.77	.00	<u>20-6150 M & R - SYSTEM</u>	0	5/18		

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Total 216034517:						10,422.00	.00					
491	SIMPLOT PARTNERS	216034584	6768	<u>300 BAGS OF FERTILIZER, B.WITHROW, APR'18</u>	04/04/2018	5,939.70	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/18		
491	SIMPLOT PARTNERS	216034584	6768	<u>300 BAGS OF FERTILIZER, B.WITHROW, APR'18</u>	04/04/2018	627.35	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/18		
491	SIMPLOT PARTNERS	216034584	6768	<u>300 BAGS OF FERTILIZER, B.WITHROW, APR'18</u>	04/04/2018	257.95	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	4/18		
Total 216034584:						6,825.00	.00					
491	SIMPLOT PARTNERS	216034633	6768	<u>62 JUGS OF 2-4-D AND 12 JUGS OF NUTRIWASH, B.WITHROW, APR.'18</u>	04/05/2018	156.00	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/18		
491	SIMPLOT PARTNERS	216034633	6768	<u>62 JUGS OF 2-4-D AND 12 JUGS OF NUTRIWASH, B.WITHROW, APR.'18</u>	04/05/2018	2,588.50	.00	<u>21-6090 FARM EXPENDITURES</u>	0	4/18		
Total 216034633:						2,744.50	.00					
Total SIMPLOT PARTNERS:						19,991.50	.00					
SPECIALTY PLASTICS & FABRICATI, INC.												
1477	SPECIALTY PLASTICS & FABRICATI, INC.	72203	7075	<u>2 EA. 3" PVC CHECK VALVES FOR PROCESS BUILDING, T.SHAFER, MAY'18</u>	05/22/2018	879.28	.00	<u>21-6150 M & R - SYSTEM</u>	0	5/18		
Total 72203:						879.28	.00					
Total SPECIALTY PLASTICS & FABRICATI, INC.:						879.28	.00					
ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	425240566		<u>NEW SEASONAL EMPLOYEE DRUG SCREENING, MAY'18 - PARKS</u>	05/02/2018	40.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1004	5/18		

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Total 425240566:						40.00	.00					
Total ST. LUKE'S REGIONAL MEDICAL CENTER:						40.00	.00					
TAYLOR CORPORATION												
1435	TAYLOR CORPORATION	181151729	6995	<u>BUSINESS CARDS FOR S WEIGER, J HELLMAN, MAY 18, P&Z</u>	05/17/2018	71.76	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	5/18		
1435	TAYLOR CORPORATION	181151729	6995	<u>1 CS SECURITY WINDOW ENVELOPES, BUSINESS CARDS FOR J HELLMAN AND NEW EMPLOYEE SAM WEIGER, MAY 18, WATER</u>	05/17/2018	3.53	.00	<u>20-6165 OFFICE SUPPLIES</u>	1003	5/18		
1435	TAYLOR CORPORATION	181151729	6995	<u>BUSINESS CARDS FOR S WEIGER, J HELLMAN, MAY 18, SEWER</u>	05/17/2018	3.53	.00	<u>21-6165 OFFICE SUPPLIES</u>	1003	5/18		
1435	TAYLOR CORPORATION	181151729	6995	<u>BUSINESS CARDS FOR S WEIGER, J HELLMAN, MAY 18, PI</u>	05/17/2018	1.18	.00	<u>25-6165 OFFICE SUPPLIES</u>	1003	5/18		
1435	TAYLOR CORPORATION	181151729	6995	<u>1 CS SECURITY WINDOW ENVELOPES, MAY 18</u>	05/17/2018	34.18	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/18		
1435	TAYLOR CORPORATION	181151729	6995	<u>1 CS SECURITY WINDOW ENVELOPES, MAY 18, P&Z</u>	05/17/2018	12.22	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	5/18		
1435	TAYLOR CORPORATION	181151729	6995	<u>1 CS SECURITY WINDOW ENVELOPES, MAY 18, WATER</u>	05/17/2018	31.76	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	5/18		
1435	TAYLOR CORPORATION	181151729	6995	<u>1 CS SECURITY WINDOW ENVELOPES, MAY 18, SEWER</u>	05/17/2018	31.76	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/18		
1435	TAYLOR CORPORATION	181151729	6995	<u>1 CS SECURITY WINDOW ENVELOPES, MAY 18, PI</u>	05/17/2018	12.22	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	5/18		
Total 181151729:						202.14	.00					
Total TAYLOR CORPORATION:						202.14	.00					

TITANIUM EXCAVATION LLC

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1938	TITANIUM EXCAVATION LLC	W201821	7025	<u>EXCAVATING ON RED SAND- WATER SERVICE REPAIR, D.CROSSLEY, MAY'18</u>	05/07/2018	728.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	5/18		
Total W201821:						728.00	.00					
Total TITANIUM EXCAVATION LLC:						728.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:05555278	7032	<u>3 EA. 5-GALLON BOTTLES OF WATER FOR MAINTENANCE SHOP, MAY'18</u>	05/11/2018	17.10	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	5/18		
Total 2160:05555278:						17.10	.00					
992	TREASURE VALLEY COFFEE	2160:05575785	7031	<u>3 EA. 5-GALLON BOTTLES OF WATER FOR CITY HALL, MAY.'18</u>	05/11/2018	17.10	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/18		
Total 2160:05575785:						17.10	.00					
992	TREASURE VALLEY COFFEE	2160:05583926	7063	<u>5 EA. 5-GALLON BOTTLES OF WATER FOR THE TREATMENT PLANT, MAY'18</u>	05/17/2018	11.44	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	5/18		
992	TREASURE VALLEY COFFEE	2160:05583926	7063	<u>5 EA. 5-GALLON BOTTLES OF WATER FOR THE TREATMENT PLANT, MAY'18</u>	05/17/2018	11.45	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	5/18		
992	TREASURE VALLEY COFFEE	2160:05583926	7063	<u>5 EA. 5-GALLON BOTTLES OF WATER FOR THE TREATMENT PLANT, MAY'18</u>	05/17/2018	4.36	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	5/18		
Total 2160:05583926:						27.25	.00					
992	TREASURE VALLEY COFFEE	2160:05596049	7109	<u>4 EA. 5-GALLON BOTTLES OF WATER AND 1 COOLER RENTAL FOR THE MAINTENANCE SHOP, MAY'18</u>	05/25/2018	32.80	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	5/18		

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Total 2160:05596049:						32.80	.00					
992	TREASURE VALLEY COFFEE	2160:05596260	7108	<u>6 EA. 5-GALLON BOTTLES OF WATER AND 2 COOLER RENTALS FOR CITY HALL, MAY'18</u>	05/25/2018	62.20	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	5/18		
Total 2160:05596260:						62.20	.00					
Total TREASURE VALLEY COFFEE:						156.45	.00					
TUFF FENCE COMPANY LLC												
1528	TUFF FENCE COMPANY LLC	4		<u>INSTALLATION OF SOLID PRIVACY FENCE AND 2 WALK GATES AT THE SPLASH PAD, B.WITHROW, MAY'18</u>	05/21/2018	3,075.00	.00	<u>03-6368 EXPEND-KUNA POOL/FITNESS FAC.</u>	1067	5/18		
Total 4:						3,075.00	.00					
Total TUFF FENCE COMPANY LLC:						3,075.00	.00					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	357883990		<u>SERVICE CONTRACT FOR COPIERS AT CITY HALL, MODEL #MPC4504EX, SERIAL #S: C737M540938 & C737M540155, FOR MAY AND JUNE 2018 - ADMIN</u>	05/30/2018	240.97	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	5/18		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	357883990		<u>SERVICE CONTRACT FOR COPIERS AT CITY HALL, MODEL #MPC4504EX, SERIAL #S: C737M540938 & C737M540155, FOR MAY AND JUNE 2018 - P & Z</u>	05/30/2018	86.06	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	5/18		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	357883990		<u>SERVICE CONTRACT FOR COPIERS AT CITY HALL, MODEL #MPC4504EX, SERIAL #S: C737M540938 & C737M540155, FOR MAY AND JUNE 2018 - WATER</u>	05/30/2018	223.76	.00	<u>20-6142 MAINT. & REPAIRS-EQUIPMENT</u>	0	5/18		

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1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	357883990		<u>SERVICE CONTRACT FOR COPIERS AT CITY HALL, MODEL #MPC4504EX, SERIAL #: C737M540938 & C737M540155, FOR MAY AND JUNE 2018 - SEWER</u>	05/30/2018	223.76	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	357883990		<u>SERVICE CONTRACT FOR COPIERS AT CITY HALL, MODEL #MPC4504EX, SERIAL #: C737M540938 & C737M540155, FOR MAY AND JUNE 2018 - P.I</u>	05/30/2018	86.05	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
Total 357883990:						860.60	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						860.60	.00					
UNITED LABORATORIES												
312	UNITED LABORATORIES	INV223432	7037	<u>LIBERATOR BACTERIAL TO CONTROL GREASE IN LIFT STATIONS, T.SHAFFER, MAY'18</u>	05/15/2018	349.88	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	5/18		
Total INV223432:						349.88	.00					
Total UNITED LABORATORIES:						349.88	.00					
UNIVAR USA, INC.												
1410	UNIVAR USA, INC.	NA594704	6909	<u>ALUMINUM SULFATE, T.SHAFFER, APR.'18</u>	05/10/2018	5,052.60	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	5/18		
Total NA594704:						5,052.60	.00					
1410	UNIVAR USA, INC.	NA594869	7049	<u>96 PAILS OF HYPOCHLORITE TABLETS, MAY'18</u>	05/16/2018	10,800.98	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	5/18		
Total NA594869:						10,800.98	.00					

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Total UNIVAR USA, INC.:						15,853.58	.00					
URBAN RESTORATION GROUP U.S. INC												
1937	URBAN RESTORATION GROUP U.S. INC	00020339	7020	<u>GRAFFITI REMOVER, J.LORENTZ, MAY'18</u>	05/10/2018	71.50	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/18		
Total 00020339:						71.50	.00					
Total URBAN RESTORATION GROUP U.S. INC:						71.50	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	570358	7029	<u>CHLORINE PACKETS FOR SAMPLES, D.CROSSLEY, MAY'18</u>	05/11/2018	143.65	.00	<u>20-6151 M & R - PROCESS CHEMICALS</u>	0	5/18		
Total 570358:						143.65	.00					
265	USA BLUE BOOK	571903	7040	<u>1 EA VACUUM TRAP, 9 PKGS PIPE T TIPS, 2 EA CHLORINE SWIFTEST DISPENSER REFILLS, 2 PKGS AMMONIA REAGENT, 2 PKGS AMMONIA TESTS, T.SHAFER, MAY'18</u>	05/14/2018	685.63	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	5/18		
265	USA BLUE BOOK	571903	7040	<u>1 EA. PUMP TUBE W/ENDS, T.SHAFER, MAY'18</u>	05/14/2018	81.51	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
Total 571903:						767.14	.00					
Total USA BLUE BOOK:						910.79	.00					
UTILITY REFUND #5												
1923	UTILITY REFUND #5	160690.03		<u>HEATHER GUARDIOLA, 308 W FARMALL WAY, UTILITY REFUND</u>	05/30/2018	16.87	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 160690.03:						16.87	.00					

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1923	UTILITY REFUND #5	173200.02		<u>ELMER MUNOZ, 1467 W SCOOP ST, UTILITY REFUND</u>	05/30/2018	81.87	.00	99-1075 Utility Cash Clearing	0	5/18		
Total 173200.02:						81.87	.00					
1923	UTILITY REFUND #5	183970.01		<u>DOUGLAS DYMOCK, 1752 N CALAVERAS DR, UTILITY REFUND</u>	05/30/2018	77.89	.00	99-1075 Utility Cash Clearing	0	5/18		
Total 183970.01:						77.89	.00					
1923	UTILITY REFUND #5	200335.05		<u>JULIE HOLM, 311 E WOOD OWL DR, UTILITY REFUND</u>	05/30/2018	145.12	.00	99-1075 Utility Cash Clearing	0	5/18		
Total 200335.05:						145.12	.00					
1923	UTILITY REFUND #5	203040.01		<u>STACY D CONNER, 492 E WHITBECK ST, UTILITY REFUND</u>	05/30/2018	6.93	.00	99-1075 Utility Cash Clearing	0	5/18		
Total 203040.01:						6.93	.00					
1923	UTILITY REFUND #5	230290.02		<u>KIRK CURREY JR, 652 S RED OAK AVE, UTILITY REFUND</u>	05/30/2018	83.05	.00	99-1075 Utility Cash Clearing	0	5/18		
Total 230290.02:						83.05	.00					
1923	UTILITY REFUND #5	264440.02		<u>FERNANDO MORALES, 2073 W MELON DR, UTILITY REFUND</u>	05/30/2018	90.95	.00	99-1075 Utility Cash Clearing	0	5/18		
Total 264440.02:						90.95	.00					
1923	UTILITY REFUND #5	274655.02		<u>ROBERT TERRELL, 278 W QUAKING ASPEN LN, UTILITY REFUND</u>	05/30/2018	79.43	.00	99-1075 Utility Cash Clearing	0	5/18		

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Total 274655.02:						79.43	.00					
1923	UTILITY REFUND #5	277013.01		<u>CBH HOMES, 632 W QUAKING ASPEN DR, UTILITY REFUND</u>	05/18/2018	59.44	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 277013.01:						59.44	.00					
1923	UTILITY REFUND #5	277018.01		<u>CBH HOMES, 2558 N HONEYSUCKLE WAY, UTILITY REFUND</u>	05/30/2018	143.84	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 277018.01:						143.84	.00					
1923	UTILITY REFUND #5	277046.01		<u>CBH HOMES, 2498 N IDITAROD WAY, UTILITY REFUND</u>	05/30/2018	12.64	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 277046.01:						12.64	.00					
1923	UTILITY REFUND #5	278103.01		<u>CBH HOMES, 3063 W FUJI CT, UTILITY REFUND</u>	05/30/2018	51.02	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 278103.01:						51.02	.00					
1923	UTILITY REFUND #5	278138.01		<u>CBH HOMES, 8901 S ROYAL GALA AVE, UTILITY REFUND</u>	05/30/2018	87.61	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 278138.01:						87.61	.00					
1923	UTILITY REFUND #5	280720.03		<u>MATTHEW D HEINRICH, 1348 W HEARTLAND DR, UTILITY REFUND</u>	05/18/2018	83.43	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 280720.03:						83.43	.00					
1923	UTILITY REFUND #5	291014.01		<u>CBH HOMES, 3366 W TRIBUTE ST, UTILITY REFUND</u>	05/30/2018	29.80	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		

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Total 291014.01:						29.80	.00					
1923	UTILITY REFUND #5	291015.01		<u>CBH HOMES, 3348 W TRIBUTE ST, UTILITY REFUND</u>	05/30/2018	40.72	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 291015.01:						40.72	.00					
1923	UTILITY REFUND #5	291017.01		<u>CBH HOMES, 3312 W TRIBUTE ST, UTILITY REFUND</u>	05/18/2018	51.64	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 291017.01:						51.64	.00					
1923	UTILITY REFUND #5	302048.01		<u>RIVERWOOD HOMES, 601 E MERINO ST, UTILITY REFUND</u>	05/30/2018	9.31	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 302048.01:						9.31	.00					
1923	UTILITY REFUND #5	303108.01		<u>HUBBLE HOMES, 2265 N GREENVILLE AVE, UTILITY REFUNDS</u>	05/30/2018	11.08	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 303108.01:						11.08	.00					
1923	UTILITY REFUND #5	303112.01		<u>HUBBLE HOMES, 884 E FIRESTONE DR, UTILITY REFUND</u>	05/18/2018	71.92	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 303112.01:						71.92	.00					
1923	UTILITY REFUND #5	318222.01		<u>SCOTT LAIDLAW, S SAILER PL, UTILITY REFUND</u>	05/30/2018	54.72	.00	<u>99-1075 Utility Cash Clearing</u>	0	5/18		
Total 318222.01:						54.72	.00					
Total UTILITY REFUND #5:						1,289.28	.00					

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VICTORY GREENS												
364	VICTORY GREENS	443978	7050	<u>6 LOADS ROAD MIX FOR SPLASH PAD, K.DUTRA, MAY'18</u>	05/15/2018	107.70	.00	<u>03-6368 EXPEND-KUNA POOL/FITNESS FAC.</u>	1067	5/18		
Total 443978:						107.70	.00					
364	VICTORY GREENS	443986	7050	<u>6 LOADS ROAD MIX FOR SPLASH PAD, K.DUTRA, MAY'18</u>	05/15/2018	107.70	.00	<u>03-6368 EXPEND-KUNA POOL/FITNESS FAC.</u>	1067	5/18		
Total 443986:						107.70	.00					
Total VICTORY GREENS:						215.40	.00					
W.W. GRAINGER												
162	W.W. GRAINGER	9795863928	7081	<u>OVERLOAD RELAY, IEC MAGNETIC 120 VAC, T.SHAFFER, MAY'18</u>	05/22/2018	804.45	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	5/18		
Total 9795863928:						804.45	.00					
Total W.W. GRAINGER:						804.45	.00					
WESTERN BUILDING MAINTENANCE, INC.												
1499	WESTERN BUILDING MAINTENANCE, INC.	0108264-IN		<u>MONTHLY JANITORIAL SERVICES FOR FEBRUARY 2018, SENIOR CENTER</u>	05/23/2018	330.33	.00	<u>01-6025 JANITORIAL</u>	1001	2/18		
Total 0108264-IN:						330.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0108265-IN		<u>MONTHLY JANITORIAL SERVICES FOR MAR 2018, SENIOR CENTER</u>	05/23/2018	330.33	.00	<u>01-6025 JANITORIAL</u>	1001	3/18		
Total 0108265-IN:						330.33	.00					

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1499	WESTERN BUILDING MAINTENANCE, INC.	0108266-IN		<u>MONTHLY JANITORIAL SERVICES FOR APR.'18, SENIOR CENTER</u>	05/23/2018	330.33	.00	<u>01-6025 JANITORIAL</u>	1001	4/18		
Total 0108266-IN:						330.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0108728-IN		<u>MONTHLY JANITORIAL SERVICES FOR MAY'18 - CITY HALL - ADMIN</u>	05/25/2018	120.40	.00	<u>01-6025 JANITORIAL</u>	0	5/18		
1499	WESTERN BUILDING MAINTENANCE, INC.	0108728-IN		<u>MONTHLY JANITORIAL SERVICES FOR MAY'18 - CITY HALL - P & Z</u>	05/25/2018	43.00	.00	<u>01-6025 JANITORIAL</u>	1003	5/18		
1499	WESTERN BUILDING MAINTENANCE, INC.	0108728-IN		<u>MONTHLY JANITORIAL SERVICES FOR MAY'18 - CITY HALL - WATER</u>	05/25/2018	111.80	.00	<u>20-6025 JANITORIAL</u>	0	5/18		
1499	WESTERN BUILDING MAINTENANCE, INC.	0108728-IN		<u>MONTHLY JANITORIAL SERVICES FOR MAY'18 - CITY HALL - SEWER</u>	05/25/2018	111.80	.00	<u>21-6025 JANITORIAL</u>	0	5/18		
1499	WESTERN BUILDING MAINTENANCE, INC.	0108728-IN		<u>MONTHLY JANITORIAL SERVICES FOR MAY'18 - CITY HALL - P.I</u>	05/25/2018	43.00	.00	<u>25-6025 JANITORIAL</u>	0	5/18		
Total 0108728-IN:						430.00	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0108729-IN		<u>MONTHLY JANITORIAL SERVICES FOR MAY'18 - TREATMENT PLANT - WATER</u>	05/25/2018	31.50	.00	<u>20-6025 JANITORIAL</u>	0	5/18		
1499	WESTERN BUILDING MAINTENANCE, INC.	0108729-IN		<u>MONTHLY JANITORIAL SERVICES FOR MAY'18 - TREATMENT PLANT - SEWER</u>	05/25/2018	31.50	.00	<u>21-6025 JANITORIAL</u>	0	5/18		
1499	WESTERN BUILDING MAINTENANCE, INC.	0108729-IN		<u>MONTHLY JANITORIAL SERVICES FOR MAY'18 - TREATMENT PLANT - P.I</u>	05/25/2018	12.00	.00	<u>25-6025 JANITORIAL</u>	0	5/18		
Total 0108729-IN:						75.00	.00					
Total WESTERN BUILDING MAINTENANCE, INC.:						1,495.99	.00					

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
WESTERN STATES CHEM												
274	WESTERN STATES CHEM	180031	6512	<u>2 EA. FLAGGED FLOOR BROOMS, 1 EA. FINE FLOOR BROOM, 2 EA. BRACES, 1 EA. DUO SURFACE VEHICLE BRUSH, AND 3 EA. HD BROOM HANDLES W/METAL THREADING, T.SHAFFER, JAN.'18 - SEWER</u>	01/08/2018	207.37	.00	<u>21-6175 SMALL TOOLS</u>	0	5/18		
Total 180031:						207.37	.00					
Total WESTERN STATES CHEM:						207.37	.00					
ZAMZOWS												
66	ZAMZOWS	3940308-IN	6904	<u>SOIL FOR PLANTING TREES, B.WITHROW, MAY'18</u>	04/23/2018	9.99	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/18		
Total 3940308-IN:						9.99	.00					
66	ZAMZOWS	3949786-IN	6875	<u>STUMP KILLER, M.MEADE, APR.'18</u>	04/18/2018	12.99	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	4/18		
Total 3949786-IN:						12.99	.00					
Total ZAMZOWS:						22.98	.00					
Grand Totals:						386,233.11	125,690.11					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 5/11/2018-5/31/2018

Page: 49

May 31, 2018 05:12PM

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

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

**RESOLUTION NO. R33-2018
KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO REPEALING CITY OF KUNA RESOLUTION NO. R18-2017 THAT AUTHORIZED CERTAIN SIGNATURES ON THE SIGNATURE CARD FOR BANKING SERVICES ON BEHALF OF THE CITY OF KUNA, SETTING FORTH A NEW PROCEDURE FOR SIGNATURES ON THE SIGNATURE CARD OF AUTHORIZED PUBLIC OFFICIALS TO BE APPROVED BY CITY COUNCIL ON AN ANNUAL BASIS AT THE SECOND MEETING IN JANUARY, ALLOWING THE MAYOR TO REVOKE THE SIGNATURE OF AN AUTHORIZED PUBLIC OFFICIAL, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, changes in personnel within the City have necessitated a change in procedure for the use of authorized signatures for bank drafts drawn on the City's various cash depositories.

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

1. **THAT** the following are authorized to make periodic operational changes as necessary to established City depository accounts:

Treasurer of the City, AND

Either of the following:

Mayor of the City

Council President of the City

2. **THAT** drafts drawn on the City's depository accounts contain the following signatures:

Treasurer of the City, AND

Either of the following:

Mayor of the City

Council President of the City

3. **THAT** the Treasurer of the City is authorized to use facsimile signatures when processing bank drafts. The facsimile signature device shall be kept secured in a locked safe when not in use and shall be fully protected at all times.

BE IT FURTHER RESOLVED by the Mayor and Council of the City of Kuna, Idaho:

1. **That** on the second meeting in January of each year, or as needed due to personnel changes, the City Council will, by resolution, authorize those persons who are authorized to sign on the City's various cash depositories for the current year, and the Mayor shall have the authority to revoke the signature person so authorized to sign on behalf of the City.

PASSED BY THE CITY COUNCIL of Kuna, Idaho this 5th day of June, 2018.

APPROVED BY THE MAYOR of Kuna, Idaho this 5th day of June, 2018.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**RESOLUTION NO. R34-2018
KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPOINTING CERTAIN CITY OF KUNA, IDAHO OFFICIALS AS PERSONS AUTHORIZED TO SIGN FOR BANKING SERVICES ON BEHALF OF THE CITY OF KUNA, IDAHO AND PROVIDING THAT THE SIGNATURES ARE VALID FOR THE 2018 YEAR OR UNTIL REVOKED BY ACTION OF THE MAYOR, AS PROVIDED FOR IN RESOLUTION NO. R33-2018.

WHEREAS, the City of Kuna, Idaho adopted Resolution No. R33-2018, on June 5, 2018, which provides for certain City of Kuna, Idaho officials to exercise the authority to sign for banking services on behalf of the City of Kuna, Idaho, as appointed by separate Resolution and adopted annually by the City Council; and

WHEREAS, City of Kuna Resolution No. R33-2018 provides that the signatures are valid until the second City Council meeting in January or as revoked by the Mayor.

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

The following persons are hereby appointed to sign for banking services on behalf of the City of Kuna, Idaho:

Bill Jackson, Interim City Treasurer of the City.

Joe L. Stear, Mayor of the City.

Briana Buban-Vonder Haar, Council President of the City.

BE IT FURTHER RESOLVED that the above appointments are valid until January 15, 2019, or if revoked by the Mayor.

PASSED BY THE CITY COUNCIL of Kuna, Idaho this 5th day of June, 2018.

APPROVED BY THE MAYOR of Kuna, Idaho this 5th day of June, 2018.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**RESOLUTION NO. R35-2018
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING AND ADOPTING AN AMENDMENT TO THE CITY OF KUNA, IDAHO PERSONNEL MANUAL SECTION 10.1.1C BY ADDING *ECONOMIC DEVELOPMENT DIRECTOR* TO THE LIST OF APPOINTED OFFICIALS, AND STRIKING FROM THE LIST THE *FACILITIES DIRECTOR*; REQUIRING THE CITY CLERK TO DISTRIBUTE COPIES TO THE HOLDERS OF THE PERSONNEL POLICY; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. The amendment to section 10.1.1C of the *City of Kuna, Idaho Personnel Policy* (Version March 2018) by adding the Economic Development Director to said section, and striking the Facilities Director from said section is hereby approved and adopted;

Section 2. The City Clerk is shall distribute copies of this policy change to the holders of the personnel policy.

Section 3. This resolution shall be effective as of the date of adoption.

PASSED BY THE COUNCIL of Kuna, Idaho this 5th day of June, 2018.

APPROVED BY THE MAYOR of Kuna, Idaho this 5th day of June, 2018.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



City of Kuna

City Council Staff 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: 18-08-FP – Final Plat; Memory Ranch No. 2 Subdivision

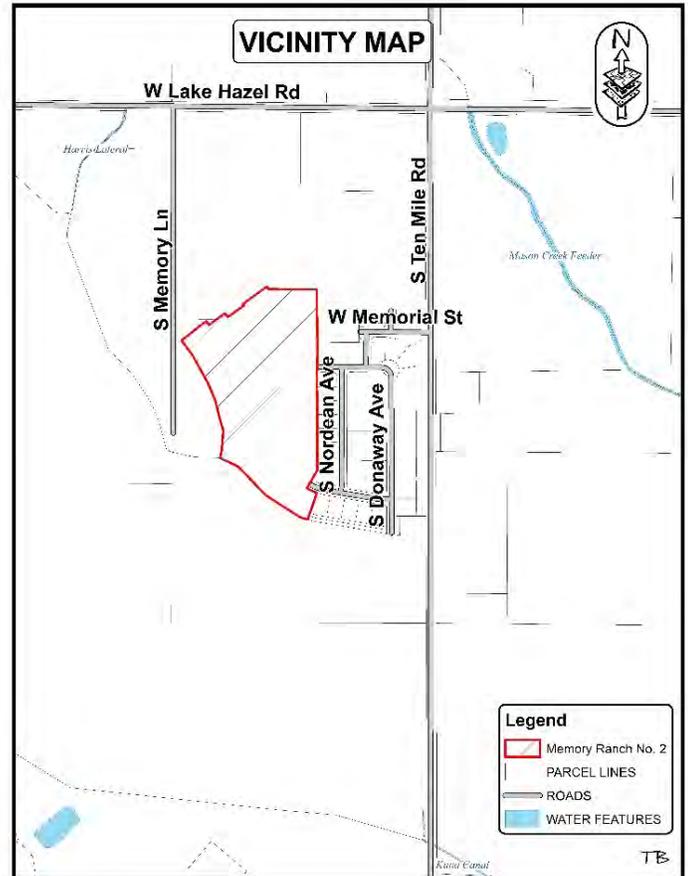
Location: Near the South West Corner (SWC) Ten Mile & Lake Hazel Road; Kuna, ID.

Planner: Troy Behunin, Planner III

Meeting Date: June 5, 2018

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

Representative: Kent Brown
3161 E. Springwood Dr.
Meridian, Idaho 83642
208.871.6842
kentlkb@gmail.com



A. General Project Facts, Staff Analysis:

1. The applicant is requesting final plat approval for *Memory Ranch Subdivision No.2*. The final plat for *Memory Ranch Subdivision No.2*, proposes 44 residential lots and six (6) common lots.
2. In accordance with KCC Title 6 Subdivision Regulations, this application seeks final plat approval for the *Memory Ranch Subdivision No.2*. Staff has determined that the proposed final plat for No. 2 is in substantial conformance with the approved preliminary plat.

B. Applicable Standards:

1. Kuna City Code Title 6 Subdivision Regulations.

C. Site Aerial Map:

©COPYRIGHTED

D. Staff Analysis:

1. After staffs review, the proposed final plat appears to be in substantial conformance with the approved preliminary plat for the Memory Ranch No. 1 Subdivision.
2. Applicant shall secure all signatures on the final plat check-off list prior to requesting City engineer's signature on the final plat Mylar.
3. All City fees must be paid prior to requesting City's signature on the plat.
4. Staff notes the applicant may need to adjust the final plat to be compliant with Kuna's standards.

E. Proposed Decisions by the Council:

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

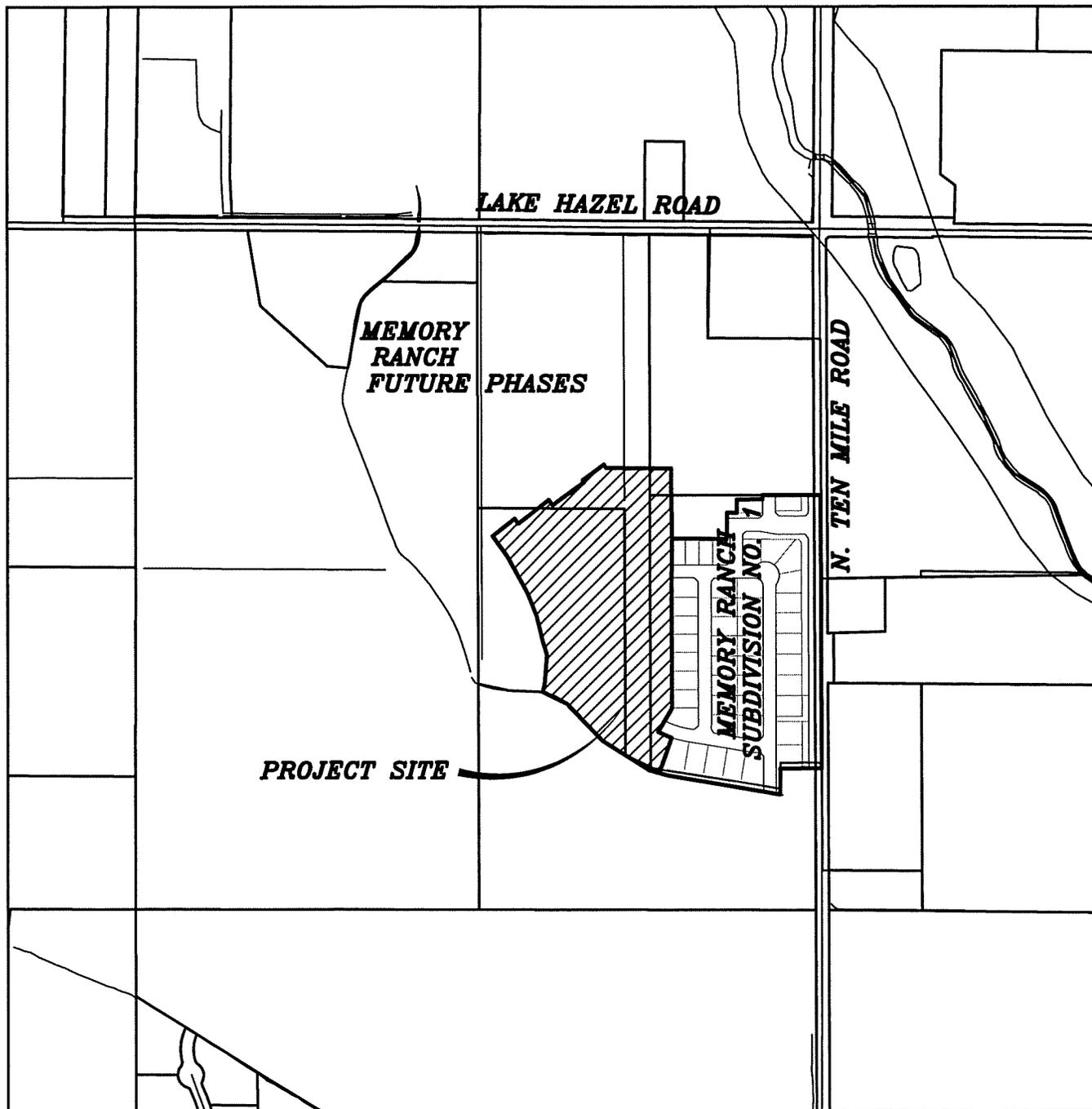
Based on the facts outlined in staff's report, the case file and any discussion at the public meeting with the Council of Kuna, Idaho, hereby (approves/denies) Case No. 18-08-FP, a final plat request by Shawn Brownlee with Trilogy Idaho, and Kent Brown, with the following conditions of approval:

1. The applicant shall adhere to all agency and staff recommendations.
2. Applicant shall follow all Kuna rural fire district standards.
3. If further correction is needed, the applicant shall amend the final plat until staff is satisfied with all parts of the plat.
4. The applicant shall comply with all federal, state and local laws.
5. Applicant shall complete the final plat check-off list prior to requesting City signature on the plat.

VICINITY MAP

MEMORY RANCH SUBDIVISION NO. 2

A PORTION OF THE NE 1/4 OF SECTION 3,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE
MERIDIAN, KUNA, ADA COUNTY, IDAHO
2017



VICINITY MAP

1" = 600'



100 N. 10th Street, 125

Hempel Ln

Ten Mile Rd

KENT BROWN PLANNING SERVICES

April 7, 2018

Kuna City Planning & Development Services
PO Box 13
Kuna, ID 83634

RE: Memory Ranch No.2 Subdivision Final Plat Application

Dear Planning Staff:

On behalf of Challenge Development LLC, we are requesting approval of the Final Plat application for the Memory Ranch Subdivision No 2. The site is located on the west-side of Ten Mile Road approximately 1,000 feet south of the intersection of Lake Hazel Road and Ten Mile Road. The site is currently vacant and is 12.22 acres in size.

Memory Ranch No. 1 is proposed with 50 total lots, consisting of 44 buildable and 6 common, all 44 buildable lots will be single-family homes. The common space will total 1.97 acres, or 16% of the site. The common area lots will consist of a landscape buffers, micro pathways and park. The final plat complies too all the preliminary plat requirements. The proposed construction design has been done to comply with all City and ACHD and general engineering practices. The construction plans have been reviewed and are in the process of making the minor changes, requested by the City Engineer.

If you have any questions regarding this or any other of our application for Memory Ranch No 1 feel free to contact me.

Sincerely,



Kent Brown
Planner



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)	18-08-FP
Project name	MEMORY RANCH NO. 2
Date Received	4.13.2018
Date Accepted/Complete	5.16.2018
Cross Reference Files	—
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>CHALLENGER DEVELOPMENT</u>	Phone Number: <u>208-895-8858</u>
Address: <u>1977 E OVERLAND RD</u>	E-Mail: <u>SHAWN@TRILOGYIDAHO.COM</u>
City, State, Zip: <u>MERIDIAN ID 83642</u>	Fax #: _____
Applicant (Developer): <u>TRILOGY IDAHO</u>	Phone Number: <u>208-895-8858</u>
Address: <u>9839 CABLE CAR</u>	E-Mail: <u>SHAWN@TRILOGYIDAHO.COM</u>
City, State, Zip: <u>BOISE ID 83709</u>	Fax #: _____
Engineer/Representative: <u>KENT BROWN</u>	Phone Number: <u>208-871-6842</u>
Address: <u>3161 E SPRINGWOOD DR</u>	E-Mail: <u>KENTLKB@GMAIL.COM</u>
City, State, Zip: <u>MERIDIAN ID 83642</u>	Fax #: _____

Subject Property Information

Site Address: <u>3601 S MEMORY LN</u>
Site Location (Cross Streets): <u>TEN MILE AND MEMORIAL ST</u>
Parcel Number (s): <u>S1303111635;S1303110300;S1303111900 AND S130311052</u>
Section, Township, Range: <u>SEC 3; 2N ; 1W</u>
Property size : <u>12.225</u>
Current land use: <u>VACANT</u> Proposed land use: <u>RESIDENTIAL</u>
Current zoning district: <u>R-6</u> Proposed zoning district: <u>R-6</u>



Project Description

Project / subdivision name: <u>MEMORY RANCH NO 2</u>
General description of proposed project / request: <u>FINAL PLAT FOR MEMORY RANCH NO 2 WHICH HAS 44 BUILDABLE AND 6 COMMON LOTS</u>
Type of use proposed (check all that apply): <input checked="" type="checkbox"/> Residential <u>SINGLE FAMILY</u> <input type="checkbox"/> Commercial _____ <input type="checkbox"/> Office _____ <input type="checkbox"/> Industrial _____ <input type="checkbox"/> Other _____
Amenities provided with this development (if applicable): <u>street buffering and micro paths and park</u>

Residential Project Summary (if applicable)

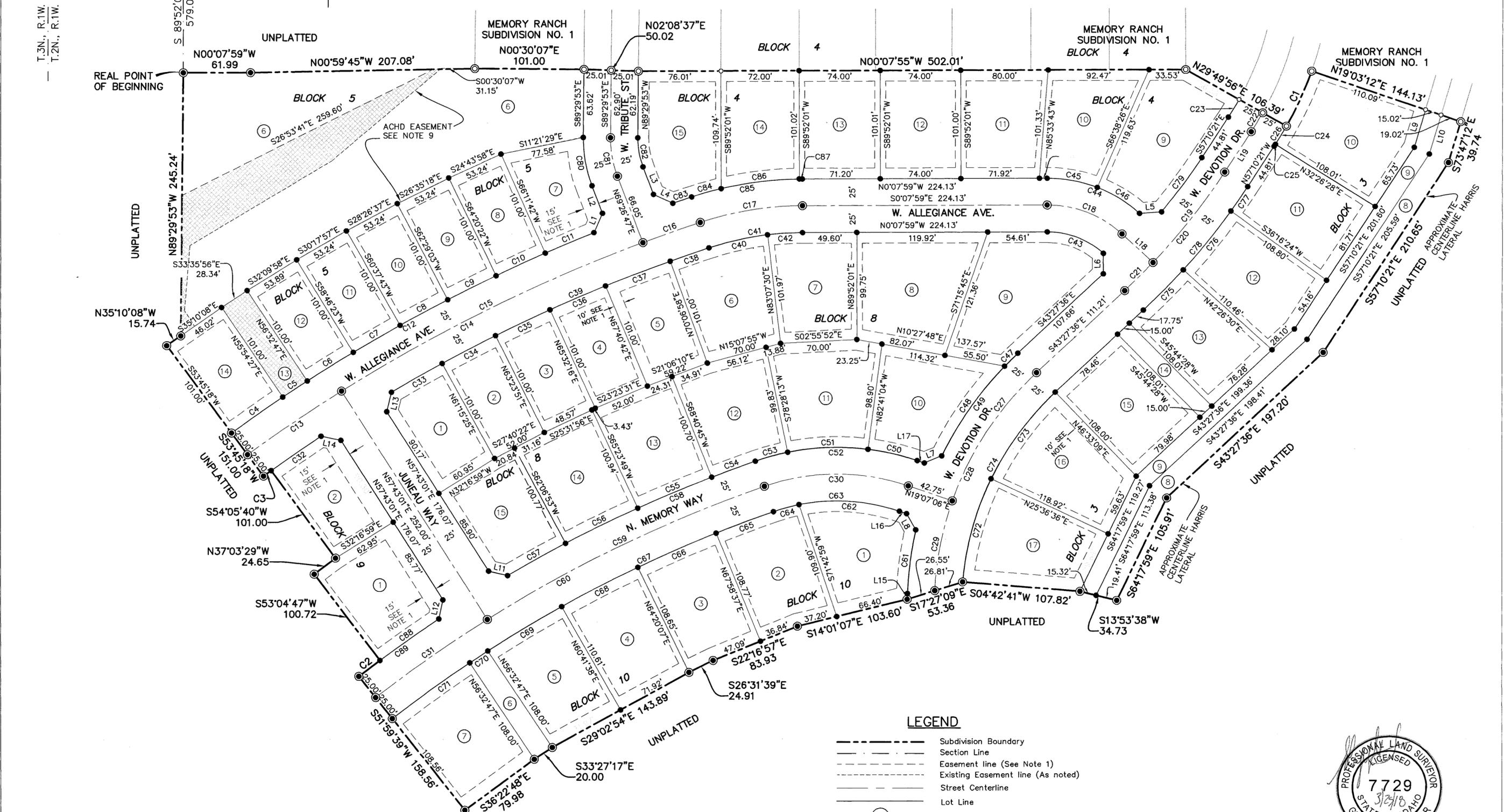
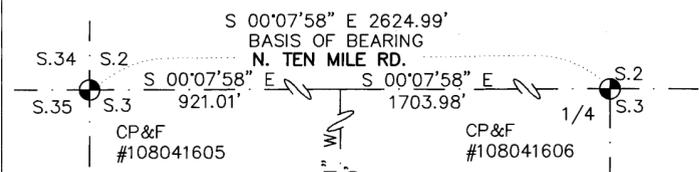
Are there existing buildings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input type="checkbox"/> Yes <input type="checkbox"/> No
Number of residential units: _____ Number of building lots: <u>44</u>
Number of common and/or other lots: <u>6</u>
Type of dwellings proposed: <input type="checkbox"/> Single-Family <u>44</u> <input type="checkbox"/> Townhouses _____ <input type="checkbox"/> Duplexes _____ <input type="checkbox"/> Multi-Family _____ <input type="checkbox"/> Other <u>6 COMMON</u>
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): <u>3.6</u> Net density (DU/acre-excluding roads): <u>4.62</u>
Percentage of open space provided: <u>16</u> Acreage of open space: <u>1.97</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>street buffering and micro paths park</u>

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: <table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">a. Handicapped spaces: _____</td> <td style="width: 40%;">Dimensions: _____</td> </tr> <tr> <td>b. Total Parking spaces: _____</td> <td>Dimensions: _____</td> </tr> <tr> <td>c. Width of driveway aisle: _____</td> <td></td> </tr> </table>	a. Handicapped spaces: _____	Dimensions: _____	b. Total Parking spaces: _____	Dimensions: _____	c. Width of driveway aisle: _____	
a. Handicapped spaces: _____	Dimensions: _____					
b. Total Parking spaces: _____	Dimensions: _____					
c. Width of driveway aisle: _____						
Proposed Lighting: _____						
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____						

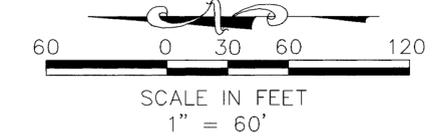
Applicant's Signature:  Date: 3/31/18

PLAT SHOWING
MEMORY RANCH SUBDIVISION NO. 2
LOCATED IN THE NE 1/4 OF SECTION 3 T.2N., R.1W., B.M.,
KUNA, ADA COUNTY, IDAHO
2018



LEGEND

- Subdivision Boundary
- Section Line
- Easement line (See Note 1)
- Existing Easement line (As noted)
- Street Centerline
- Lot Line
- Found Aluminum cap
- Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
- Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
- Found 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
- ACHD storm drain easement See Note 8.



SEE SHEET 2 OF 4
FOR LINE AND CURVE
TABLE AND NOTES



GREGORY G. CARTER, PLS 7729
IDAHO SURVEY GROUP
1450 E. WATERTOWER STREET, STE. 130
MERIDIAN, ID 83642

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
 4242 N. BROOKSIDE LANE TEL 208-938-0013
 BOISE, ID 83714 www.baileyengineers.com

PLAT SHOWING
MEMORY RANCH SUBDIVISION NO. 2
LOCATED IN THE NE 1/4 OF SECTION 3 T.2N., R.1W., B.M.,
KUNA, ADA COUNTY, IDAHO
2018

NOTES:

- Lot lines common to a public right-of-way line have a ten (10) foot wide permanent public utilities & irrigation easement unless otherwise shown. All rear lot lines have a ten (10) foot wide permanent Kuna City Pressure Irrigation Easement as shown. Each side of interior lot lines have a five (5) foot wide permanent public utilities easement. 10' wide Kuna City Pressure Irrigation Easement on side lot lines where shown.
- Any resubdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of resubdivision and may require amendment of the development agreement.
- Lots 8, 9 and 14 Block 3, Lot 6 and 13 Block 5 and Lot 6 Block 10 are designated as common area lots to be owned and maintained by the Memory Ranch Subdivision Homeowner's Association. The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.
- Lot 8, Block 3 contains a blanket an easement for the Harris Lateral. Maintenance of any irrigation, drainage pipe or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.
- Irrigation water will be provided by Nampa Meridian Irrigation District in compliance with Idaho Code Section 31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights, and will be obligated for assessments from City of Kuna via Nampa Meridian Irrigation District. The City of Kuna will own, operate and maintain the system. See Instr. No. _____ for Annexation into Kuna Municipal Irrigation District.
- 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.
- This development recognizes Idaho Code Section 22-4503, right to farm act, which states: "No agricultural facility or an expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof.
- A portion of Lot 6 and all of 13, Block 5, are servient to and contains the ACHD Storm Water Drainage System. These lots are encumbered by the First Amended Master Perpetual Storm Water Drainage Easement recorded on November 10, 2015 as Instrument No. 2015-103256, Official Records of Ada County, and incorporated herein by this reference as if set forth in full (the "Master Easement"). The Master Easement and the Storm Water Drainage System are dedicated to ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
- ACHD Storm Drain Easement - See Inst. No. 2016-095095
- ACHD License Agreement - See Inst. No. _____

Line #	Direction	Length
L1	S66°15'12"E	19.63
L2	N69°26'47"E	27.49
L3	S69°26'47"W	27.49
L4	S25°08'45"W	19.63
L5	S03°57'38"E	20.26
L6	N89°41'03"E	18.97
L7	S22°39'15"E	17.32
L8	N60°53'27"E	17.32
L9	S73°47'12"E	36.46
L10	S73°47'12"E	37.91

Line #	Direction	Length
L11	S13°33'07"W	18.11
L12	S78°07'05"E	18.11
L13	N76°32'51"W	18.62
L14	N11°58'52"E	18.62
L15	S87°54'44"E	5.26
L16	N19°07'06"E	6.89
L17	S19°07'06"W	6.89
L18	S43°01'28"W	39.06
L19	S57°10'21"E	44.81

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	325.00	56.34	56.27	N65°58'50"W	9°55'56"
C2	1291.00	24.46	24.46	N37°27'47"W	1°05'08"
C3	1493.00	8.85	8.85	S36°04'31"E	0°20'22"
C4	1543.00	57.97	57.96	S35°10'08"E	2°09'09"
C5	1543.00	27.21	27.21	S33°35'15"E	1°00'37"
C6	1543.00	49.96	49.96	S32°09'17"E	1°51'19"
C7	1543.00	49.97	49.97	S30°17'57"E	1°51'20"
C8	1543.00	49.97	49.97	S28°26'37"E	1°51'20"
C9	1543.00	49.97	49.97	S26°35'18"E	1°51'20"
C10	1543.00	49.97	49.97	S24°43'58"E	1°51'20"
C11	1543.00	48.84	48.84	S22°53'53"E	1°48'49"
C12	1543.00	383.86	382.87	N29°07'05"W	14°15'14"
C13	1518.00	104.97	104.95	N34°15'51"W	3°57'43"
C14	1518.00	471.88	469.98	N27°20'23"W	17°48'39"
C15	1518.00	310.76	310.22	S26°25'06"E	11°43'46"
C16	1518.00	56.15	56.15	S19°29'38"E	2°07'10"
C17	300.00	95.82	95.42	S09°17'01"E	18°18'04"
C18	100.00	75.32	73.56	S21°26'44"W	43°09'27"
C19	600.00	106.78	106.64	S52°04'27"E	10°11'49"
C20	600.00	143.60	143.25	S50°18'59"E	13°42'45"
C21	600.00	36.81	36.81	S45°13'04"E	3°30'56"
C22	300.00	20.48	20.48	S59°07'43"E	3°54'44"
C23	275.00	19.18	19.17	S59°10'14"E	3°59'45"
C24	325.00	19.60	19.60	N59°17'12"W	3°27'20"
C25	325.00	2.19	2.19	N57°21'57"W	0°23'11"
C26	325.00	21.79	21.79	S59°05'36"E	3°50'30"
C27	300.00	143.58	142.21	S57°10'15"E	27°25'18"
C28	300.00	229.13	223.60	N65°20'26"W	43°45'39"
C29	300.00	85.55	85.26	S79°03'04"E	16°20'21"
C30	200.00	134.50	131.98	N00°08'53"W	38°31'58"
C31	1266.00	126.45	126.39	N35°08'40"W	5°43'21"
C32	1493.00	56.05	56.05	N34°49'48"W	2°09'04"
C33	1493.00	53.91	53.91	N29°46'39"W	2°04'08"
C34	1493.00	55.78	55.77	N27°40'22"W	2°08'26"
C35	1493.00	55.78	55.77	N25°31'56"W	2°08'26"
C36	1493.00	55.78	55.77	N23°23'31"W	2°08'26"
C37	1493.00	63.52	63.52	N21°06'10"W	2°26'16"
C38	1493.00	37.77	37.77	N19°09'33"W	1°26'58"
C39	1493.00	322.53	321.91	N24°37'23"W	12°22'39"
C40	275.00	55.48	55.39	N12°39'17"W	11°33'34"
C41	275.00	87.84	87.47	N09°17'01"W	18°18'04"
C42	275.00	32.36	32.34	N03°30'14"W	6°44'30"
C43	75.00	56.24	54.93	N21°20'52"E	42°57'42"
C44	125.00	93.01	90.88	N21°11'02"E	42°38'03"
C45	125.00	46.94	46.67	S10°37'31"W	21°31'00"

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C46	125.00	46.07	45.81	S31°56'33"W	21°07'03"
C47	325.00	17.15	17.15	S44°58'18"E	3°01'23"
C48	325.00	101.78	101.37	S55°27'17"E	17°56'36"
C49	325.00	118.93	118.27	N53°56'36"W	20°57'59"
C50	225.00	46.35	46.27	S13°13'01"W	11°48'10"
C51	225.00	74.01	73.67	S02°06'26"E	18°50'43"
C52	225.00	151.32	148.48	N00°08'53"W	38°31'58"
C53	225.00	30.96	30.94	S15°28'20"E	7°53'05"
C54	1291.00	42.96	42.96	S20°22'04"E	1°54'24"
C55	1291.00	73.95	73.94	S22°57'43"E	3°16'56"
C56	1291.00	73.95	73.94	S26°14'39"E	3°16'56"
C57	1291.00	61.47	61.46	S29°14'57"E	2°43'41"
C58	1291.00	252.33	251.93	N25°00'50"W	11°11'56"
C59	1266.00	284.35	283.75	N25°50'56"W	12°52'07"
C60	1266.00	410.79	408.99	N28°42'36"W	18°35'29"
C61	325.00	59.99	59.90	S82°37'28"E	10°34'32"
C62	175.00	93.15	92.05	N03°52'11"E	30°29'51"
C63	175.00	117.69	115.49	N00°08'53"W	38°31'58"
C64	175.00	24.54	24.52	N15°23'48"W	8°02'07"
C65	1241.00	56.50	56.49	N20°43'07"W	2°36'31"
C66	1241.00	78.88	78.86	N23°50'38"W	3°38'30"
C67	1241.00	402.68	400.92	N28°42'36"W	18°35'29"
C68	1241.00	78.88	78.86	N27°29'07"W	3°38'30"
C69	1241.00	79.83	79.82	N31°08'57"W	3°41'08"
C70	1241.00	20.00	20.00	N33°27'13"W	0°55'24"
C71	1241.00	65.08	65.08	N35°25'04"W	3°00'18"
C72	275.00	100.31	99.75	N74°50'22"W	20°53'56"
C73	275.00	100.46	99.90	N53°55'30"W	20°55'47"
C74	275.00	200.76	196.33	N64°22'28"W	41°49'43"
C75	625.00	52.21	52.19	N45°51'11"W	4°47'09"
C76	625.00	69.93	69.89	N51°27'04"W	6°24'38"
C77	625.00	27.45	27.44	N55°54'52"W	2°30'58"
C78	625.00	149.58	149.22	S50°18'59"E	13°42'45"
C79	575.00	62.49	62.46	S54°03'33"E	6°13'36"
C80	125.00	45.94	45.68	N79°58'27"E	21°03'20"
C81	100.00	36.75	36.54	N79°58'27"E	21°03'20"
C82	75.00	27.56	27.41	S79°58'27"W	21°03'20"
C83	1543.00	18.37	18.37	S18°46'31"E	0°40'55"
C84	325.00	28.33	28.32	S15°56'14"E	4°59'40"
C85	325.00	103.81	103.37	N09°17'01"W	18°18'04"
C86	325.00	72.68	72.53	S07°02'01"E	12°48'45"
C87	325.00	2.80	2.80	S00°22'49"E	0°29'40"
C88	1291.00	66.86	66.85	S35°26'12"E	2°58'02"
C89	1291.00	91.32	91.30	N35°58'46"W	4°03'10"



GREGORY G. CARTER, PLS 7729
IDAHO SURVEY GROUP
1450 E. WATERTOWER STREET, STE. 130
MERIDIAN, ID 83642

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE TEL 208-938-0013
BOISE, ID 83714 www.baileyengineers.com

MEMORY RANCH SUBDIVISION NO. 2

HEALTH CERTIFICATE

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.

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 _____, 20____.

President ACHD

APPROVAL OF CITY ENGINEER

I, Paul Stevens, the City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat..

City Engineer

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Kuna, Ada County, Idaho, hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 20____, this plat was duly accepted and approved.

City Clerk, Kuna, Idaho

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.

County Surveyor

CERTIFICATE OF COUNTY TREASURER

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

Date

County Treasurer

COUNTY RECORDER'S CERTIFICATE

State of Idaho)
) s.s.
County of Ada)

I hereby certify that this instrument was filed for record at the request of _____ at _____ Minutes past _____ O'clock _____ .M. on this _____ day of _____, 20____, in Book _____ of plats at Pages _____.

Instrument No. _____

Deputy

Ex-Officio Recorder



Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
4242 N. BROOKSIDE LANE TEL 208-938-0013
BOISE, ID 83714 www.baileyengineers.com

March 27, 2018

City of Kuna
Attn: Paul A. Stevens, City Engineer
6950 N. Ten Mile Rd.
Meridian, ID 83642

RE: Memory Ranch No 2 Subdivision Annexation into KMID

Dear Paul:

I am submitting a request to annex the property hereafter known as Memory Ranch Subdivision No 2 into the Kuna Municipal Irrigation District (KMID). The property is generally located near the southwest corner of Lake Hazel Road and Ten Mile Road. The annexation is approximately 12.225 acres as shown on the attached Exhibit A.

My understanding this will pool the water rights of Ada County tax parcel S1303111900, 12.225 acres more or less for delivery purposes by the City of Kuna. Exhibit A is a legal description of the area in Memory Ranch Subdivision No 2 will irrigate said subdivision using the City of Kuna PI system under this request.

Sincerely,


Owner
Corey Barton
Challenger Development Inc.

Contract: KENT BROWN
Address: 3161 E SPRINGWOOD DR MERIDIAN ID 83642
Phone: 208-871-6842
Email: kentlkb@gmail.com

**DESCRIPTION FOR
MEMORY RANCH SUBDIVISION NO. 2**

A parcel of land located NE 1/4 of Section 3, T.2N., R.1W., B.M., Ada, County, Idaho more particularly described as follows:

Commencing at an aluminum cap monument marking the NE corner of said Section 3 from which an aluminum cap monument marking the E1/4 corner of said Section 3 bears South 00°07'58" East, 2624.99 feet;

thence along the East boundary line of said Section 3 South 00°07'58" East, 921.01 feet;

thence leaving said East boundary line South 89°52'01" West, 579.00 feet to the **REAL POINT OF BEGINNING**;

thence South 00°07'59" East, 61.99 feet;

thence South 00°59'45" East, 207.08 feet to the NW corner of Lot 5, Block 5 of Memory Ranch Subdivision No. 1 as filed in Book 111 of Plats at Pages 16,180 through 16,182, records of Ada County, Idaho;

thence along the westerly boundary line of said Memory Ranch Subdivision No. 1 the following 6 courses and distances;

thence South 00°30'07" West, 101.00 feet;

thence South 02°08'37" West, 50.02 feet;

thence South 00°07'55" East, 502.01 feet;

thence South 29°49'56" West, 106.39 feet;

thence 56.34 feet along the arc of a non-tangent curve to the left, said curve having a radius of 325.00 feet, a central angle of 09°55'56" and a long chord of 56.27 feet which bears South 65°58'50" East;

thence South 19°03'12" West, 144.13 feet to a point on the approximate centerline of the Harris Lateral;

thence along the approximate centerline of the Harris Lateral the following 4 courses and distances:

thence leaving said westerly boundary line North 73°47'12" West, 39.74 feet;

thence North 57°10'21" West, 210.65 feet;

thence North 43°27'36" West, 197.20 feet;

thence North 64°17'59" West, 105.91 feet;

thence leaving the approximate centerline of the Harris Lateral North 13°53'38" East, 34.73 feet;

thence North 04°42'41" East, 107.82 feet;

thence North 17°27'09" West, 53.36 feet;

thence North 14°01'07" West, 103.60 feet;

thence North 22°16'57" West, 83.93 feet;

thence North 26°31'39" West, 24.91 feet;

thence North 29°02'54" West, 143.89 feet;

thence North 33°27'17" West, 20.00 feet;

thence North 36°22'48" West, 79.98 feet;

thence North 51°59'39" East, 158.56 feet;

thence 24.46 feet along the arc of a non-tangent curve to the right, said curve having a radius of 1,291.00 feet, a central angle of 01°05'08" and a long chord of 24.46 feet which bears South 37°27'47" East;

thence North 53°04'47" East, 100.72 feet;

thence South 37°03'29" East, 24.65 feet;

thence North 54°05'40" East, 101.00 feet;

thence 8.85 feet along the arc of a non-tangent curve to the left, said curve having a radius of 1,493.00 feet, a central angle of 00°20'22" and a long chord of 8.85 feet which bears North 36°04'31" West;

thence North 53°45'18" East, 151.00 feet;

thence South 35°10'08" East, 15.74 feet;

thence South 89°29'53" East, 245.24 feet to the **REAL POINT OF BEGINNING**.
Containing 12.225 acres, more or less.





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: 18-11-FP (Final Plat) – Patagonia No. 3

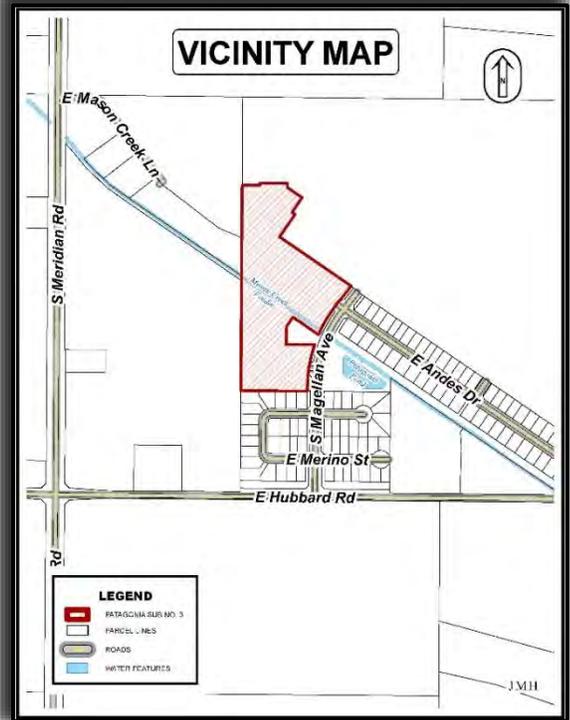
Location: 376 E. Hubbard Rd., Kuna, ID 83634

Planner: Jace Hellman, Planner II

Meeting Date: June 5, 2018

Applicant/ Owner: Patagonia Development LLC
PO Box 344
Meridian, ID 83680
208-888-9946
greg@westparkco.com

Representative: Kent Brown
3161 E Springwood Dr
Meridian, ID 83642
208-871-6842
kentlkb@gmail.com



A. General Project Facts:

1. The applicant is requesting final plat approval for Patagonia No. 3 which has fifty-one (51) residential building lots and five (5) common lots on a total of approximately 14.26 acres (Ada County Assessor Parcel No. S1407315250).

B. Staff Analysis:

1. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks final plat approval for Patagonia No. 3.
2. Staff has determined that the proposed final plat for Patagonia No. 3 is in conformance with the approved preliminary plat.

C. Applicable Standards:

1. Kuna City Code Title 6 Subdivision Regulations.
2. City of Kuna Comprehensive Plan and Future Land Use Map.
3. Idaho Code, Title 50, Chapter 13, Plats and Vacations.

D. Conditions of Approval:

1. Applicant shall correct any technical items and make any requested changes on the final plat as recommended by Kuna Public Works Staff.
2. If any revisions are made, the applicant shall provide Planning and Zoning Staff with a revised copy of the final plat.
3. Applicant shall secure all signatures on the final plat check-off list prior to requesting Kuna City Engineer's signature on the final plat Mylar.



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

Final Plat Checklist

A final plat application does not require a public hearing. It will be placed on the City Council agenda as a regular agenda item.

Project name:	Applicant:
PATAGONIA SUBDIVISION NO 3	PATAGONIA DEVELOPMENT LLC

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	X
✓	All pages of the proposed Final Plat.	X
✓	Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation and other public improvements.	X
✓	Approved Findings of Fact, Conclusions of Law for Preliminary Plat	X
✓	Proof of current ownership of the real property included in the proposed final plat and written consent of the record owners of the final plat (Affidavit of Legal Interest) for all interested parties involved.	X
←	Such other information as deemed necessary to establish whether or not all proper parties have signed and/or approved said final plat.	—
✓	A statement of conformance with the following information: ◇ The approved preliminary plat and meeting all requirements or conditions. ◇ The acceptable engineering practices and local standards.	X
✓	Any proposed restrictive covenants and/or deed restrictions, and homeowners' association documents.	X
✓	The final plat shall include and be in compliance with all items required under title 50, chapter 13 of the Idaho Code.	X

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

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

received
5/22/18

Exhibit
A2



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

For Office Use Only	
File Number (s)	18-11-FP
Project name	Patagonia #3
Date Received	5/22/18
Date Accepted/Complete	5/25/18
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	6/5/18

Type of Review (check all that apply):

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

Contact/Applicant Information

Owners of Record: <u>PATAGONIA DEVELOPMENT</u> Address: <u>PO Box 344</u> City, State, Zip: <u>MERIDIAN IDAHO 83680</u>	Phone Number: <u>208-888-9946</u> E-Mail: <u>GREG@WESTPARKCO.COM</u> Fax #: _____
Applicant (Developer): <u>PATAGONIA DEVELOPMENT LLC</u> Address: <u>PO Box 344</u> City, State, Zip: <u>MERIDIAN IDAHO 83680</u>	Phone Number: <u>208-888-9946</u> E-Mail: <u>GREG@WESTPARKCO.COM</u> Fax #: _____
Engineer/Representative: <u>KENT BROWN</u> Address: <u>3161 E SPRINGWOOD DR</u> City, State, Zip: <u>MERIDIAN IDAHO 83642</u>	Phone Number: <u>208-871-6842</u> E-Mail: <u>kentlkb@gmail.com</u> Fax #: _____

Subject Property Information

Site Address: <u>376 E HUBBARD ROAD</u>
Site Location (Cross Streets): <u>NE OF MERIDIAN RD AND HUBBARD ROAD</u>
Parcel Number (s): <u>S1407315250</u>
Section, Township, Range: <u>SEC 7 2N 1E</u>
Property size : <u>14.26 AC</u>
Current land use: <u>VACANT</u> Proposed land use: <u>RESIDENTIAL</u>
Current zoning district: <u>R-6</u> Proposed zoning district: <u>R-6</u>



Project Description

Project / subdivision name: PATAGONIA SUBDIVISION NO 3

General description of proposed project / request: SEE ATTACHED LETTER

Type of use proposed (check all that apply):

Residential SINGLE FAMILY RESIDENTIAL

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): MASON CREEK FEEDER AND PATHWAY AND MICRO PATHS

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: _____ Number of building lots: 51

Number of common and/or other lots: 5

Type of dwellings proposed:

Single-Family SINGLE FAMILY

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

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

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

Type of open space provided (i.e. landscaping, public, common, etc.): MASON CREEK FEEDER AND PATHWAY AND MICRO PATHS

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: Kent Brown Date: 5/21/16

KENT BROWN PLANNING SERVICES

May 21, 2018

Kuna City Planning & Development Services
763 W. Avalon
Kuna, ID 83634

RE: Patagonia Subdivision No. 3 Final Plat Application

Gentlemen:

On behalf of Patagonia Development LLC, we are requesting approval of the Final Plat application for the Patagonia Subdivision No. 3. The site is located at northside of Hubbard Road approximately 1200 feet east of Meridian Road. The site is 14.26 acres in size, and is currently vacant.

Patagonia Subdivision No. 3 has 55 total lots, consisting of 51 buildable and 5 common. All 51 buildable lots will have single-family homes. The common area consist of a micro path lot and Mason Creek pathway. The final plat complies too all the preliminary plat requirements. The propose construction design complies with to local agency and general engineering practices.

If you have any questions regarding this or any other of our application for Patagonia No. 3 feel free to contact me.

Sincerely,



Kent Brown
Planner

Legal Description Patagonia Subdivision No. 3

A parcel located in the E ½ of the SW ¼ of Section 7, Township 2 North, Range 1 East, Boise Meridian, City of Kuna, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of said SE ¼ of the SW ¼, from which an Aluminum Cap monument marking the southwest corner of said Section 7 bears N 89°27'26" W a distance of 2557.55 feet;

Thence N 89°27'26" W along the southerly boundary of said SE ¼ of the SW ¼ a distance of 1329.29 feet to a point marking the southwest corner of said E 1/2 of the SW ¼;

Thence leaving said southerly boundary N 0°21'14" E along the westerly boundary of said E 1/2 of the SW ¼ and the westerly boundary of Patagonia Subdivision No. 1 as shown in Book 110 of Plats on Pages 15809 thru 15811, records of Ada County, Idaho, a distance of 698.50 feet to a 5/8 inch diameter rebar marking the northwesterly corner of said Patagonia Subdivision No. 1 and the **POINT OF BEGINNING**;

Thence leaving the westerly boundary of said Patagonia Subdivision No. 1 and continuing along the westerly boundary of said E 1/2 of the SW ¼ N 0°21'14" E a distance of 1366.40 feet to a 5/8 inch diameter rebar;

Thence leaving said westerly boundary S 89°38'46" E a distance of 118.00 feet to a 5/8 inch diameter rebar;

Thence N 0°21'14" E a distance of 14.70 feet to a 5/8 inch diameter rebar;

Thence S 89°38'46" E a distance of 182.00 feet to a 5/8 inch diameter rebar;

Thence S 0°21'14" W a distance of 26.95 feet to a 5/8 inch diameter rebar;

Thence S 55°26'08" E a distance of 120.00 feet to a 5/8 inch diameter rebar;

Thence S 34°33'52" W a distance of 118.00 feet to a 5/8 inch diameter rebar;

Thence S 55°26'08" E a distance of 25.58 feet to a 5/8 inch diameter rebar;

Thence S 34°33'52" W a distance of 182.00 feet to a 5/8 inch diameter rebar;

Thence S 55°26'08" E a distance of 577.34 feet to a 5/8 inch diameter rebar on the westerly boundary of Patagonia Subdivision No. 2 as shown in Book 112 of Plats on Pages 16476 thru 16480, records of Ada County, Idaho;

Thence along said westerly boundary the following courses:

Thence S 38°27'29" W a distance of 120.05 feet to a 5/8 inch diameter rebar;

Thence N 54°02'14" W a distance of 1.73 feet to a 5/8 inch diameter rebar;

Thence S 36°21'49" W a distance of 64.00 feet to a 5/8 inch diameter rebar;

Thence a distance of 207.46 feet along the arc of a 907.00 foot radius curve left, said curve having a central angle of 13°06'20" and a long chord bearing S 29°48'39" W a distance of 207.01 feet to a 5/8 inch diameter rebar;

Thence N 55°26'08" W a distance of 206.91 feet to a 5/8 inch diameter rebar;

Thence S 34°33'52" W a distance of 76.72 feet to a 5/8 inch diameter rebar;

Thence S 0°21'14" W a distance of 120.00 feet to a 5/8 inch diameter rebar;

Thence S 89°38'46" E a distance of 188.97 feet to a 5/8 inch diameter rebar;

Thence a distance of 287.85 feet along the arc of a 907.00 foot radius non-tangent curve left, said curve having a central angle of 18°11'01" and a long chord bearing S 9°38'05" W a distance of 286.64 feet to a 5/8 inch diameter rebar;

Thence S 0°32'34" W a distance of 25.58 feet to a 5/8 inch diameter rebar on the northerly boundary of said Patagonia Subdivision No. 1;

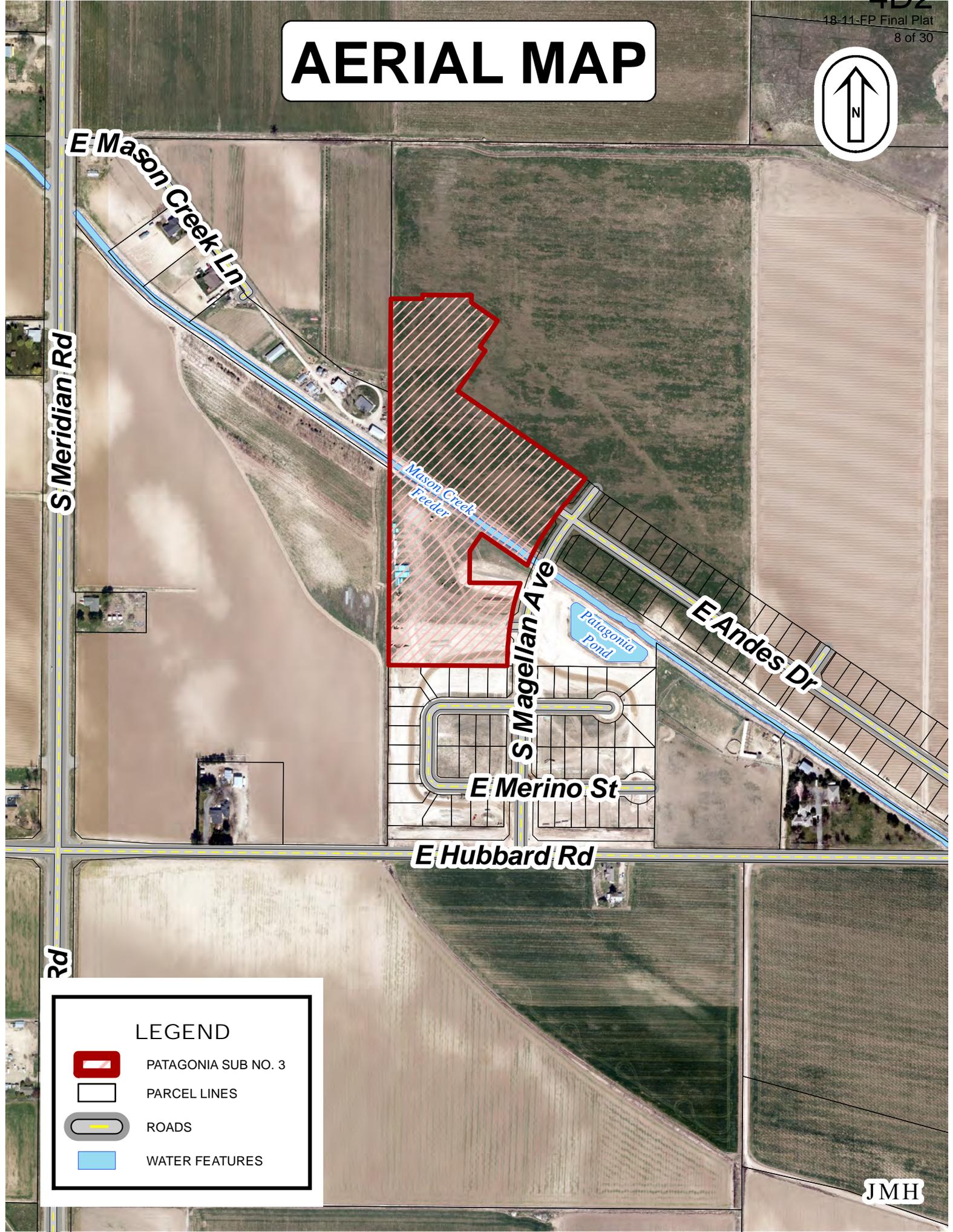
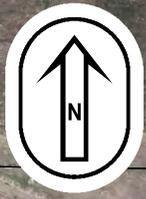
Thence leaving said westerly boundary N 89°27'26" W along said northerly boundary a distance of 442.66 feet to the **POINT OF BEGINNING**.

This parcel contains 14.26 acres.

Clinton W. Hansen, PLS
Land Solutions, PC
February 26, 2018



AERIAL MAP



LEGEND

-  PATAGONIA SUB NO. 3
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
PATAGONIA SUBDIVISIONS

THIS MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR PATAGONIA SUBDIVISIONS is made effective as of the _____ day of _____, 2016, by _____ (“Grantor” and “Class B Member”).

Exhibit
A2f

offices or similar facilities on any portion of the Property, including the Common Area or any public right-of-way, nor Grantor's right to post signs incidental to construction, sales or leasing.

ARTICLE III: DEFINITIONS

3.1 "Architectural Committee" shall mean the committee created by the Grantor or an Association pursuant to Article XII hereof.

3.2 "Articles" shall mean the Articles of Incorporation of an Association or other organizational or charter documents of an Association.

3.3 "Assessments" shall mean those payments required of Owners, Association Members, including Regular, Special and Limited Assessments of any Association as further defined in this Declaration.

3.4 "Association" shall mean the limited liability company, its successors and assigns, established by Grantor to exercise the powers and to carry out the duties set forth in this Declaration or any Supplemental Declaration. Grantor shall have the power, in its discretion, to name the Association the "Patagonia Subdivisions Homeowners Association, Inc.," or any similar name which fairly reflects its purpose.

3.5 "Association Rules" shall mean those rules and regulations promulgated by the Association governing conduct upon and use of the Property under the jurisdiction or control of the Association, the imposition of fines and forfeitures for violation of Association Rules and regulations, and procedural matters for use in the conduct of business of the Association.

3.6 "Board" shall mean the Board of Directors or other governing board or individual, if applicable, of the Association.

3.7 "Building Lot" shall mean one or more lots within the Property as specified or shown on any Plat and/or by Supplemental Declaration, upon which Improvements may be constructed. The term "Building Lot" shall include single-family residential lots, but shall not include the Common Area.

3.8 "Bylaws" shall mean the Bylaws of an Association.

3.9 "Common Area" shall mean any or all parcels of Patagonia Subdivisions Common Area, and shall include, without limitation, all such parcels that are designated as private streets or drives, common open space, common landscaped areas.

3.10 "Declaration" shall mean this Declaration as it may be amended from time to time.

3.11 "Grantor" shall mean _____, or its successor in interest, or any person or entity to whom the rights under this Declaration are expressly transferred by _____, or its successor.

3.22 “Patagonia Subdivisions” shall mean the Property.

3.23 “Patagonia Subdivisions Common Area” shall mean all real property in which the Association holds an interest or which is held or maintained, permanently or temporarily, for the common use, enjoyment and benefit of the entire Patagonia Subdivisions and each Owner therein, which real property is legally described in Exhibit B attached hereto and made a part hereof. Patagonia Subdivisions Common Area may be established from time to time by Grantor on any portion of the Property by describing it on a plat, by granting or reserving it in a deed or other instrument, or by designating it pursuant to this Declaration or any Supplemental Declaration. Patagonia Subdivisions Common Area may include easement and/or license rights.

ARTICLE IV: GENERAL AND SPECIFIC RESTRICTIONS

4.1 Structures – Generally. All structures are to be designed, constructed and used in such a manner as to promote compatibility between the types of use contemplated by this Declaration.

4.1.1 Use, Size and Height of Dwelling Structure. All Building Lots shall be used exclusively for purposes allowed on the final plat which includes said lot.

4.1.2 Architectural Committee Review. No Improvements which will be visible above ground or which will ultimately affect the visibility of any above ground Improvement shall be built, erected, placed or materially altered on or removed from the Property unless and until the building plans, specifications, and plot plan have been reviewed in advance by the Architectural Committee and the same have been approved in writing. The review and approval or disapproval may be based upon the following factors: design and style elements, mass and form, topography, setbacks, finished ground elevations, architectural symmetry, drainage, color, materials, physical or aesthetic impacts on other properties, including Common Areas, artistic conformity to the terrain and the other Improvements on the Property, and any and all other factors which the Architectural Committee, in its reasonable discretion, deem relevant. Said requirements as to the approval of the architectural design shall apply only to the exterior appearance of the Improvements. This Declaration is not intended to serve as authority for the Architectural Committee to control the interior layout or design of residential structures except to the extent incidentally necessitated by use, size and height restrictions.

4.1.3 Setbacks and Height. No residential or other structure shall be placed nearer to the Building Lot lines or built higher than permitted by the Plat in which the Building Lot is located, by any applicable zoning restriction, by any conditional use permit, or by a building envelope designated either by Grantor or the applicable Architectural Committee whichever is more restrictive.

4.1.4 Accessory Structures. Detached garages shall be allowed if in conformity with the provisions of this Declaration, and as approved by the applicable Architectural

exploratory drilling or coring which is necessary to construct a residential structure or Improvements.

4.15 Energy Devices, Outside. No energy production devices, including but not limited to generators of any kind and solar energy devices, shall be constructed or maintained on any portion of the Property without the written approval of the applicable Architectural Committee, except for heat pumps shown in the plans approved by the Architectural Committee. This paragraph shall not apply to passive solar energy systems incorporated into the approved design of a residential structure.

4.16 Vehicles. The use of all vehicles, including but not limited to trucks, automobiles, bicycles, motorcycles and snowmobiles, shall be subject to all Association Rules, which may prohibit or limit the use thereof within Patagonia Subdivisions. No on-street parking shall be permitted except where expressly designated for parking use. No parking bays shall be permitted in any side, front or backyard. Vehicles parked on a driveway shall not extend into any sidewalk or bike path or pedestrian path.

4.17 Animals/Pets. No animals, birds, insects, pigeons, poultry or livestock shall be kept on the Property unless the presence of such creatures does not constitute a nuisance. This paragraph does not apply to the keeping of up to two (2) domesticated dogs, up to two (2) domesticated cats, and other household pets which do not unreasonably bother or constitute a nuisance to others. Without limiting the generality of the foregoing, consistent and/or chronic barking by dogs shall be considered a nuisance. Each dog in Patagonia Subdivisions shall be kept on a leash, curbed, and otherwise controlled at all times when such animal is off the premises of its owner. Such owner shall clean up any animal defecation immediately from the Common Area or public right-of-way. Failure to do so may result, at the Board's discretion, with a Limited Assessment levied against such animal owner. The construction of dog runs or other pet enclosures shall be subject to applicable Architectural Committee approval, shall be appropriately screened, and shall be maintained in a sanitary condition. Dog runs or other pet enclosures shall be placed a minimum of ten (10) feet from the side and/or rear Building Lot line, shall not be placed in any front yard of a Building Lot, and shall be screened from view so as not to be visible from Common Area or an adjacent Building Lot.

4.18 Landscaping. The Owner of any Building Lot shall sod the front and the side yards and shall seed the back yard and landscape such Building Lot in conformance with the landscape plan approved by the Association, and as approved by the applicable Architectural Committee, within sixty (60) days after said Owner shall occupy the dwelling structure on said Building Lot, weather permitting. Prior to construction of Improvements, the Owner (or any Association to which such responsibility has been assigned) shall provide adequate irrigation and maintenance of existing trees and landscaping, shall control weeds, and maintain the Owner's (or Association's) property in a clean and safe condition free of debris or any hazardous condition. All trees located on common Building Lot lines shall be the joint responsibility of the adjoining Building Lot owners. All landscaped Common Areas shall be irrigated by an underground sprinkler system.

The Board and/or applicable Architectural Committee may adopt rules regulating landscaping permitted and required. In the event that any Owner shall fail to install and maintain landscaping in conformance with such rules or shall allow such Owner's landscaping to deteriorate to a dangerous, unsafe, unsightly or unattractive condition, the Board, upon fifteen (15) days' prior written notice to such Owner, shall have the right to correct such condition and to enter upon such Owner's property for the purpose of doing so, and such Owner shall promptly reimburse the Association for the cost thereof. Such cost shall be a Limited Assessment and shall create a lien enforceable in the same manner as other Assessments as set forth in Article IX.

Following commencement of any construction of any Improvement, construction shall be diligently pursued and completed as soon as reasonably practical. All landscaping on a Building Lot, unless otherwise specified by the applicable Architectural Committee, shall be completed as soon as reasonably practical following completion of the residential structure on such Building Lot. The initial landscaping shall include, as a minimum, sod in the front and side yards, sod or grass seeded in the rear yards, two (2) flowering trees of at least two inch (2") caliper or one (1) pine tree at least six feet (6') in height and one (1) flowering tree of at least two inch (2") caliper in the front yard, three (3)-five (5) gallon plants and five (5)-one (1) gallon shrubs in the front yard. The use of berms and sculptured planting areas are encouraged.

4.19 Exemption of Grantor. Nothing contained herein shall limit the right of Grantor to subdivide or re-subdivide any portion of the Property, to grant licenses, to reserve rights-of-way and easements with respect to Common Area to utility companies, public agencies or others, or to complete excavation, grading and construction of Improvements to and on any portion of the Property owned by Grantor, or to alter the foregoing and its construction plans and designs, or to construct such additional Improvements as Grantor deems advisable in the course of development of the Property so long as any Building Lot in the Property remains unsold. Such right shall include, but shall not be limited to, erecting, constructing and maintaining on the Property such structures and displays as may be reasonably necessary for the conduct of Grantor's business of completing the work and disposing of the same by sales lease or otherwise. Grantor shall have the right at any time prior to acquisition of title to a Building Lot by a purchaser from Grantor to grant, establish and/or reserve on that Building Lot additional licenses, reservations and rights-of-way to Grantor, to utility companies, or to others as may from time to time be reasonably necessary to the proper development and disposal of the Property. Grantor may use any structures owned by Grantor on the Property as model home complexes or real estate sales or leasing offices. Grantor need not seek or obtain Architectural Committee approval of any Improvement constructed or placed by Grantor on any portion of the Property owned by Grantor. The rights of Grantor hereunder may be assigned by Grantor to any successor in interest in connection with Grantor's interest in any portion of the Property, by an express written assignment recorded in the Office of the Ada County Recorder.

4.20 Water Rights Appurtenant to Subdivision Lands. Within one hundred twenty (120) days of the date of the recording of this Declaration, Grantor shall transfer from the Property subject to this Declaration, and within the boundaries of an irrigation entity, as defined in said

the Association, or the Grantor, provided that such person, upon the basis of such information as may be possessed by such person, has acted in good faith without willful or intentional misconduct.

5.7 Budgets and Financial Statements. Financial statements for the Association shall be prepared regularly and copies shall be distributed to each Member of the Association as follows:

5.7.1 A pro forma operating statement or budget, for each fiscal year shall be distributed not less than sixty (60) days before the beginning of each fiscal year. The operating statement shall include a schedule of Assessments received and receivable, identified by the Building Lot number and the name of the person or entity assigned.

5.7.2 Within thirty (30) days after the close of each fiscal year, the Association shall cause to be prepared and delivered to each Owner, a balance sheet as of the last day of the Association's fiscal year and annual operating statements reflecting the income and expenditures of the Association for its last fiscal year. Copies of the balance sheet and operating statement shall be distributed to each Member within ninety (90) days after the end of each fiscal year.

5.8 Meetings of Association. Each year the Association shall hold at least one meeting of the Members, according to the schedule for such meetings established by the Bylaws; provided, that such meeting shall occur no earlier than April 15 and no later than May 31 each year. Only Members shall be entitled to attend Association meetings, and all other persons may be excluded. Notice for all Association meetings, regular or special, shall be given by regular mail to all Members, and any person in possession of a Building Lot, not less than ten (10) days nor more than thirty (30) days before the meeting and shall set forth the place, date and hour of the meeting and the nature of the business to be conducted. All meetings shall be held within the Property or as close thereto as practical at a reasonable place selected by the Board. The presence at any meeting in person of the Class B Member where there is such a Member, and of the Class A Members representing Owners holding at least thirty percent (30%) of the total votes of all Class A Members, shall constitute a quorum. If any meeting cannot be held because a quorum is not present, the Members present may adjourn the meeting to a time not less than ten (10) days nor more than thirty (30) days from the time the original meeting was scheduled. A second meeting may be called as the result of such an adjournment, provided notice is given as provided above. At any such meeting properly called, the presence of any Member shall constitute a quorum.

ARTICLE VI: LIGHT MAINTENANCE OF STORM WATER FACILITIES

Operation and maintenance of the storm water facilities at Patagonia Subdivisions shall be governed by the operation and maintenance manual of storm drainage system in Patagonia Subdivisions prepared by Briggs Engineering, which manual may be modified from time to time at the direction of the Board of the Association.

ARTICLE VII: RIGHTS TO COMMON AREAS

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR
PATAGONIA SUBDIVISIONS - 16

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CCRs [4-28-16].docx

7.1 Use of Patagonia Subdivisions Common Area. Every Owner shall have a right to use each parcel of Patagonia Subdivisions Common Area, which right shall be appurtenant to and shall pass with the title to every Building Lot, subject to the following provisions:

7.1.1 The right of the Association to levy and increase Assessments;

7.1.2 The right of such Association to suspend the voting rights and rights to use of, or interest in, Common Area by an Owner for any period during which any Assessment or charge against such Owner's Building Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of the Association Rules; and

7.1.3 The right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority or utility for such purposes and subject to such conditions as may be permitted by the Articles and Bylaws and agreed to by the Members. No dedication or transfer of said Common Area shall be effective unless an instrument agreeing to such dedication or transfer signed by Members representing two-thirds (2/3) of each class of Members has been recorded.

7.1.4 The right of such Association to prohibit the construction of structures or Improvements, Improvements on all Common Areas.

7.1.5 The right of such Association to prohibit structures, Improvements, including manicured lawns and nursery plants.

7.2 Designation of Common Area. Grantor shall designate and reserve Patagonia Subdivisions Common Area in the Declaration, Supplemental Declarations and/or recorded Plats, deeds or other instruments and/or as otherwise provided herein.

7.3 Delegation of Right to Use. Any Owner may delegate, in accordance with the respective Bylaws and Association Rules of the Association, such Owner's right of enjoyment to the Patagonia Subdivisions Common Area, to the members of such Owner's family in residence, and such Owner's tenants or contract purchasers who reside on such Owner's Building Lot. Only Grantor or the Association shall have the right to delegate the right of enjoyment to the Patagonia Subdivisions Common Area, to the general public, and such delegation to the general public shall be for a fee set by Grantor or Association.

7.4 Damages. Each Owner shall be fully liable for any damage to any Common Area which may be sustained by reason of the negligence or willful misconduct of the Owner, such Owner's resident tenant or contract purchaser, or such Owner's family and guests, both minor and adult. In the case of joint ownership of a Building Lot, the liability of such Owners shall be joint and several. The cost of correcting such damage shall be a Limited Assessment against the Building Lot and may be collected as provided herein for the collection of other Assessments.

ARTICLE VIII: PRESSURIZED IRRIGATION

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Legal Description
Patagonia Property

A parcel located in the S ½ of Section 7, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at an Aluminum Cap monument marking the southeast corner of the SE ¼ of the SW ¼ of said Section 7, from which an Aluminum Cap monument marking the southwest corner of the SW ¼ of said Section 7 bears N 89°27'26" W a distance of 2557.55 feet;

Thence N 89°27'26" W along the southerly boundary of said SE ¼ of the SW ¼ a distance of 334.50 feet to a point;

Thence leaving said southerly boundary N 0°34'15" E a distance of 25.00 feet to a 5/8 inch diameter iron pin on the northerly right-of-way of E. Hubbard Road and the **POINT OF BEGINNING**;

Thence N 89°27'26" W along said northerly right-of-way, being 25.00 feet north of and parallel to the southerly boundary of said SE ¼ of the SW ¼, a distance of 994.88 feet to a 5/8 inch diameter iron pin on the westerly boundary of said SE ¼ of the SW ¼;

Thence N 0°21'14" E along the westerly boundary of said SE ¼ of the SW ¼ and the westerly boundary of the NE ¼ of the SW ¼ a distance of 2630.96 feet to a 5/8 inch diameter iron pin on the northerly boundary of the S ½ of said Section 7;

Thence S 89°19'11" E along said northerly boundary of the S ½ of Section 7 a distance of 2660.99 feet to a 5/8 inch diameter iron pin marking the northeast corner of the NW ¼ of the SE ¼ of said Section 7;

Thence S 0°28'57" W along the easterly boundary of said NW ¼ of the SE ¼ and the westerly boundary of the SW ¼ of the SE ¼ a distance of 2625.22 feet to a 5/8 inch diameter iron pin on the northerly right-of-way of E. Hubbard Road;

Thence N 89°25'45" W along said northerly right-of-way, being 25.00 feet north of and parallel to the southerly boundary of said SW ¼ of the SE ¼, a distance of 516.37 feet to a point on the centerline of Mason Creek;

Thence N 55°46'15" W along said centerline a distance of 990.15 feet to a point;

Thence continuing along said centerline N 55°26'08" W a distance of 385.55 feet to a point;

Thence leaving said centerline S 0°34'15" W a distance of 764.51 feet to the **POINT OF BEGINNING**.

This parcel contains 150.35 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
March 16, 2016

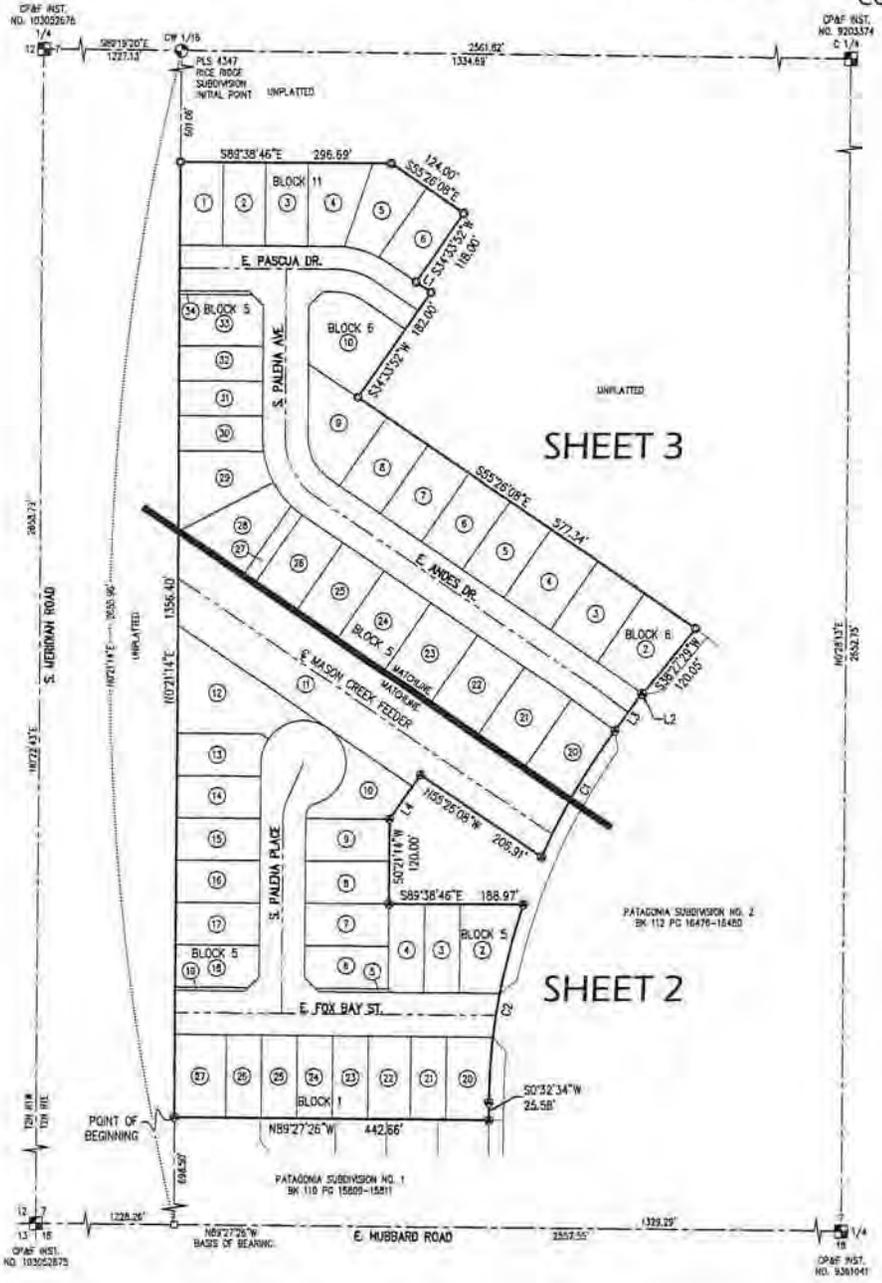


Patagonia Subdivision
Job No. 15-01

PATAGONIA SUBDIVISION NO. 3
LOCATED IN THE E 1/2 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 2
NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA
COUNTY, IDAHO

BOOK _____, PAGE _____

2018



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	25.58	S55°26'08"E
L2	1.73	N54°02'14"W
L3	64.00	S36°21'49"W
L4	76.72	S24°33'52"W

CURVE TABLE

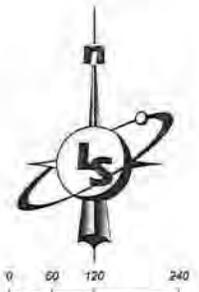
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	201.46'	907.00'	137°02'20"	S29°48'39"W	207.01'
C2	287.85'	907.00'	181°10'10"	S9°38'05"W	266.64'

NOTES

- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR PUBLIC UTILITIES AND CITY OF KUNA, LOT DRAINAGE, AND PRESSURE IRRIGATION OVER THE TEN (10) FEET ADJACENT TO ANY PUBLIC STREET. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
- UNLESS OTHERWISE DESIGNATED OR DIMENSIONED, THERE SHALL BE A PERMANENT EASEMENT FOR CITY OF KUNA UTILITIES, PRESSURE IRRIGATION, AND LOT DRAINAGE ON FIVE (5) FEET ADJACENT TO SIDE LOT LINES AND ON TEN (10) FEET ADJACENT TO REAR LOT LINES AND EXTERIOR SUBDIVISION BOUNDARIES.
- ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
- THIS DEVELOPMENT IS SUBJECT TO THE TERMS OF AN ADA COUNTY HIGHWAY DISTRICT LICENSE AGREEMENT RECORDED AS INSTRUMENT NO. _____.
- REFERENCE RECORD OF SURVEY NUMBERS 5995, 7589, AND 9940 FOR ADDITIONAL BOUNDARY INFORMATION.
- MAINTENANCE OF ANY IRRIGATION, DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
- THIS DEVELOPMENT RECOGNIZES IDAHO CODE 22-4503, RIGHT TO FARM ACT, WHICH STATES: NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITION IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT WAS BEGUN OR CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
- LOT 11 OF BLOCK 5 IS SUBJECT TO AN ACCESS AND MAINTENANCE EASEMENT FOR THE MASON CREEK FEEDER AS SHOWN ON SHEETS 2 AND 3.
- LOTS 5, 11, 19, 27 AND 34 OF BLOCK 5, ARE DESIGNATED AS COMMON AREA LOTS TO BE OWNED AND MAINTAINED BY THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION, OR IT'S ASSIGNS. ALL OTHER LOTS IN THIS SUBDIVISION ARE FOR SINGLE FAMILY DWELLINGS. THIS OWNERSHIP AND MAINTENANCE COMMITMENT MAY NOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF KUNA. THE PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR PAYMENT OF IRRIGATION ASSESSMENTS. IN THE EVENT PATAGONIA SUBDIVISION HOMEOWNERS ASSOCIATION FAILS TO PAY ASSESSMENTS, EACH RESIDENTIAL LOT IS RESPONSIBLE FOR A FRACTIONAL SHARE OF THE ASSESSMENT.

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND 1/2" REBAR WITH PLS 1111B PLASTIC CAP, OR AS NOTED
- FOUND 5/8" REBAR WITH PLS 1111B PLASTIC CAP, OR AS NOTED
- SET 1/2" REBAR WITH PLS 1111B PLASTIC CAP
- SET 5/8" REBAR WITH PLS 1111B PLASTIC CAP
- CALCULATED POINT
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE 10
- 1 FOOT WIDE ACHD SIDEWALK EASEMENT LINE PER INSTRUMENT NO. _____
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- Ⓛ LOT NUMBER
- Ⓜ WITNESS CORNER
- Ⓜ REFERENCE MONUMENT



SHEET 3

SHEET 2

- LOTS 24, 25, 26 AND 27, OF BLOCK 1, LOTS 14, 15, 16, 24, 25, 26, 27, 33 AND 34 OF BLOCK 5, OF A PORTION OF SAID LOT, IS SERVIENT TO AND CONTAINS THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 49-2302 IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH KUNA CITY ZONING ORDINANCE AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- PRESSURE IRRIGATION WATER WILL BE PROVIDED BY THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(B). ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS THROUGH NEW YORK IRRIGATION DISTRICT, AND WILL BE OBLIGATED FOR ASSESSMENT FROM CITY OF KUNA, SUBJECT TO ORDINANCE _____ ANNEXING PATAGONIA SUBDIVISION NO. 3 INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT AND POOLING THE APPURTENANT WATER RIGHTS THEREOF, RECORDED AS INSTRUMENT NO. _____ RECORDS OF ADA COUNTY, IDAHO.
- BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA AND CONDITIONS OF THE STAFF REPORT FOR PATAGONIA SUBDIVISION.
- LOTS 5, 11, 19, 27 AND 34 OF BLOCK 5, ARE SUBJECT TO A BLANKET PUBLIC UTILITY, DRAINAGE AND PRESSURE IRRIGATION EASEMENT.
- LOT 27, BLOCK 1 IS SUBJECT TO A TEMPORARY EASEMENT TO THE CITY OF KUNA FOR SEWER MAINS AND A LIFT STATION, AS SHOWN IN INSTRUMENT NO. 2016-088560. SAID LOT IS A NON-BUILDABLE LOT UNTIL THE LIFT STATION IS TAKEN OFF-LINE AND THE EASEMENT IS RELINQUISHED BY THE CITY OF KUNA.

Exhibit
A4



LandSolutions
Land Surveying and Consulting

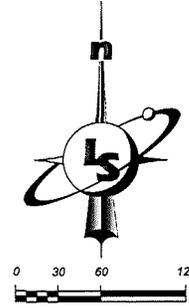
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

PATAGONIA SUBDIVISION NO. 3

BOOK _____, PAGE _____

LEGEND

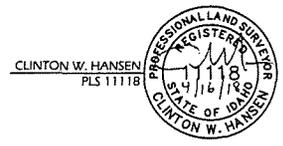
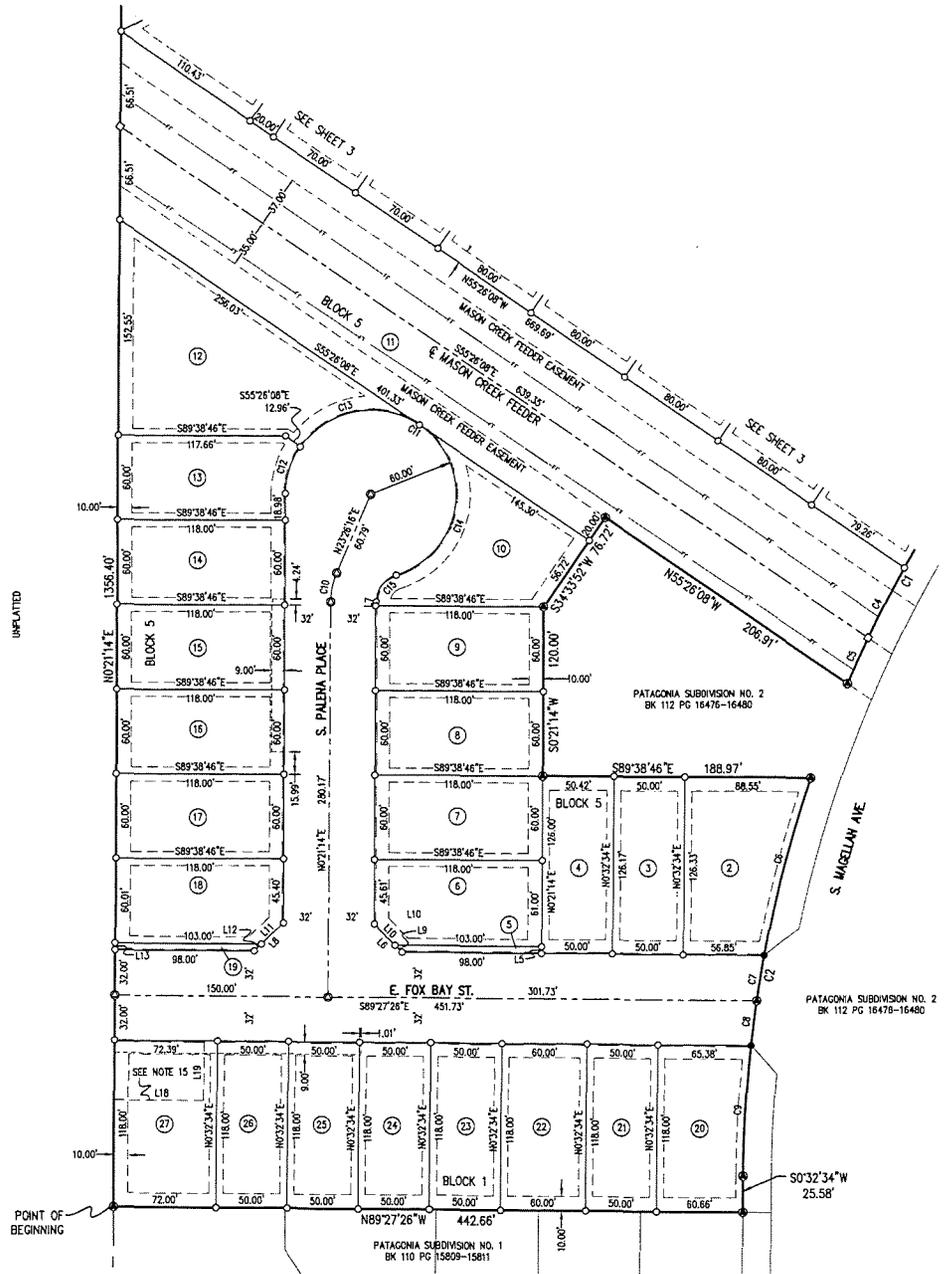
- FOUND ALUMINUM CAP MONUMENT
- FOUND 1/2" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT
- SECTION LINE
- CENTER LINE
- EASEMENT LINE
- ACID STORM WATER DRAINAGE EASEMENT LINE (SEE NOTE 10)
- 1 FOOT WIDE ACID SIDEWALK EASEMENT LINE PER INSTRUMENT NO. _____
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- ⑩ LOT NUMBER
- HC WITNESS CORNER
- RM REFERENCE MONUMENT
- MASON CREEK FEEDER 100-YEAR FLOOD PLAIN LIMIT PER LOMR EFFECTIVE DEC. 24, 2015, MAP NO. 16001C0250J.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.58'	S55°28'08"E
L2	1.75'	N54°02'14"W
L3	64.00'	S36°21'49"W
L4	76.72'	S34°33'52"W
L5	5.00'	N02°11'4"E
L6	28.33'	N44°33'06"W
L7	2.86'	S02°11'4"W
L8	28.24'	S45°26'54"W
L9	7.08'	S44°33'06"E
L10	21.25'	S44°33'06"E
L11	21.18'	N45°26'54"E
L12	7.06'	N45°26'54"E
L13	5.00'	S02°11'4"W
L14	28.28'	S44°38'46"E
L15	21.21'	S44°38'46"E
L16	7.07'	S44°38'46"E
L17	5.00'	S02°11'4"W
L18	62.91'	S89°27'26"E
L19	42.00'	N03°32'34"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	207.46'	907.00'	13°06'20"	S29°46'39"W	207.01'
C2	287.85'	907.00'	18°11'01"	S9°38'05"W	286.64'
C3	116.44'	907.00'	7°21'20"	S32°41'09"W	116.36'
C4	55.46'	907.00'	3°30'12"	S27°15'23"W	55.45'
C5	35.56'	907.00'	2°14'47"	S24°22'53"W	35.56'
C6	130.64'	907.00'	8°15'10"	S14°36'00"W	130.53'
C7	32.39'	907.00'	2°02'46"	S9°27'02"W	32.39'
C8	32.23'	907.00'	2°02'10"	S7°24'33"W	32.23'
C9	92.56'	907.00'	5°50'54"	S3°28'01"W	92.54'
C10	20.95'	52.00'	23°05'02"	S11°53'45"W	20.81'
C11	264.46'	60.00'	252°32'33"	N53°22'30"W	96.75'
C12	35.83'	60.00'	34°12'38"	N17°27'33"E	35.30'
C13	94.25'	60.00'	89°59'59"	N79°33'52"E	84.85'
C14	134.39'	60.00'	128°19'56"	S8°43'49"W	108.01'
C15	25.32'	20.00'	72°32'33"	S36°37'30"W	23.66'
C16	12.20'	500.00'	1°23'54"	N54°44'11"W	12.20'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C17	11.42'	488.00'	1°23'54"	N54°44'11"W	11.42'
C18	12.98'	532.00'	1°23'54"	N54°44'11"W	12.98'
C19	97.37'	100.00'	55°47'22"	S27°32'27"E	93.57'
C20	66.21'	88.00'	55°47'22"	S27°32'27"E	63.63'
C21	45.88'	132.00'	19°54'55"	S17°40'04"E	45.65'
C22	1.91'	132.00'	0°49'49"	N55°01'14"W	1.91'
C23	20.10'	132.00'	8°43'31"	N50°14'33"W	20.08'
C24	42.06'	132.00'	18°15'16"	N36°45'10"W	41.88'
C25	45.88'	132.00'	19°54'55"	N17°40'04"W	45.65'
C26	18.58'	132.00'	8°03'51"	N3°40'41"W	18.56'
C27	59.71'	106.00'	34°12'38"	N72°32'27"W	58.83'
C28	40.60'	88.00'	34°12'38"	N72°32'27"W	40.00'
C29	78.82'	132.00'	34°12'38"	S72°32'27"E	77.65'
C30	11.54'	132.00'	5°00'35"	N67°08'29"W	11.54'
C31	51.30'	132.00'	22°16'01"	N73°30'11"W	50.98'
C32	15.87'	132.00'	8°56'02"	N58°54'09"W	15.87'

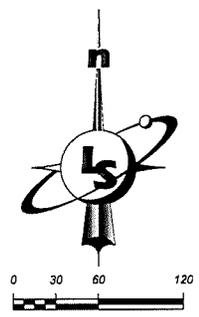
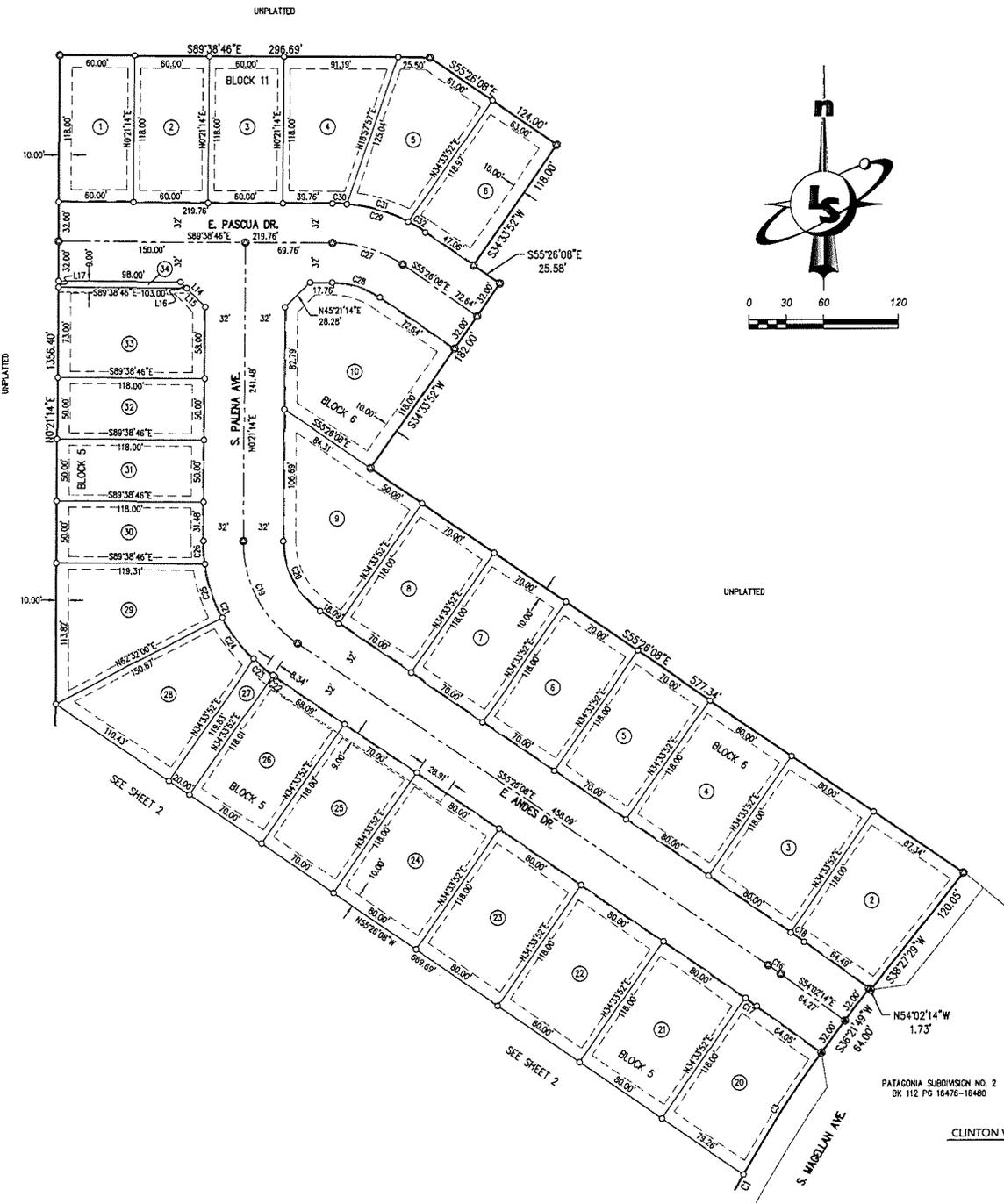


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PATAGONIA SUBDIVISION NO. 3

BOOK _____, PAGE _____



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.58'	S55°26'08"E
L2	1.73'	N54°02'14"W
L3	84.00'	S36°21'49"W
L4	76.72'	S34°33'52"W
L5	5.00'	N02°11'4"E
L6	28.33'	N44°33'06"W
L7	2.66'	S02°11'4"W
L8	28.24'	S45°26'54"W
L9	7.08'	S44°33'06"E
L10	21.25'	S44°33'06"E
L11	21.18'	N45°26'54"E
L12	7.06'	N45°26'54"E
L13	5.00'	S02°11'4"W
L14	28.28'	S44°38'46"E
L15	21.21'	S44°38'46"E
L16	7.07'	S44°38'46"E
L17	5.00'	S02°11'4"W
L18	62.91'	S89°27'26"E
L19	42.00'	N07°32'34"E

- LEGEND**
- FOUND ALUMINUM CAP MONUMENT
 - FOUND 1/2" REBAR WITH PLS 111118 PLASTIC CAP, OR AS NOTED
 - FOUND 5/8" REBAR WITH PLS 111118 PLASTIC CAP, OR AS NOTED
 - SET 1/2" REBAR WITH PLS 111118 PLASTIC CAP
 - SET 5/8" REBAR WITH PLS 111118 PLASTIC CAP
 - CALCULATED POINT
 - SECTION LINE
 - CENTER LINE
 - EASEMENT LINE
 - ACHD STORM WATER DRAINAGE EASEMENT LINE, SEE NOTE 10
 - 1 FOOT WIDE ACHD SIDEWALK EASEMENT LINE PER INSTRUMENT NO. _____
 - SURVEY TIE LINE
 - SUBDIVISION BOUNDARY LINE
 - LOT LINE
 - ADJACENT PROPERTY LINE
 - Ⓟ LOT NUMBER
 - WC WITNESS CORNER
 - RM REFERENCE MONUMENT
 - MASON CREEK FEEDER 100-YEAR FLOOD PLAIN LIMIT PER LOMR EFFECTIVE DEC. 24, 2015, MAP NO. 16001C0250J.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	207.46'	907.00'	13°06'20"	S29°48'39"W	207.01'
C2	287.65'	907.00'	18°11'01"	S9°36'05"W	286.64'
C3	116.44'	907.00'	7°21'20"	S32°41'09"W	116.36'
C4	55.46'	907.00'	3°30'12"	S27°15'23"W	55.45'
C5	35.56'	907.00'	2°14'47"	S24°22'53"W	35.56'
C6	130.64'	907.00'	8°15'10"	S14°36'00"W	130.53'
C7	32.39'	907.00'	2°02'46"	S9°27'02"W	32.35'
C8	32.23'	907.00'	2°02'10"	S7°24'33"W	32.23'
C9	92.58'	907.00'	5°50'54"	S3°28'01"W	92.54'
C10	20.95'	52.00'	23°05'02"	S11°53'45"W	20.81'
C11	284.46'	60.00'	252°32'33"	N53°22'30"W	96.75'
C12	35.83'	60.00'	341°2'38"	N17°27'33"E	35.30'
C13	94.25'	60.00'	89°59'59"	N79°33'52"E	84.85'
C14	134.39'	60.00'	128°19'56"	S6°43'49"W	108.01'
C15	25.32'	20.00'	72°32'33"	S36°37'30"W	23.66'
C16	12.20'	500.00'	1°23'54"	N54°44'11"W	12.20'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C17	11.42'	468.00'	1°23'54"	N54°44'11"W	11.42'
C18	12.98'	532.00'	1°23'54"	N54°44'11"W	12.98'
C19	97.37'	100.00'	55°47'22"	S27°32'27"E	93.57'
C20	66.21'	68.00'	55°47'22"	S27°32'27"E	63.83'
C21	45.88'	132.00'	19°54'55"	S17°40'04"E	45.65'
C22	1.91'	132.00'	0°49'49"	N55°01'14"W	1.91'
C23	20.10'	132.00'	6°43'31"	N50°74'33"W	20.08'
C24	42.06'	132.00'	18°15'16"	N36°45'10"W	41.88'
C25	45.88'	132.00'	19°54'55"	N17°40'04"W	45.65'
C26	18.58'	132.00'	8°03'51"	N3°40'41"W	18.56'
C27	59.71'	100.00'	341°2'38"	N72°32'27"E	58.83'
C28	40.60'	68.00'	341°2'38"	N72°32'27"E	40.00'
C29	78.82'	132.00'	341°2'38"	S72°32'27"E	77.65'
C30	11.54'	132.00'	5°00'35"	N87°08'29"W	11.54'
C31	51.30'	132.00'	22°16'01"	N73°35'11"W	50.98'
C32	15.87'	132.00'	6°56'02"	N58°54'09"W	15.87'

PATAGONIA SUBDIVISION NO. 2
BK 112 PG 16476-16480

CLINTON W. HANSEN
PLS 111118



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PATAGONIA SUBDIVISION NO. 3

BOOK _____, PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PATAGONIA SUBDIVISION NO. 3:

A PARCEL LOCATED IN THE E 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 2 NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SE 1/4 OF THE SW 1/4, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE SOUTHWEST CORNER OF SAID SECTION 7 BEARS N 89°27'26" W A DISTANCE OF 2557.55 FEET;

THENCE N 89°27'26" W ALONG THE SOUTHERLY BOUNDARY OF SAID SE 1/4 OF THE SW 1/4 A DISTANCE OF 1329.29 FEET TO A POINT;

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 0°21'14" E A DISTANCE OF 698.50 FEET TO A 5/8 INCH DIAMETER IRON PIN MARKING THE NORTHWESTERLY CORNER OF PATAGONIA SUBDIVISION NO. 1 AS SHOWN IN BOOK 110 OF PLATS ON PAGES 15809 THRU 15811, RECORDS OF ADA COUNTY, IDAHO; AND THE POINT OF BEGINNING;

THENCE N 0°21'14" E A DISTANCE OF 1356.40 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 89°38'46" E A DISTANCE OF 296.69 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 55°26'08" E A DISTANCE OF 124.00 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 34°33'52" W A DISTANCE OF 118.00 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 55°26'08" E A DISTANCE OF 25.58 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 34°33'52" W A DISTANCE OF 182.00 FEET TO A 5/8 INCH DIAMETER IRON PIN;

THENCE S 55°26'08" E A DISTANCE OF 577.34 FEET TO A 5/8 INCH DIAMETER IRON PIN ON THE WESTERLY BOUNDARY OF PATAGONIA SUBDIVISION NO. 2 AS SHOWN IN BOOK 112 OF PLATS ON PAGES 16476 THRU 16480, RECORDS OF ADA COUNTY, IDAHO;

ALONG SAID WESTERLY BOUNDARY THE FOLLOWING COURSES:

THENCE S 38°27'29" W A DISTANCE OF 120.05 FEET;

THENCE N 54°02'14" W A DISTANCE OF 1.73 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE S 36°21'49" W A DISTANCE OF 64.00 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE A DISTANCE OF 207.46 FEET ALONG THE ARC OF A 907.00 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 13°06'20" AND A LONG CHORD BEARING S 29°48'39" W A DISTANCE OF 207.01 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE N 55°26'08" W A DISTANCE OF 206.91 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE S 34°33'52" W A DISTANCE OF 76.72 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE S 0°21'14" W A DISTANCE OF 120.00 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE S 89°38'46" E A DISTANCE OF 188.97 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE A DISTANCE OF 287.85 FEET ALONG THE ARC OF A 907.00 FOOT NON-TANGENT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 18°11'01" AND A LONG CHORD BEARING S 9°38'05" W A DISTANCE OF 286.64 FEET TO A 5/8 INCH DIAMETER REBAR;

THENCE S 0°32'34" W A DISTANCE OF 25.58 FEET TO A 5/8 INCH DIAMETER REBAR MARKING THE NORTHEAST CORNER OF LOT 17 OF BLOCK 1 OF SAID PATAGONIA SUBDIVISION NO. 1;

THENCE LEAVING WESTERLY BOUNDARY OF SAID PATAGONIA SUBDIVISION NO. 2, N 89°27'26" W A DISTANCE OF 442.66 FEET ALONG THE NORTHERLY BOUNDARY OF SAID PATAGONIA SUBDIVISION NO.1, TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 14.13 ACRES.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF KUNA. THE CITY OF KUNA HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20____.

PATAGONIA DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY GREGORY B. JOHNSON, PRESIDENT OF PGM CORPORATION, THE MANAGER OF PATAGONIA DEVELOPMENT, LLC.

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS ____ DAY OF _____, 20____ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED GREGORY B. JOHNSON, KNOWN OR IDENTIFIED TO ME TO BE THE PRESIDENT OF PGM CORPORATION, AN IDAHO CORPORATION BEING THE MANAGER OF PATAGONIA DEVELOPMENT, LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

RESIDING AT _____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CLINTON W. HANSEN
IDAHO NO. 11118



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PATAGONIA SUBDIVISION NO. 3

BOOK _____, PAGE _____

HEALTH CERTIFICATE

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.

DISTRICT HEALTH DEPARTMENT, EHS DATE

APPROVAL OF THE CITY COUNCIL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20____, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY CLERK OF KUNA CITY, IDAHO

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF KUNA, ADA COUNTY, IDAHO, DO HEREBY STATE THAT THE RECOMMENDED CONDITIONS OF THE CITY OF KUNA HAVE BEEN SATISFIED.

CITY ENGINEER - KUNA, IDAHO

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 _____, 20____.

PRESIDENT, ADA COUNTY HIGHWAY DISTRICT

CERTIFICATE OF THE COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

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

DATE: _____
COUNTY TREASURER

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
COUNTY OF ADA } S.S. INSTRUMENT NO. _____

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF LAND SOLUTIONS, P.C., AT _____ MINUTES PAST _____ O'CLOCK _____ M. ON

THIS _____ DAY OF _____, 20____, IN BOOK _____ OF PLATS AT PAGES _____.

DEPUTY EX-OFFICIO RECORDER

FEE: _____

CLINTON W. HANSEN
PLS 11118



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City of Kuna

Council Findings of Fact, Conclusions of Law

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

To: City Council

Case Number(s): 14-05-AN (Annexation) 14-04-DA (Develop Agreement –**VOIDED**) and 14-03-S (Preliminary Plat) Patagonia Subdivision

Location: North side of Hubbard Road, ½ mile east of Meridian Road
 Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Hearing Date: December 2, 2014
Findings of Fact: **December 16, 2014**

Applicant: Westpark Company Inc., Taylor Merrill
 P.O Box 344
 Meridian, ID, 83680
 208.870.3432
Taylor@westparkco.com

Engineer: Civil-Innovations – Ben Thomas
 P.O. Box 170811
 Boise, ID 83717
 208.884.8181
Ben@civil-innovations.com

Table of Contents:

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

A. Course of Proceedings

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

a. Notifications

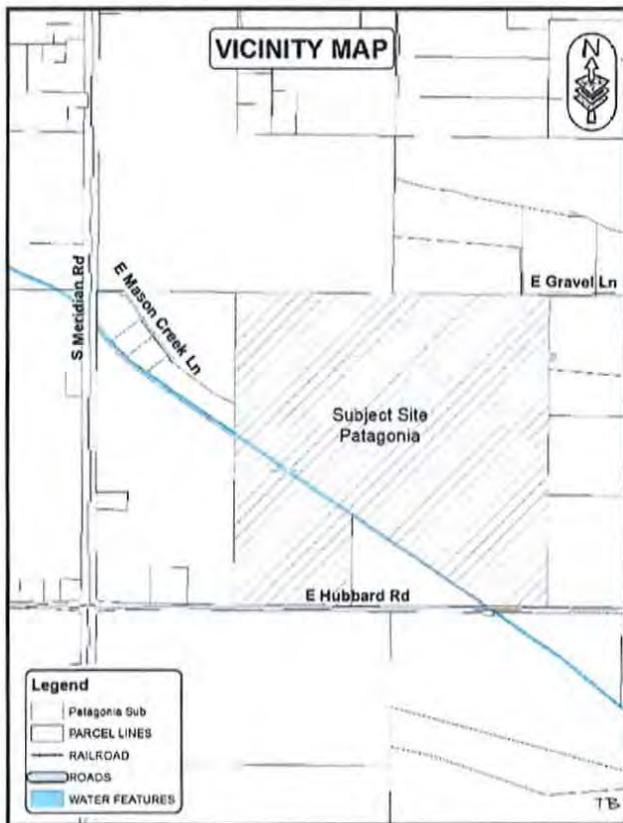
- | | |
|---------------------------|--------------------|
| i. Neighborhood Meeting | January 29, 2014 |
| ii. Agencies | August 19, 2014 |
| iii. 300' Property Owners | September 19, 2014 |
| iv. Kuna, Melba Newspaper | November 12, 2014 |
| v. Site Posted | November 22, 2014 |

B. Applicants Request:

1. Request:

Applicant requests approval to annex approximately 150.35 acres into the City limits in order to create a 470 lot residential subdivision (Patagonia). The applicant also proposes to develop 18 additional lots into common lots for the use and enjoyment of residents. These lots will make up 11.95% of the site, or 17.96 acres. One common lot will be developed with a park sufficient in size for sports fields while another common lot will be developed into a swimming pool facility. Two other (separate) lots will house tot-lots for children. An HOA will be established for the care and maintenance of the common lots. The applicant seeks an R-6 (Medium Density Residential) zone for the subdivision as a whole. Applicant is proposing seven (7) phases of development which will be driven by the consumer market. The applicant is aware a development agreement will be recorded to guide all future development for the project.

C. Vicinity and Aerial Maps:



D. History: The subject parcel is in Ada County, zoned RR (Rural Residential), and it is adjacent to Kuna City limits. This parcel has historically been farmed. The *Mason Creek Feeder* splits the property in the southwest corner.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Mixed-Use General, with a Public Designation nearby. Staff views this land use request to be consistent with the approved FLU map.

2. **Surrounding Land Uses:**

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	A, R-2, RR	Agricultural Low Den. Resident; Kuna City AND Rural Residential – Ada County

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

- Approx. 150.35 total acres
- RR, Rural Residential
- Parcel # - S1407347110

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** Currently the land is being used for agricultural purposes and it is anticipated it will continue its historic uses on the remaining lands until development occurs. This site's topography is generally flat.
6. **Transportation / Connectivity:** The applicant proposes two access points on Hubbard Road and one on the north side of the project, for Mason Creek Road.
7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts.
8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Ada County Highway District (ACHD), Central District Health Department, the Idaho Transportation Department (ITD), Kuna Fire District, Boise-Kuna Irrigation District and Boise Project Board of Control. The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, or the US Post Office.

F. Staff Analysis:

This site is located near the northeast corner (NEC) of Meridian & Hubbard Roads. The applicant proposes to annex 150.35 acres into the City and create a 470 buildable lot subdivision. The applicant is proposing 17.96 acres (11.95 % of the project – not including park-strips) of common space for the use and of residents to be owned and maintained by an HOA. This project will include a large centralized park, two tot-lots and a swimming pool and a pool house. Applicant also proposes a pathway on the north side of Mason Creek

Feeder including an accompanying ten foot path. Separated sidewalks throughout the project encourage a pedestrian friendly environment.

Public services will be extended to the property from the existing facilities west of the project. This project anticipates a new pressure irrigation pump to serve this property and others in the area as it could be extended in the future.

The applicant is proposing a 23 foot increase in the rights-of-way (ROW) along the north side of their Hubbard Road frontage. The existing ROW is 50 feet, total width, or 25 feet each side of centerline. This additional 23 feet would provide 48 total feet on the north side of centerline for Hubbard Road. In theory, 48 feet on each side of Hubbard Road Centerline would provide 96 total feet of ROW for Hubbard Road. Kuna City Code 6-3-4 (Road Widths) calls for 97 total feet of ROW for Hubbard.

The applicant is not proposing sidewalks along their Hubbard Road frontage which are required along all classified roads in Kuna at a minimum width of at least eight feet.

The Applicant is proposing a mid-mile collector through the project at 70 feet, Kuna's Functional Classified Road Map calls for 74 feet. The Applicant has worked with the Planning Department and ACHD for the best solution and while it does not meet the true mid-mile alignment, Planning and Zoning and ACHD believe it meets the spirit and intent of the mid-mile requirement.

Staff will rely on the Planning and Zoning Commission and City Council for a determination relating to any ROW width deficiencies for this project.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No.'s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230, 546 and 570,
2. City of Kuna Subdivision Ordinance No. 2012-18, Title 5 Zoning Regulations,
3. City of Kuna Comprehensive Plan and Future Land Use Map,
4. City of Kuna Landscape Regulations, Title 5, Chapter 17, Section 1 thru 26,
5. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

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

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

GOALS AND POLICY – Property Rights

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

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

GOALS AND POLICY – Economic Development

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

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

GOALS AND POLICY – Land Use

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

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

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

I. Findings of Fact:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation application is not likely to cause adverse public health problems.
6. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna City Council accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No.s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The City Council has the authority to approve or deny these applications.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Conclusions of Law:

1. Based on the evidence contained in Case No.s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, the Kuna City Council finds Case No.s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, comply with Kuna City Code.
2. Based on the evidence contained in Case No's 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC., the Kuna City Council finds Case No.s 14-05-AN, 14-04-DA, 14-03-Sub and 14-06-DRC, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Recommendation by the Planning and Zoning Commission:

On October 28, 2014, the Planning and Zoning Commission voted 4-0, to recommend approval for Case No. 14-05-AN, 14-04-DA and 14-03-Sub based on the facts outlined in staff's report and the public testimony at the public hearing. The Planning and Zoning Commission of Kuna, Idaho, hereby recommends approval of Case No.s 14-05-AN, 14-04-DA and 14-03-Sub, annexation, development agreement and preliminary plat, with the following conditions of approval to City Council:

- Follow all Staff recommended conditions of approval and any additional Kuna Rural Fire District requirements,
- Sidewalk will be placed throughout project according to City standards,
- Provide Rights-of-Way in sufficient width for the project at City and ACHD standards.

L. Order of Decision by the City Council:

14-05-AN, 14-04-DA and 14-03-Sub, Note: *This proposed motion is to approve, conditionally approve, or deny this request.. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

On December 2, 2014, the Council voted 4-0 approving Case No. 14-05-AN and 14-03-SUB, based on the facts outlined in staff's report and the public testimony at the public hearing. The City Council of Kuna, Idaho, hereby approves Case No.s 14-05-AN and 14-03-Sub, annexation and preliminary plat, with the following conditions of approval:

Conditions of Approval:

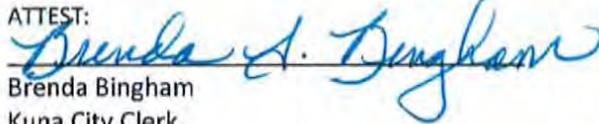
- Approve the request with the listed conditions of approval within the staff report, engineers report and staffs recommended conditions of approval – *including, removing the need for a Development Agreement for this project.*
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
 2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.

- 2.1- With future development and as necessary, dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
- 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
- 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 5. Street lighting shall be LED lights and meet the approval of the City.
- 6. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
- 7. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise).
- 8. Signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction).
- 9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
- 10. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).
- 11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Council, or seek amending them through public hearing processes.
- 12. The applicant's proposed preliminary plat (dated 11.01.13) and landscape plan (dated 2.21.2014) shall be considered a binding site plans, or as modified and approved.
- 13. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
- 14. Developer shall comply with all local, state and federal laws.

DATED: This 16th day of December, 2014.



 W. Greg Nelson, Mayor
 Kuna City

ATTEST:

 Brenda Bingham
 Kuna City Clerk





Parcel Report



▲ Owner Information	
County	Ada
Parcel	S1407315250
Property Address	S MAGELLAN AVE
Property City	KUNA, ID 83634-0000
Primary Owner	PATAGONIA DEVELOPMENT LLC
Second Owner	-
Owner Address	PO BOX 344
Owner City	MERIDIAN, ID 83680-0000
URL	Source Web Page

▲ Related Public Events - 10 Total				
View	Event Type	Event Date	Event Title	Event Text
	Miscellaneous	2018-02-27	ADA COUNTY STREET NAME REVIEW ...	ADA COUNTY STREET NAME REVIEW Patagonia Sub No.3, Kuna
	Document - Recording	2018-01-08	PATAGONIA SUBDIVISION NO 2	Plat recorded.
	Plat Submittal	2018-01-01	unknown: Patagonia Subdivision No 3	Plat submitted: Final
	Hearing	2017-06-27	Kuna Planning & Zoning Agenda	17-11-DR (Design Review) - Patagonia Pool House: Taylor Merrill with Arbor Ridge, LLC seeks Design Review approval from the Planning and Zoning Commission (acting as Design Review Committee) for a pool and pool house, accompanying landscape, lighting and parking lot, within the Patagonia Subdivision (Future Lot 1 Block 5).
	Plat Submittal	2017-06-22	17-03-FP: Patagonia Subdivision No 2	Plat submitted: Final
	Document - Recording	2016-10-21	PATAGONIA SUBDIVISION NO 1	Plat recorded.
	Plat Submittal	2016-08-16	16-10-FP: PATAGONIA SUBDIVISION NO 1	Plat submitted: Final
	Plat Submittal	2014-07-29	14-03-S: PATAGONIA SUBDIVISION	Plat submitted: Approved
	Plat Submittal	2008-02-01	07-08-S: CRITERION ORCHARDS	Plat submitted: Conceptual

Exhibit

A6

POLICE CITY OF KUNA		FY19 Kuna City Contract Cost Options - 3% COLA	
Consolidated Contract City Budget Summary		Option 1 2 Det's w/ KSD	
Personnel		\$	2,103,249.57
Equipment / Uniforms		\$	56,120.89
Operational		\$	44,864.00
Vehicles		\$	143,958.50
Support	538	\$	18,830.00
SRO Charges (KSD)		\$	4,818.00
Total Expenses		\$	2,371,840.96
Less Shared Services Credit		\$	165,691.61
New FY19 Contract Amount		\$	2,206,149.35
FY18 Contract			\$1,914,283.90
Net change to contracts		\$	291,865.45
Personnel Costs			
Position	Opt 1	Cost/position	Opt 1
Chief II	1	\$ 155,842.99	\$ 155,842.99
Chief I	0	\$ 144,045.21	\$ -
Sergeant	2	\$ 141,331.10	\$ 282,662.20
Detective	4.25	\$ 119,049.33	\$ 505,959.65
Deputy	10	\$ 114,135.78	\$ 1,141,357.80
Code Enforcement	0	\$ 60,651.70	\$ -
Code Enforcement (PT)	0	\$ 21,283.34	\$ -
Clerk (FT)	0	\$ 51,678.40	\$ -
Clerk (PT)	0.5	\$ 17,426.93	\$ 17,426.93
Personnel Subtotal	17.75		\$ 2,103,249.57



2017 POLICE REPORT

(Released April 27, 2018)

Crime & Clearance	2014	2015	2016	2017		
				Projected	Actual	% cleared
Total Crimes (#)	522	548	567	506	538	56%
Person	187	158	218	174	173	62%
Property	247	242	215	184	223	38%
Society	88	148	134	148	142	76%
Crime Rate (#/1000 population)	32.5	31.6	30.8	25.7	27.3	

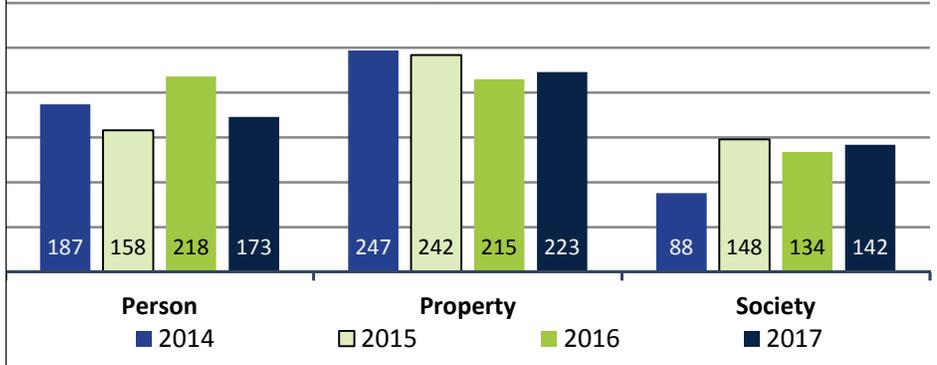
Law enforcement agencies in Idaho report crime within their jurisdictions to the Idaho State Police under the National Incident-Based Reporting System which has standard definitions, rules and guidelines for reporting crimes in three categories:

- **Person Crimes** = murder, manslaughter, rape/sodomy, assault, intimidation and kidnapping offenses
- **Property Crimes** = robbery, burglary, larceny/theft, arson, destruction of property, counterfeiting, fraud, embezzlement, blackmail and stolen property offenses
- **Society Crimes** = drugs/narcotics, gambling, pornography, prostitution and weapons law violations

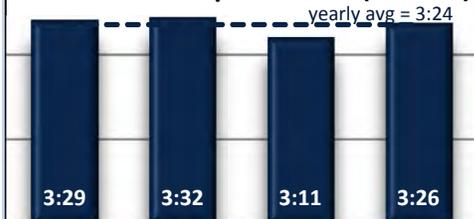
The purpose of the program is to provide reliable statistics and inform the public about the nature of crime problems.

Crimes get cleared when we make an arrest on a case, which includes citations and court summonses under NIBRS. Some crimes are more difficult to solve than others, so clearance rates vary by crime type and can have significant lag times.

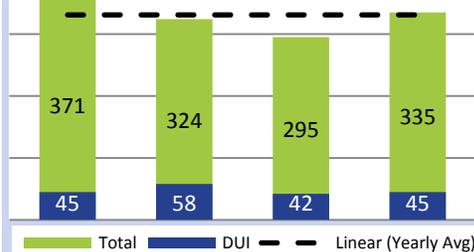
Crimes by Year and Type



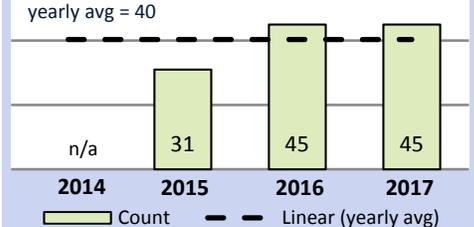
** All Code 3 Response Time (min:sec)



No. of arrests

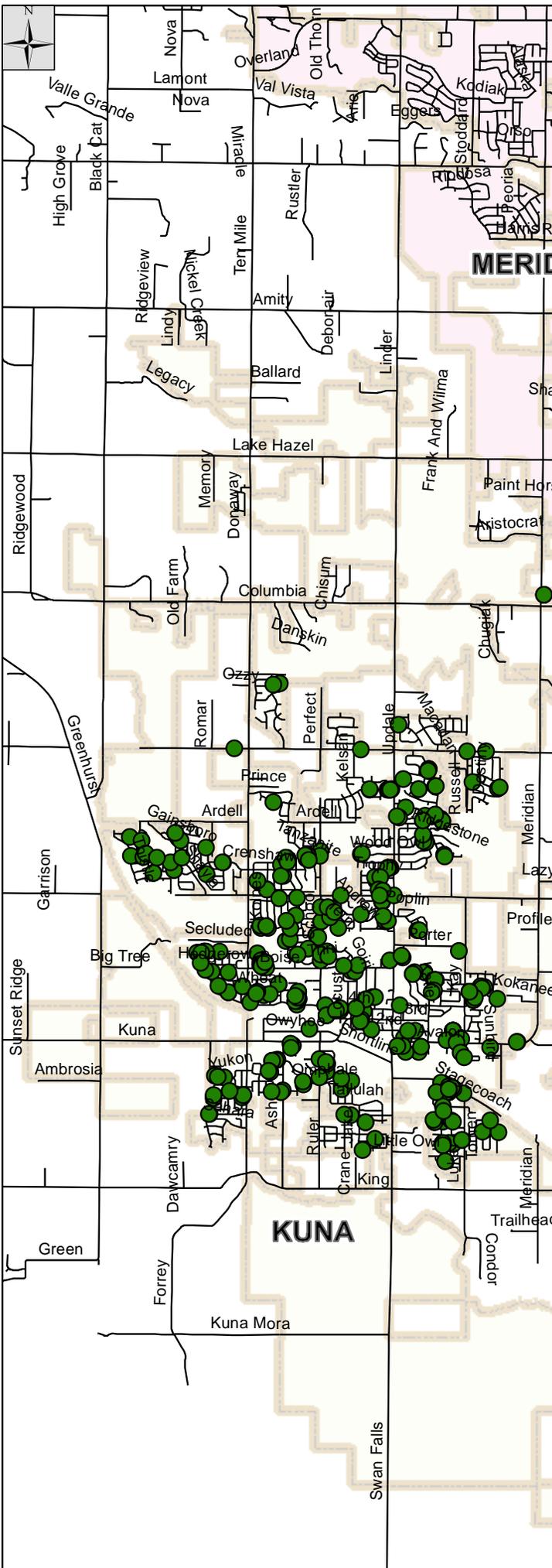


No. of mental hold cases



Police Activity	*Yearly Average	2014	2015	2016	2017
Citizen calls for service (CFS)	3,631	3,540	3,335	3,697	3,952
Proactive Policing	7,647	9,688	8,778	6,749	5,374
Select call types (#)					
Code 3 CFS	50	44	42	57	57
Alarm	147	145	131	136	177
Crash response	141	114	118	154	177
School check	998	1,756	1,664	316	255
Traffic stop	1,903	1,831	2,064	2,122	1,595
Welfare check	314	226	305	314	412

* Yearly averages are based on 2014-2017 ** Code 3 calls - Now represents ALL incidents that are routed at Priority 3. Priority 3 calls require an immediate emergency response.



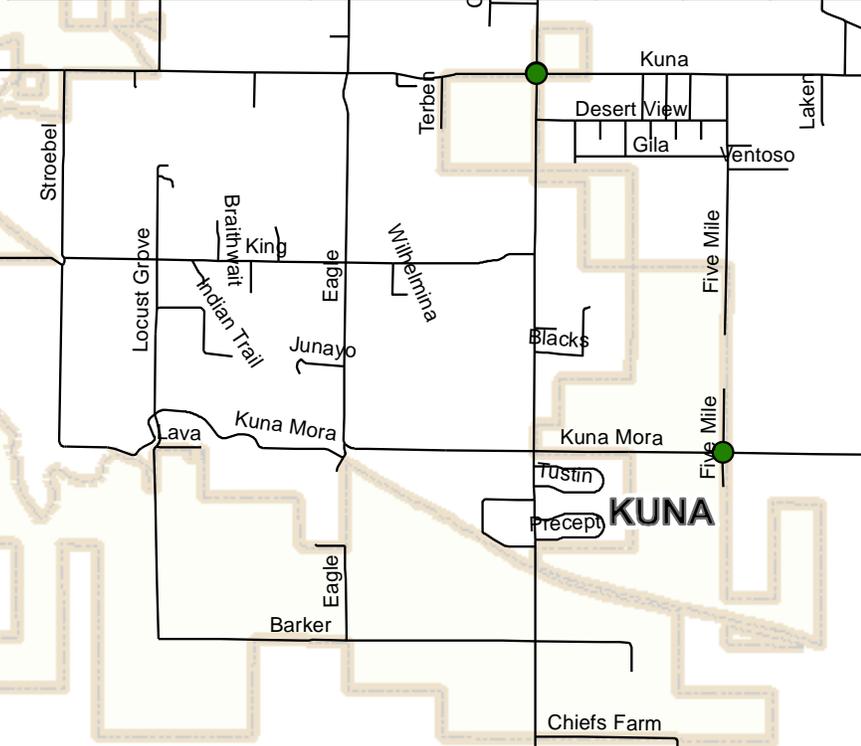
Kuna Police Report & FY19 Request

2017 Incident by Deputy		Total
Name	Problem	
Garrett, Scott G	AV-Abandoned Vehicle	413
	ENFORCE-Code Enforcement	154
	Garrett, Scott G Total	567
Horan, Kevin A	AV-Abandoned Vehicle	598
	ENFORCE-Code Enforcement	409
	ILLPK-Illegal Parking	9
	ANIMAL-Loose Dead Injured	5
	ILLDUMP-Illegal Dumping	1
	DOGPROB-Aggressive Dog	1
Horan, Kevin A Total	1023	
Thomas, Shaun T	ENFORCE-Code Enforcement	662
	AV-Abandoned Vehicle	125
	ILLPK-Illegal Parking	60
	CONSTCK-Construct Site Sec Chk	57
	ANIMAL-Loose Dead Injured	21
	ILLDUMP-Illegal Dumping	7
	DOGPROB-Aggressive Dog	5
	ILLCAMP-Illegal Camping	4
	ILLSOL-Illegal Solicitor	4
	ILLBURN-Illegal Burning	4
VEHBLK-Vehicle Blocking Drive	1	
Thomas, Shaun T Total	950	
Grand Total	2540	

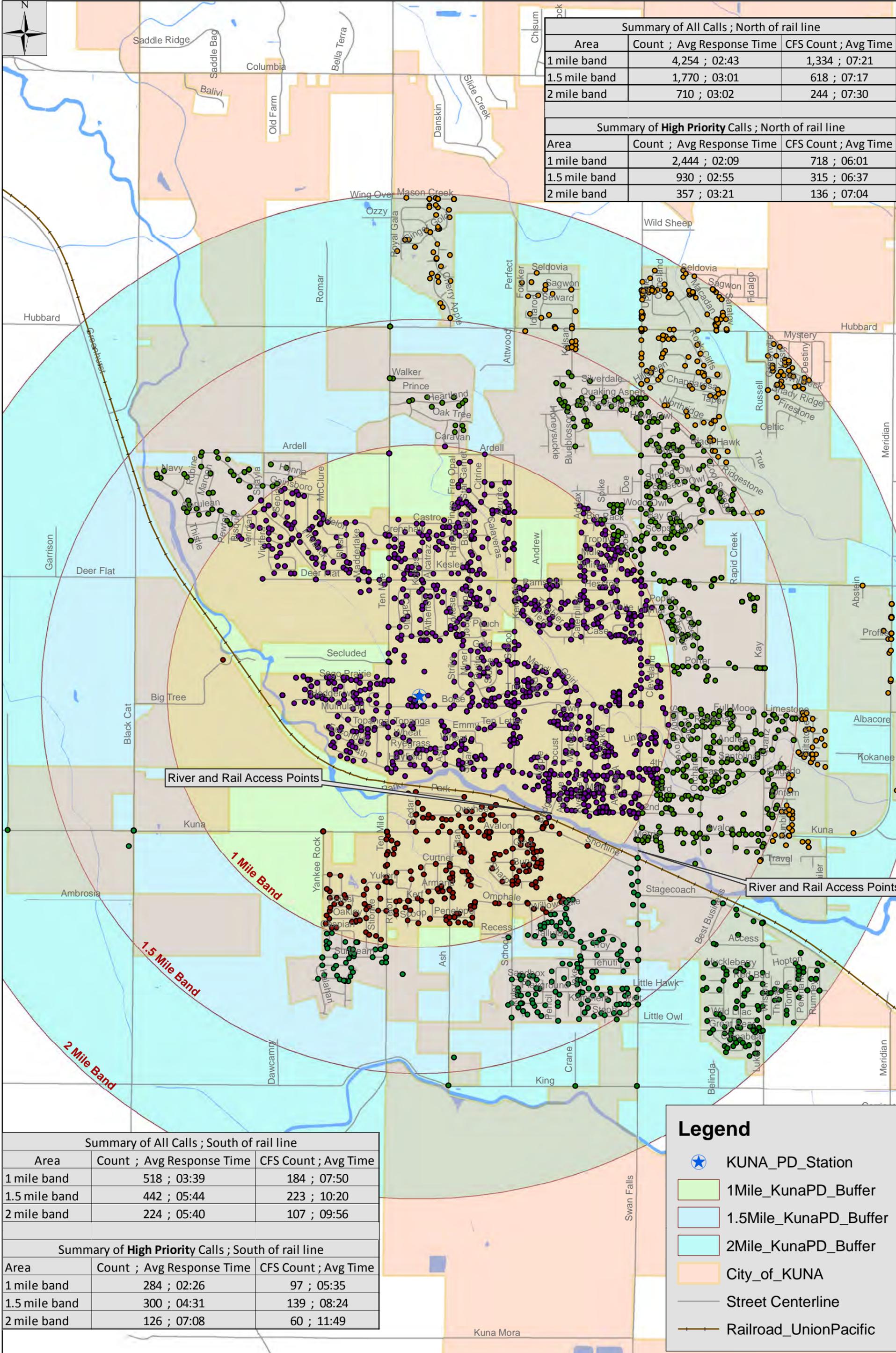
3 of 4
 about 35% in Kuna, rest Southwest Ada County Alliance area
 Calls all over County, and most all of Star
 Majority of calls in Eagle area

2017 Selected Kuna Cad Calls, Code Enforcement Type			County Counts	Count of calls for any of the 3 Deputies, Kuna Area
Problem	Count			
ANIMALABU-Animal Abuse	14		81	
ANIMAL-Loose Dead Injured	75		778	
AV-Abandoned Vehicle	298		1254	276
CONSTCK-Construct Site Sec Chk	334		1724	
DOGPROB-Aggressive Dog	60		267	
ENFORCE-Code Enforcement*	14		1194	12
ILLBURN-Illegal Burning	4		21	
ILLCAMP-Illegal Camping	8		54	
ILLDIRT-Illegal Dirt Bike	12		50	
ILLDUMP-Illegal Dumping	8		60	
ILLHUNT-Illegal Hunters	1		53	
ILLPK-Illegal Parking	68		450	
ILLSHOOT-Illegal Shooting	6		112	
ILLSOL-Illegal Solicitor	10		51	
VEHBLK-Vehicle Blocking Drive	20		79	
Grand Total	918		6228	288

*Code Enforcement type is added back to Kuna's calls for comparisons with the 3 Deputy counts.



Kuna Police Calls for Service Calls in 2016, North and South of Rail Road



Summary of All Calls ; North of rail line		
Area	Count ; Avg Response Time	CFS Count ; Avg Time
1 mile band	4,254 ; 02:43	1,334 ; 07:21
1.5 mile band	1,770 ; 03:01	618 ; 07:17
2 mile band	710 ; 03:02	244 ; 07:30

Summary of High Priority Calls ; North of rail line		
Area	Count ; Avg Response Time	CFS Count ; Avg Time
1 mile band	2,444 ; 02:09	718 ; 06:01
1.5 mile band	930 ; 02:55	315 ; 06:37
2 mile band	357 ; 03:21	136 ; 07:04

Summary of All Calls ; South of rail line		
Area	Count ; Avg Response Time	CFS Count ; Avg Time
1 mile band	518 ; 03:39	184 ; 07:50
1.5 mile band	442 ; 05:44	223 ; 10:20
2 mile band	224 ; 05:40	107 ; 09:56

Summary of High Priority Calls ; South of rail line		
Area	Count ; Avg Response Time	CFS Count ; Avg Time
1 mile band	284 ; 02:26	97 ; 05:35
1.5 mile band	300 ; 04:31	139 ; 08:24
2 mile band	126 ; 07:08	60 ; 11:49

Legend

- ★ KUNA_PD_Station
- 1Mile_KunaPD_Buffer
- 1.5Mile_KunaPD_Buffer
- 2Mile_KunaPD_Buffer
- City_of_KUNA
- Street Centerline
- Railroad_UnionPacifc

Data Reference: Created by Ada County Sheriff's Office CAU, Tritech CAD SQL Server Database, 1-2-2018.





**ADA COUNTY PROSECUTING ATTORNEY
JAN M. BENNETTS**

Criminal Division
200 W. Front Street, Rm 3191
Boise, Idaho 83702

Phone (208) 287-7700
Fax (208) 287-7709

Civil Division
200 W. Front Street, Rm 3191
Boise, Idaho 83702

Phone (208) 287-7700
Fax (208) 287-7719

Juvenile Division
6300 Denton Street
Boise, Idaho 83704

Phone (208) 577-4900
Fax (208) 577-4909

May 17, 2018

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

RE: Prosecution Services Funding Request for Fiscal Year 2019

Dear Mayor and City Council Members:

This letter is intended to update you on the fiscal year 2019 cost of prosecution services as part of the Security Services Agreement between Kuna City and Ada County.

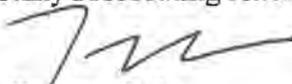
During the past fiscal year (2016-17), the magistrate division handled a total of 3172 cases. This number constitutes all misdemeanors and infractions where our office opened a file or appeared in court within that time period. This number does not reflect infraction or misdemeanor cases resolved without our involvement, cases that were submitted but prosecution was declined, probation violations, or contempt proceedings.

Of those 3172 cases, 234 of them came from Kuna, which amounts to about 7.3% of the total caseload in the Magistrate Division. The cost of prosecution services for the city of Kuna is determined by multiplying the percentage of the overall magistrate caseload by the salary and benefit cost of the attorney staff needed to maintain the division, which amounted to \$753,292.00. Thus, **the cost to the city of Kuna for its prosecution services for Fiscal Year 2018 will be \$55,570.**

As always, we welcome your suggestions and inquiries into our office practices and policies that affect your community. I expect to attend the Kuna City Council Budget Planning meeting on the 5th of June, where I will be happy to answer any questions you might have. In the meantime and following the meeting, I can be reached directly at 287-7815. Thank you for your partnership in maintaining a safe and secure community.

Sincerely,

JAN M. BENNETTS
Ada County Prosecuting Attorney

By: 
Tamera Kelly
Supervising Attorney, Magistrate Division



City of Kuna

City Council - Staff Memo

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

To: City Council

File Numbers: **18-01-ZC (Rezone)**

Location: Northwest corner; Linder and Columbia Roads, Meridian, ID

Planner: Troy Behunin, Planner III

Hearing date: June 5, 2018

Owner: **Thistle Farm, LLC, and Vanderkooy Farm LLC's**,
6152 W. Half Moon Ln.
Eagle, ID, 83616
208.850.0591
Timothyeck@me.com

Engineer: **Bailey Engineers**
Katie Miller
4242 Brookside Ln.
Boise, ID, 83713
208.938.0013
KMiller@baileyengineers.com



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| B. Applicants Request | J. Proposed Factual Summary |
| C. Aerial map | K. Proposed Comprehensive Plan Analysis |
| D. Site History | L. Proposed Kuna City Code Analysis |
| E. General Project Facts | M. Proposed Conclusions of Law |
| F. Staff Analysis | N. Commissions' Recommendation to Council |
| G. Applicable Standards | O. Proposed Order of Decision by Council |
| H. Proposed Procedural Background | |

A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that rezones are designated as public hearings, with the Commission as the recommending body, and 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 | November 14, 2017 (fifteen (15) persons attended) |
| ii. Agency Comment Request | February 12, 2018 |

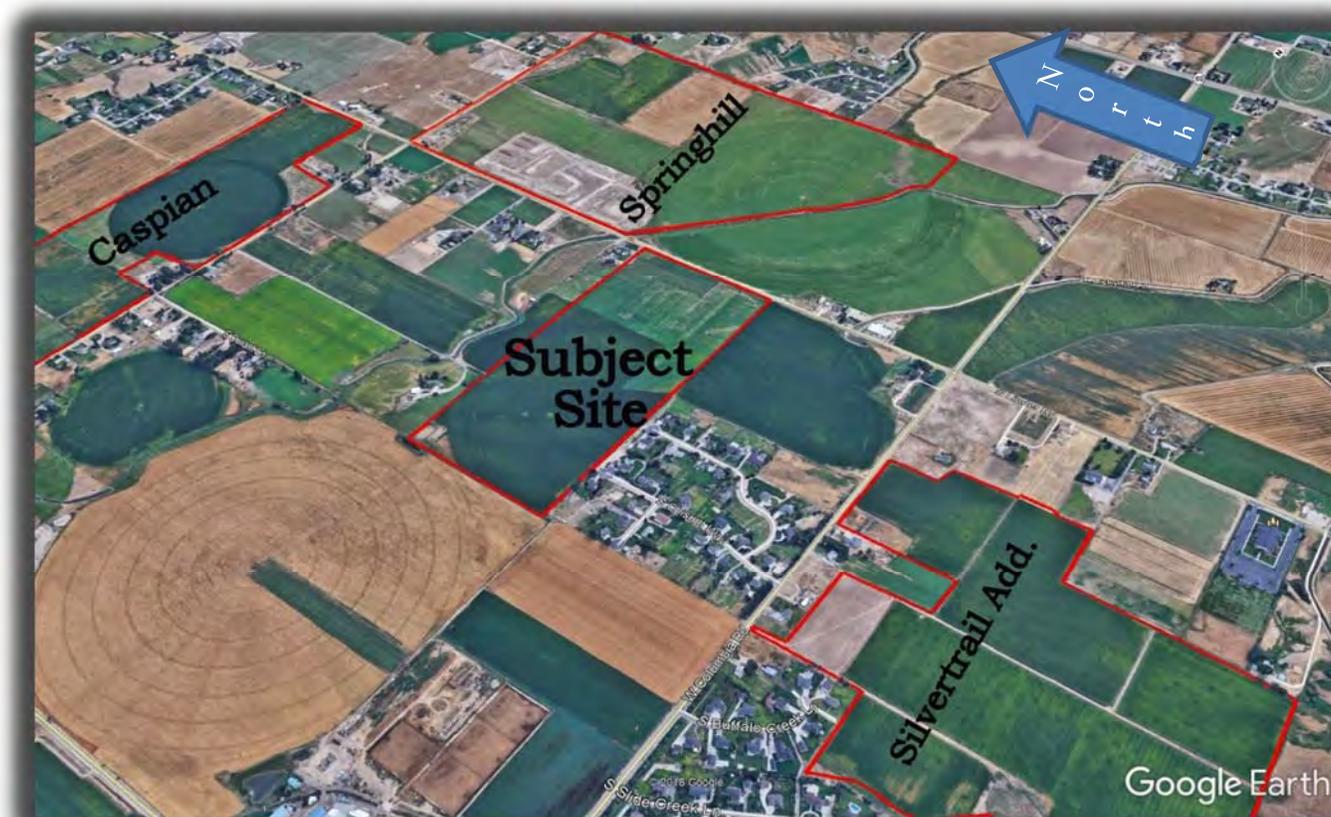
- | | |
|---------------------------|--------------|
| iii. 400' Property Owners | May 10, 2018 |
| iv. Kuna, Melba Newspaper | May 16, 2018 |
| v. Site Posted | May 24, 2018 |

B. Applicants Request:

1. Request:

Applicant, Katie Miller, with Bailey Engineers, on behalf of Thistle Farm, and Vanderkooy Farm, LLC's (Owner), requests approval for a rezone of four lots within Chisum Valley Subdivision No. 1 and 2 (approximately 73.50 acres), from Agriculture (Ag.) TO an R-6 (Medium Density Residential) MDR zone, following the Comprehensive Plan. This site is located at the NWC Linder and Columbia Roads. APN No's; R193850100, R1693860010, R1693860290, R1693860280.

C. Aerial Map:



©Copyrighted

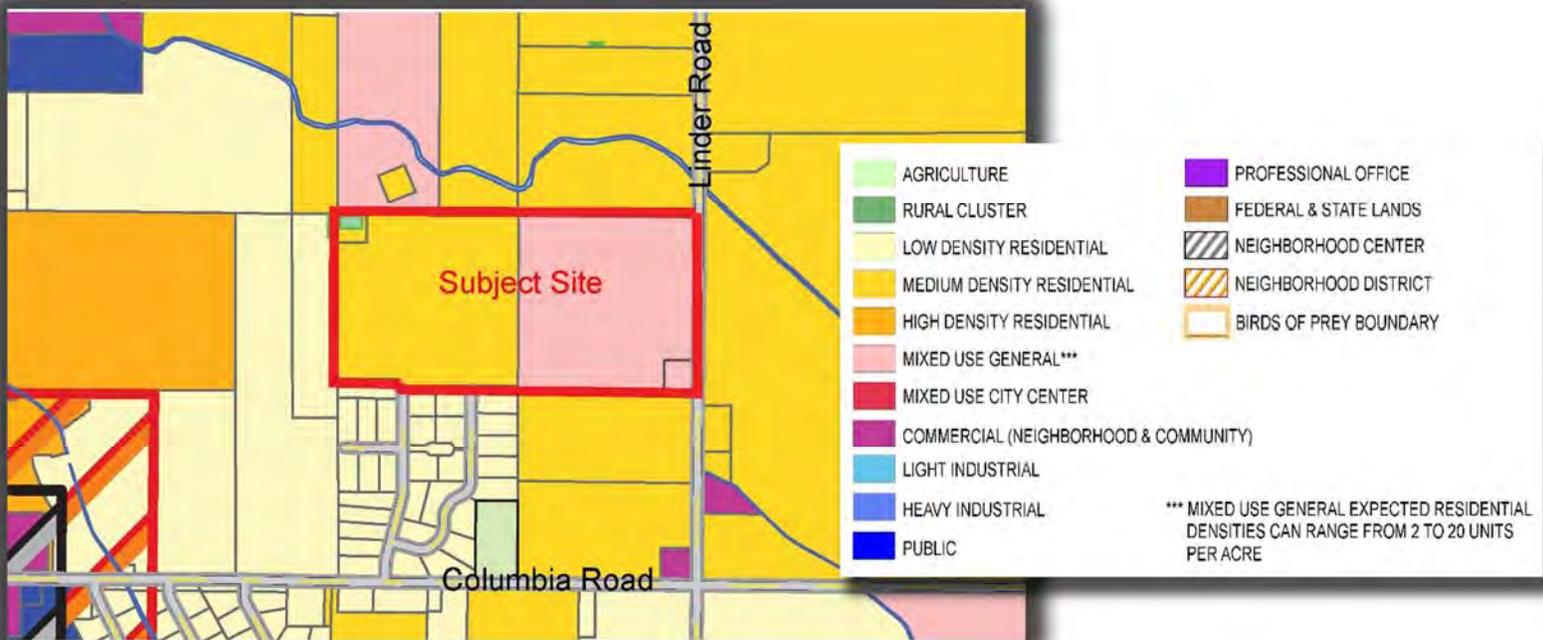
D. Site History:

These lots were annexed into Kuna on July 5, 2006, (06-14-AN; Ozzy Gripentrog and Park Pointe Realty owners), and have historically been used for agricultural purposes.

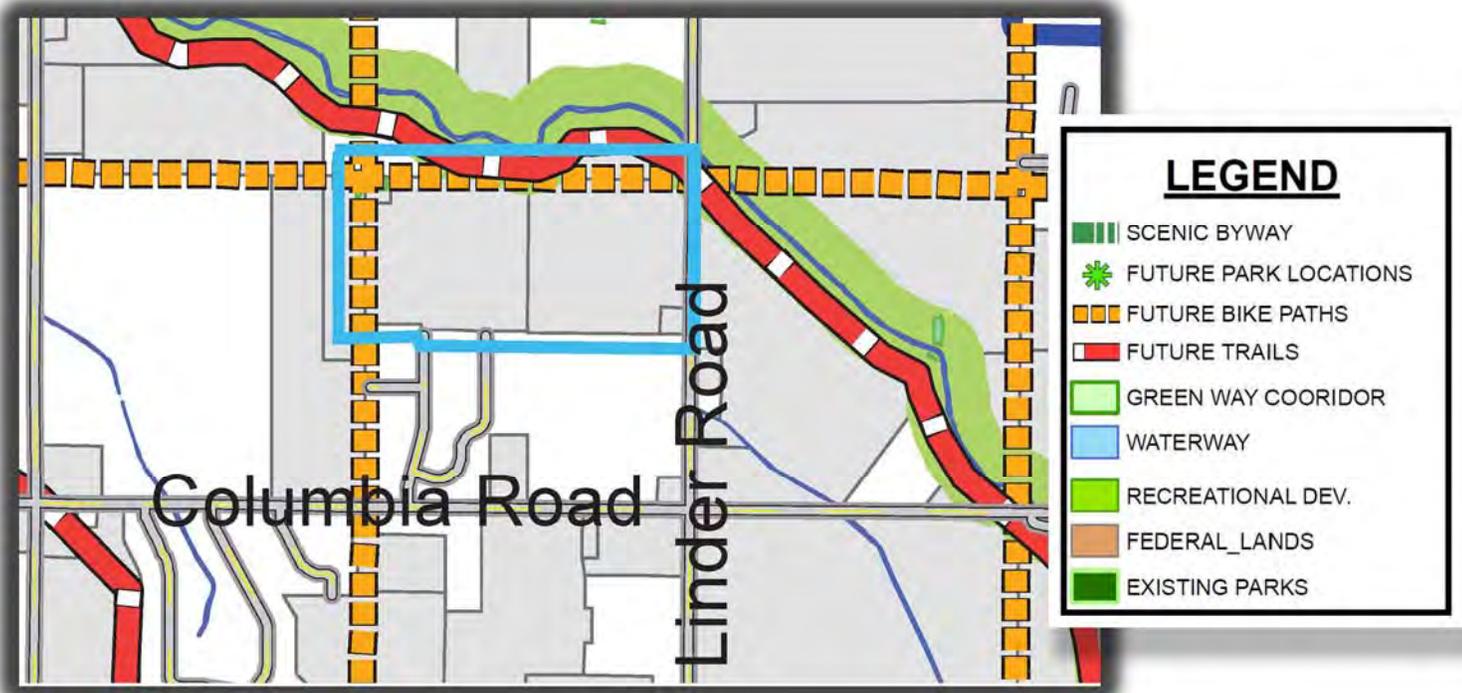
E. General Projects Facts:

1. **Comprehensive Plan Map:** The Comp Plan Map designation for this site is Medium Density Residential (MDR) for the west half, and Mixed-Use for the east half. Both uses encourage residential uses. The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body. This

map indicates land use designations, it is not actual zoning. These land use designations have been in place since 2009, and were contemplated as such in early 2008.



2. **Recreation and Pathways Map:** The Rec. & Path Master Plan Map indicates a future trail along the Mason Creek, which is off-site. With a future application, staff recommends that a future site plan incorporate green and open spaces and should be considered a binding site plan.



3. Surrounding Land Uses:

North	AG, RR	Agriculture & Rural Residential – Kuna City & Ada County
South	RR	Rural Residential – Ada County
East	AG	Agriculture – Kuna City
West	AG	Agriculture – Kuna City

4. Lot Sizes, Current Zoning, Parcel No's, and L & B No's:

Lot Size (Approximately)	Current Zone: (Ag.) Agricultural Zone	Parcel Number(s)	Chisum Valley Sub. Lot & Block Numbers
1.00 acre	Proposed to become R-6	R1393850100	Lot 1, Block 1, Sub No. 1
35.77 acres	Proposed to become R-6	R1693860010	Lot 2, Block 1, Sub No. 2
35.38 acres	Proposed to become R-6	R1693860290	Lot 30, Block 1, Sub No. 2
1.00 acre	Proposed to become R-6	R1693860280	Lot 29, Block 1, Sub No. 2

5. Services (at time of development):

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

6. Existing Structures, Vegetation and Natural Features:

There are no structures on site. The site has vegetation that is generally associated with an Agricultural field.

7. Transportation / Connectivity:

The site is adjacent to Linder Road with significant frontage. With development in the future, applicant will be responsible for at least two points of ingress/egress on Linder Road; one at the mid-mile between Columbia and Lake Hazel, and a second point south of that mid-mile. Applicant will also be responsible for acceptable points of ingress/egress along the future mid-mile on the north and west sides of the site. All points of access must follow City & ACHD standards.

8. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflicts. The site's topography is generally flat with less than 3 percent slope. This site is within the Nitrate Priority Area (NPA), and will be required to connect to the City central sewer services.

9. Agency Responses:

The following agencies returned comments are included with this case file:

- *Ada County Highway District (ACHD)* *Exhibit B 2*
- *Boise Project Board of Control* *Exhibit B 3*
- *Central Dist. Health Dept. (CDHD)* *Exhibit B 4*
- *COMPASS* *Exhibit B 5*
- *Dept. of Environmental Quality (DEQ)* *Exhibit B 6*
- *Id Transportation Dept. (ITD)* *Exhibit B 7*

F. Staff Analysis:

In July of 2006 (06-14-AN), when these lots were annexed into Kuna city limits, all four lots were already in the Chisum Valley Subdivision with an Ag. (Agriculture) zone. Furthermore, these lots were annexed as a participant in the Local Improvement District (LID); whereby the owners were obligated to satisfy a sewer connection fee equivalent to 3 Dwelling Units an Acre (DUA) at a minimum. The project is adjacent to Linder Road (major arterial) and all public utilities are near, or adjacent to the site. The applicant seeks a rezone for this (approximately) 73.50 acre site, from Agriculture, TO R-6 (MDR). Applicant has been made aware that any development of these lots will require connection to all city services and will be subject to connection fees for that purpose. It is anticipated when these Chisum Valley lots move forward with development *in the future*, it will require a number of phases for complete build-out.

The Comprehensive Plan Map (CPM) indicates that this site is designated as Medium Density Residential (MDR) on the west half, and Mixed-Use for the east half. The MDR designation encourages residential uses ranging from four (4) DUA, up to eight (8) DUA; while the Mixed-Use designation encourages mixing commercial uses and residential uses from two (2) to 20 DUA. The adjacent properties on the north side, the eastside and east half of the south side of the site, are complementary designations. Based on the review of the CPM, staff views this request to be in concert with the CPM approved by Council. This request reflects the goals of the City leaders and its Citizens.

Staff has determined this application generally complies, or as conditioned to follow Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 18-01-ZC subject to the recommended conditions of approval listed in Section 'O' of this report.

G. Applicable Standards:

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

H. Proposed Procedural Background:

On June 5, 2018, the Council will consider Case No. 18-01-ZC, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Proposed Findings of Fact for Councils Consideration:

Based on the record contained in Case No. 18-01-ZC, including the exhibits, staff's report and the public testimony at the public hearing, the Council of Kuna, Idaho, hereby recommends **approval/conditional approval/denial** of the proposed Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 18-01-ZC, for the *Thistle and Vanderkooy, Farm, LLC*, rezone request.

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

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

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

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

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

2. The Council has the authority to approve or deny Case No. 18-01-ZC. On June 5, 2018, Kuna's Council will vote to either **approve/conditionally approve/deny** Case No. 18-01-ZC.

Comment: *On June 5, 2018, Council will vote to either **approve/conditionally approve/deny** Case No's 18-01-ZC.*

3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on June 5, 2018, with the Council.
4. The Kuna Council accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Council will hold a public hearing on the subject application on June 5, 2018, to hear from the City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

5. Based on the evidence contained in Case No. 18-01-ZC, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map as amended.

Comment: *The Comp Plan has listed numerous goals for providing a variety in housing options in Kuna. The Kuna Planning Map designates this property as Medium Density Residential and Mixed-Uses. As this request proposes MDR, the proposal follows the goals of the Comp Plan and the Comp Plan Map.*

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

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on June 5, 2018.*

J. Proposed Factual Summary:

This approximately 73.50 acre site, is already within Kuna City limits, zoned Agriculture (Ag.), with varying historical Ag. uses and is located at the northwest corner (NWC) of Linder and Columbia Roads. These lands are lots within the Chisum Valley Subdivision. These lands were included in the Local Improvement District (LID); whereby they were obligated to satisfy a sewer connection fee equivalent to 3 Dwelling Units an Acre (DUA) at a minimum. Applicant proposes a rezone from Agriculture (Ag.) TQ R-6 (Medium Density Residential). The developer is not proposing development at this time.

K. Proposed Comprehensive Plan Analysis:

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

The designations of Medium Density Residential and Mixed-Use shown on the Planning Map (See Map above) for these lots were approved by Council. The proposed rezone for the site is consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. (Page 21).

Housing:

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

Comment: *The proposed rezone follows the community vision and provides a way to achieve the housing goals as stated and adopted, by supplementing other existing large lot subdivisions nearby.*

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

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

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

Comment: *The proposed application complies with these elements of the comprehensive plan by providing an opportunity to supply varied housing types and provide pedestrian connections, thereby meeting this goal.*

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Medium Density Residential:

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

Comment: *The proposed rezone requests an R-6 zone, for residential uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Mixed-Uses:

The mixed use general land use designation pertains to a land parcel or combination of parcels that are planned and developed together. This comprehensive land use category may contain residential, commercial, office and technical uses, a variety of building types and densities, common open space variations, clustered development and recreational facilities (Page 105).

Comment: *The proposed rezone requests an R-6 zone, for residential uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. *Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl* (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

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

Comment: *Applicant proposes medium density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner with an opportunity to provide a quality development.*

Community Design Goals and Objectives - Section 13 - Summary:

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

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. (Page 179).

Comment: *With future development, the applicant will provide an extension of the sidewalk and roadway system which must comply with the Master Street Plan adopted by Kuna. Applicant will also need to propose connections to future neighborhoods by adding pathways, sidewalks for pedestrian and non-motorized transportation, and adding and connecting to stub streets. Applicant appears prepared to propose a variety of housing densities thereby complying with approved land use designation outlined within the Comp Plan and Planning Map.*

L. Proposed Kuna City Code Analysis:

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

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

2. The site is physically suitable for the rezone and an R-6 subdivision.

Comment: *The 73.50 acre (approximate) project includes a request for a rezone from Agriculture TO R-6 (Medium Density). The site appears to be compatible with the proposal.*

3. The rezone **is / 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. Future roads, dwelling units and open spaces must be planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

4. The rezone proposal **is / is not** likely to cause adverse public health problems.

Comment: *The proposed rezone for the property follows Kuna City Codes. Any future development requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *The Council did consider the location of the property and adjacent uses. The subject property is in Kuna City and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are agriculture in nature uses and the site is adjacent to an arterial road.*

6. Based on the evidence contained in Case No. 18-01-AN, Council finds Case No. 18-01-AN adequately complies with Kuna City Code.
7. Based on the evidence contained in Case No. 18-01-AN, Council finds Case No. 18-01-AN generally complies with Kuna's Zoning Code.

M. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No. 18-01-ZC, Council finds Case No. 18-01-ZC generally **does / does not** comply with Kuna City Code.
2. Based on the evidence contained in Case No. 18-01-ZC, Council finds Case No. 18-01-ZC, generally **is / is not** consistent with Kuna's Comprehensive Plan and Comprehensive Plan Map.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

N. Proposed Recommendation of the Commission to City Council:

Based upon the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation and testimony at the April 28, 2018, and discussion at the public hearing, the Kuna Commission voted 3-0 to recommend approval for Case No's 18-01-ZC, with the following conditions of approval:

- Applicant shall follow the conditions stated in the staff report and related agency reports.
- Applicant shall be limited to a maximum density of 4.25 D.U.A. for the entire project, as proposed at the hearing, when a preliminary plat comes forward.
- Applicant shall bypass the second street connectivity and work with ACHD and the City in order to possibly eliminate both street connections.

O. Proposed Order of Decision by the City Council:

18-01-ZC (Rezone), Note: *This proposed motion is to recommend approval, conditional approval, or denial for this request to City Council. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

Based on the facts outlined in staff's report and the public testimony during the public hearing by the City Council of Kuna, Idaho, the Council hereby **approves/conditionally approves/denies** Case No. 18-01-ZC, a rezone request by Katie Miller (Bailey Engineers) on behalf of Thistle Farm, LLC and Vanderkooy Farm, LLC, with the following conditions of approval *at time of development in the future*:

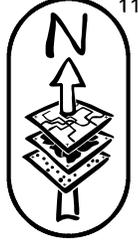
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required

to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:

- a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1- At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code.
 7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
 9. All signage within/for the project shall comply with Kuna City Code.
 10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
 11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
 12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 13. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this __, day of ____, 2018

VICINITY MAP



W Lake Hazel Rd

S Durrant Ln

Mason Creek Feeder

S Linder Rd

W Cogburn St

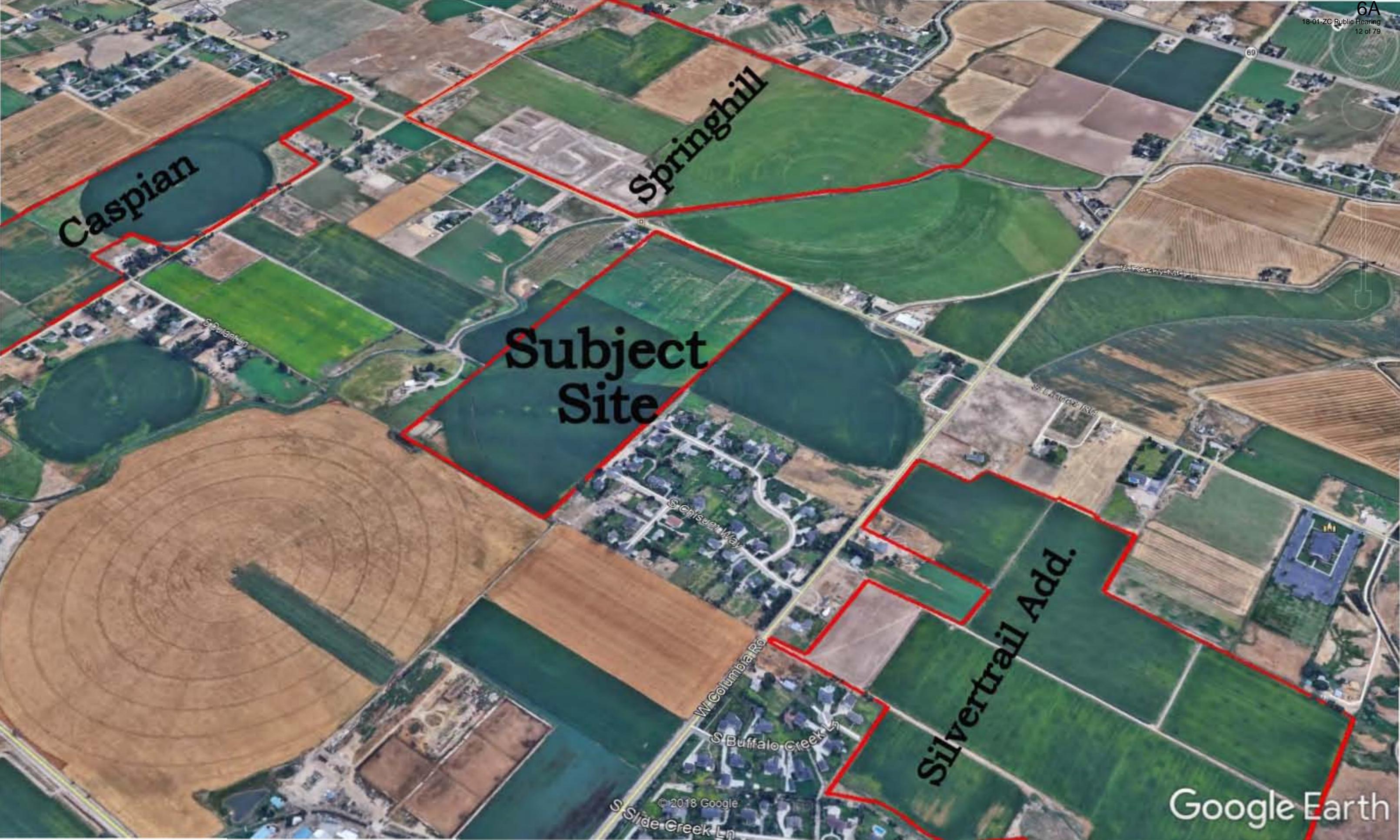
S Chisum Way

W Columbia Rd

Painter Lateral

Legend

-  Whisper Meadows
-  PARCEL LINES
-  ROADS
-  WATER FEATURES



Caspian

Springhill

Subject Site

Silvertrail Add.

received
1-12-18



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)	18-01-ZC 18-01-S 18-07-DR
Project name	
Date Received	1.12.18 1 Complete on 1.29.18
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Thistle Farm & Vanderkeoy Farm, LLC	
Address: 6152 W. Half Moon Ln	E-Mail: timothyeck@me.com
City, State, Zip: Eagle ID 83616	Fax #: _____
Applicant (Developer): Vanderkooy Farm LLC Phone Number: 208-938-0013	
Address: 6152 W. Halfmoon Ln	E-Mail: timothyeck@me.com
City, State, Zip: Eagle, ID 83616	Fax #: _____
Engineer/Representative: Bailey Engineers Phone Number: 208-938-0013	
Address: 4242 N. Brookside Ln	E-Mail: kmiller@baileyengineers.com
City, State, Zip: Boise, ID 83713	Fax #: _____

Subject Property Information

Site Address: S. Linder Road, Kuna	
Site Location (Cross Streets): S. Linder Rd north of Columbia	
Parcel Number (s): R1693860010, R1393850100, R1693860290, R1693860280	
Section, Township, Range: Section 2, T.2N, R.1W	
Property size: 73.17 acres	
Current land use: Ag	Proposed land use: Residential Sub
Current zoning district: A	Proposed zoning district: R6

Project Description

Project / subdivision name: Whisper Meadows

General description of proposed project / request: The applicant is requesting approval for a medium density residential subdivision

Type of use proposed (check all that apply):

Residential

Commercial

Office

Industrial

Other

Amenities provided with this development (if applicable): Large grass area which will contain enough room for 3 regulation size soccer fields. Nice connectivit throughout the development via pathway

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: _____ Number of building lots: 310

Number of common and/or other lots: 38

Type of dwellings proposed:

Single-Family

Townhouses

Duplexes

Multi-Family

Other

Minimum Square footage of structure (s): 1,200sf

Gross density (DU/acre-total property): 4.25 Net density (DU/acre-excluding roads): _____

Percentage of open space provided: 15.05% Acreage of open space: 11.02

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

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

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

Hours of operation (days & hours): _____ Building height: _____

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

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

Fencing type, size & location (proposed or existing to remain): _____

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

Proposed Lighting: _____

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

Applicant's Signature: [Signature] Date: 1/10/18

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

January 11, 2018

Troy Behunin, Senior Planner
Planning & Zoning Department
Kuna City Hall
751 W. 4th St.
Kuna, ID 83634

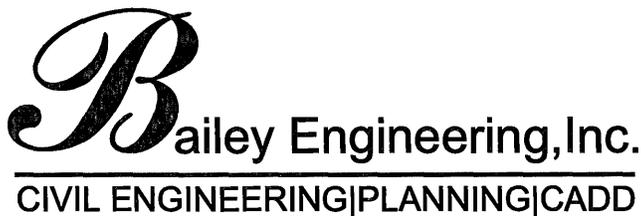
RE: **Whisper Meadows Subdivision – Zoning and Preliminary Plat Application**

Dear Mr. Behunin:

Bailey Engineering Inc., in conjunction with Vanderkooy Farm LLC, is please to submit zoning and preliminary plat applications for the *Whisper Meadows Subdivision*, a 73.17 acre, 310 unit single-family residential development in northeast Kuna.

The project is located west of Linder Road, north of Columbia Road and south of Lake Hazel Road at the mid-mile as depicted below.





This site consists of four parcels which are currently used for agriculture.

- Parcel #1 R1693860010
- Parcel #2 R1393850100
- Parcel #3 R1693860290
- Parcel #4 R1693860280

Proposed Zoning

The City’s *Medium Density Residential* (R-6) zone is proposed. The R-6 zone will “blend” the range of potential densities anticipated by the City’s *Comprehensive Plan*. Applying the City’s R-6 lot area, density, and setback standards throughout the entire project will provide consistency phase-to-phase and a smooth transition from the *Low Density Residential* (1-3 units/acre) that exists on the south west boarder of the site.

Adjoining Land Use

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

North:	Agriculture and Rural Residential	A/ RR
South:	County Property, low residential	
East:	Medium Density and future High School Site	R6
West:	Agriculture	A

Comprehensive Plan

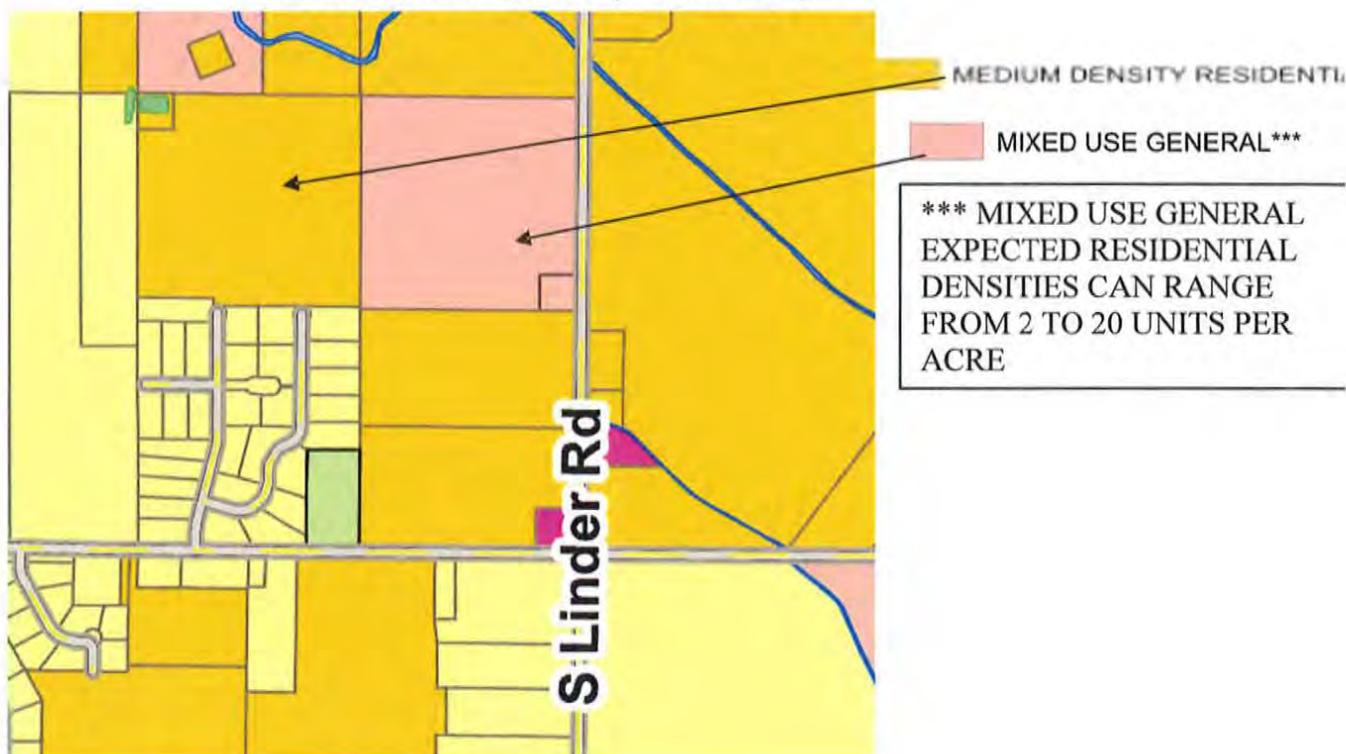
As depicted in the map below, the proposed development area spans two (2) residential land-use designations from the City of Kuna’s *Comprehensive Plan Future Land Use Map*:

Medium Density Residential (R-6) averages 4-6 units/acre

Mixed Use General (R-8, R-12 & R-20) averages 2-20 units/acre

Bailey Engineering, Inc.

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Neighborhood Meeting

A neighborhood meeting was held on November 14, 2017 at 6:30 p.m. at the Kuna Library. The neighborhood sign in sheet and certification has been included with this application.

The residents of Chisum Valley, directly to the south (County Property), have raised concerns about connecting to their development and the cut through traffic that may be generated. In addition, they are not supportive of the densities being proposed.

After hearing the neighbors' concerns, we met with ACHD and they are allowing us to only connect 1 of the 2 cul-de-sacs which were intended for future connection. The applicant has no desire to connect to the Chisum Valley Subdivision however, that decision is not up to the applicant. We chose to connect the culdesac furthest to the east to reduce cut through traffic. A majority of the traffic generated by the *Whisper Meadows Subdivision* will come from Linder Road and the future, mid-mile collector, Butterfly Street.

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The overall density for this project is 4.25 dwellings/acre. We have chosen to put larger lots along the southern border of the development to address the neighbors' concerns and create a nice transition between densities in the Chisum Valley Subdivision to Whisper Meadows Subdivision.

The density proposed for Whisper Meadows is in compliance with the City of Kuna's Comprehensive Plan.

Sewer and Water:

An 8" force main will run from our site to the Springhill Subdivision Sewer Lift Station. Water for this project will be provided via a tie in to a 12-inch water main located on Linder Road (eastern boundary of our project).

Pressure Irrigation

A 12" PIRR line will run from our site and tie into the Pressure Irrigation Pump Station in the Springhill Subdivision located north east of our site.

Storm Drainage

Storm drainage will be mitigated by gutters, catch basins, storm drain piping, infiltration ponds, borrow ditches and seepage beds. All storm drainage will be in compliance with ACHD design criteria.

Project Features:

Open Space, Common Areas and Pathways

This site contains a total of 5.56 acres of open space. One of the main amenities is the 2.39 acre park which is large enough for two U6/U8 regulation size soccer fields, or one U14/U19 regulation size soccer field.

There are pathways throughout this development making pedestrian circulation safe, efficient and convenient.

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Traffic Circulation

- A traffic impact study has been conducted and submitted for review with this application.
- The primary entrance to *Whisper Meadows Subdivision* will initially be from of the future mid-mile collector, Butterfly Street. Phase 1 of the development will commence on the northern portion of the site. In Phase 1 two entrances will be built, Cardinal Avenue and Chisum Avenue.

Project Phasing

- The first of 5 phases of *Whisper Meadows Subdivision*, as depicted on the phasing plan submitted with this application, will commence on the northern boundary along future Butterfly Street and continue along the west boundary (Durant Lane) and move east from there (Phases 3-5). The development is projected to occur over the next 6 years.

Project/Preliminary Plat Information

- **Total Site Area**
 - Preliminary Plat 73.17 Acres
- **Number of Lots**
 - Single-family Residential Lots 310
 - Common Lots 38
 - Total Lots 348**
- **Density**
 - Gross 4.24 Dwellings/Acre
- **Qualified Open Space**
 - Total Open Space 5.56 Acres/ 7.59%
 - Street Buffers 2.07 Acres/ 2.82%
 - Open Space with Pathways 2.39 Acres/ 3.27%
 - End Caps 1.00 Acres/ 1.37%

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Summary

The proposed rezone and preliminary plat applications for the Whisper Meadows Subdivision carefully considered all aspects of the Kuna Zoning Ordinance, the Kuna Comprehensive Plan, site location and surrounding neighborhoods. We respectfully request your approval of these applications.

Sincerely,



Katie Miller
Project Manager



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

March 20, 2018

To: Tim Eck
Vanderkooy Farm, LLC
6152 W. Half Moon Ln.
Eagle, ID 83616

Subject: KUNA18-0010/ 18-01-ZC
West side of Linder Road between Lake Hazel Road and Columbia Road
Rezone 73 acres from Agriculture to Medium Density Residential

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

ACHD does not set conditions of approval with this type of application.

A. Findings of Fact

1. Area Roadway and Intersection Level of Service
 - a. Staff comments/Recommendations: Over the last couple of years several large subdivisions have been preliminary platted in north Kuna and southwest Meridian. At build-out of these developments several area roadways and intersections are anticipated to exceed ACHD's Level of Service standards without the additional traffic generated by the Whisper Meadows site. The roadway segments and intersections which are anticipated to exceed acceptable LOS and that are relevant to this site are listed below.

Roadway Segments

- Columbia Road between Linder Road and Meridian Road
- Ten Mile Road between Amity Road and Overland Road

Intersections

- Columbia Road/Linder Road
- Columbia Road/Meridian Road
- Lake Hazel Road/Meridian Road
- Linder Road/Amity Road
- Linder Road/Victory Road
- Ten Mile Road/Amity Road
- Ten Mile Road/Victory Road

Typically, when a roadway or intersection exceeds acceptable level of service staff recommends improvements to mitigate the impacts, or that the developer wait until ACHD makes improvements, as scheduled in the CIP or FYWP. In this case the Amity

Road/Ten Mile Road intersection is currently scheduled in ACHD's IFYWP to be improved with the construction of a roundabout in 2021 and the Lake Hazel/Meridian Road intersection is scheduled in ACHD's IFYWP to be signalized in coordination with an ITD project in 2018. No other area improvements are planned.

A traffic study will be required for this application and should include a Level of Service analysis for roadways and intersections included within the influence area of the development. The study should identify areas where level of service is an issue and proposed improvements to mitigate the site generated traffic impacts.

2. Linder Road

a. Policy:

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

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

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

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

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

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

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

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

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

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

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 Linder Road is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

- b. Staff Comments/Recommendations: The applicant should be required to dedicate additional right-of-way to total 48-feet of right-of-way from the centerline of Linder Road abutting the site. The applicant should be required to widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site and to construct a 5-foot wide detached concrete sidewalk located a minimum of 41-feet from the centerline of Linder Road abutting the site. Center turn lanes and right turn lanes may be required, and should be analyzed as a part of the TIS.

3. Mid-Mile Collectors

- a. Policy:

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

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

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

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

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

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

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

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

Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

- b. Staff Comments/Recommendations: ACHD's Master Street Map (MSM) identifies a north/south mid-mile collector roadway abutting the site's west property line, an east/west mid-mile collector roadway abutting the site's north property line, and a future single lane roundabout at the site's northwest corner at the collector/collector intersection.

The applicant should be required to construct both collector roadways, abutting the north and west propertylines as ½ of a 36-foot wide collector roadway plus 12-feet of pavement to total 30-feet, with vertical curb, gutter, and a 7-foot attached (or 5-foot wide detached) concrete sidewalk abutting the sith with a 3-foot gravel shoulder and barrow ditch on the unimproved side of the roadways.

The applicant should be required to dedicate right-of-way at the collector/collector intersection to accommodate the future construction of a single lane roundabout.

4. Roadway Offsets

a. Policy:

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

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

District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting principal arterials is one half-mile.

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

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

- b. Staff Comments/Recommendations: The applicant should be required to extend the east/west mid-mile collector roadway to intersect Linder Road at the half-mile as shown on the MSM. All other roadway intersection and offsets should be consistant with the policies listed above.

5. Internal Local Streets

a. Policy:

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

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

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

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

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

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

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

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

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.

- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
 - The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
 - The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
 - Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.
- b. Staff Comments/Recommendation: The applicant should be required to construct the internal local streets as 36-foot street sections with curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way.

If center landscape islands are desired, then they should be constructed to have a maximum width of 12-feet within 150-feet of an intersection and be platted as right-of-way owned by ACHD.

6. Stub Streets

a. Policy:

Stub Street Policy: District policy 7207.2.4 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.5.4, except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policy 7207.2.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

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

- Reduces vehicle miles traveled.

- Increases pedestrian and bicycle connectivity.
 - Increases access for emergency services.
 - Reduces need for additional access points to the arterial street system
 - Promotes the efficient delivery of services including trash, mail and deliveries.
 - Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
 - Promotes orderly development.
- b. Staff Comments/Recommendations: There are two stub streets, which stub to the site's south property line. Consistent with ACHD's Continuation of Streets policy, the applicant should be required to extend both stub streets into the site. Additionally, the applicant should plan to construct stub streets to adjacent parcels as part of the future development application.

B. Site Specific Conditions of Approval

This application is for a rezone only. As such, there are no site specific conditions of approval for this application. Listed above 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. A Traffic Impact Fee may be assessed by ACHD and will be due prior to issuance of a building permit. Please contact the ACHD Planner (see below) for information regarding impact fees.
2. Plans shall be submitted to the ACHD Development Services Department for plans acceptance, and impact fee assessment (if an assessment is applicable).
3. Comply with the Standard Conditions of Approval as noted below.

C. Traffic Information

Trip Generation

Based on the submitted concept plan this development is estimated to generate 2,950 vehicle trips per day; and 310 vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
**SH-69/Meridian Road	N/A-feet	Principal Arterial	1,425	Better than "E"
Lake Hazel Road (Linder to Meridian)	2,600-feet	Principal Arterial	70	Better than "E"
Lake Hazel Road (Ten Mile to Linder)	2,600-feet	Principal Arterial	85	Better than "E"
Linder Road	2,360-feet	Minor Arterial	160	Better than "E"
Ten Mile Road	N/A	Minor Arterial	315	Better than "E"

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

* 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).

** ACHD does not set level of service thresholds for State Highways.

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 from Lake Hazel Road to Ten Mile Road was 22,036 on 7/19/16.
- The average daily traffic count for Lake Hazel Road from Linder Road to SH-69/Meridian Road was 895 on 12/13/16.
- The average daily traffic count for Lake Hazel Road from Ten Mile Road to Linder Road was 1,069 on 12/16/16.
- The average daily traffic count for Linder Road from Lake Hazel Road to Columbia Road was 2,620 on 10/27/15.
- The average daily traffic count for Ten Mile Road from Lake Hazel Road to Columbia Road was 4,868 on 7/31/14.

D. Attachments

1. Vicinity Map
2. Site Plan
3. Standard Conditions of Approval
4. Appeal Guidelines

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

Sincerely,



Mindy Wallace, AICP
Planner III
Development Services

cc: City of Kuna
Katie Miller – Bailey Engineers

VICINITY MAP



Exhibit B-3

RICHARD DURRANT
CHAIRMAN OF THE BOARD

CLINTON PLINE
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

16 February 2018

RECEIVED
MAR 05 2018
CITY OF KUNA

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

RE: Bailey Engineers- Whisper Meadows **18-01-ZC/S**
W. of Linder & N. of Columbia Rd.
Boise-Kuna Irrigation District BK-1229, BK- 247 A1
Painter Lateral 71+10
Sec. 02, T2N, R1W, BM.

Troy Behunin, Planner III:

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

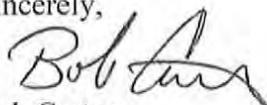
Storm Drainage and/or Street Runoff must be retained on site.

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

This property is serviced by the Painter Lateral and you are proposing to tie into the Springhill Subdivision, which is serviced by the Mason Creek Feeder. Representatives of this development must set up a meeting with our office to discuss the possible changing of delivery points and capacity capabilities in our system.

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

Sincerely,



Bob Carter
Assistant Project Manager, BPBC

bdc/bc

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



CENTRAL DISTRICT HEALTH DEPARTMENT Environmental Health Division

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

RECEIVED

FEB 27 2018

Rezone # 18-01-ZC

Conditional Use # CITY OF KUNA

Preliminary / Final / Short Plat 18-01-S Whisper Meadows

Exhibit B-4

- 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.

Reviewed By: [Signature] Date: 2/22/18

Exhibit B-5

Communities in Motion 2040 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review 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. This checklist is not intended to be prescriptive, but rather a guidance document based on [CIM 2040 goals](#).

Development Name: Whisper Meadows

Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: 310

New jobs: 0

Exceeds CIM forecast: YES

	<p>CIM Corridor: N/A Pedestrian level of stress: R-Linder Bicycle level of stress: R-Linder</p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: 200 Jobs within 1 mile: 70 Jobs/Housing Ratio: 0.4</p>	<p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: 3.9 miles Nearest fire station: 3 miles</p>	<p>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: Yes Farmland within 1 mile: 1,251 acres Farmland Value: N/A</p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: >4 miles Nearest public school: 2.1 miles Nearest public park: 1.4 miles Nearest grocery store: 3.3 miles</p>	<p>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

This proposal extends urban development north into a largely farmland area, is several miles from public transportation and emergency services, and exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands.

The proposal utilizes existing stub roads to promote automobile and non-motorized connectivity. The site plan shows good internal circulation for pedestrians; encourage improved pathways within internal open space to promote walkability. Linder Road and the extension of Durant Lane and have been identified as a future bicycle lanes.

More information about COMPASS and *Communities in Motion 2040*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

<http://www.compassidaho.org/dashboard/devreview.htm>



Exhibit B-6



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

DEQ Response to Request for Environmental Comment

Date: February 22, 2018
 Agency Requesting Comments: City of Kuna
 Date Request Received: February 12, 2018
 Applicant/Description: 18-01-ZC (Rezone) & 18-01-S (Preliminary Plat)
 Whisper Meadows Residential Subdivision

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).*

The property owner, developer, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.

Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at 373-0550.

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*

Exhibit B-6

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
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: TRIM 2018AEK24

Exhibit B-7



IDAHO TRANSPORTATION DEPARTMENT

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

(208) 334-8300
itd.idaho.gov

March 5, 2018

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

VIA EMAIL

RE: 18-01-ZC, 18-01-S WHISPER MEADOWS SUBDIVISION

The Idaho Transportation Department has reviewed the referenced rezone and preliminary plat applications by Katie Miller with Bailey Engineering for the Whisper Meadows Subdivision consisting of 310 single family lots and 38 common lots located west of South Linder Road and north of West Columbia Road, west of SH-69 milepost 5.50. ITD has the following comments:

1. This property does not abut the State highway system.
2. This development will gain access to the State Highway system at the SH-69/ Columbia Rd and SH-69/Lake Hazel Rd intersections. The Idaho Administrative Procedures Act (IDAPA) governs access to state highways. Per IDAPA 39.03.42 rules, when a development generates 100 or more new trips in the peak hour, 1000 or more new trips per day, or the new volume of trips will result from development that equals or exceeds the threshold values in Table 2, a traffic impact study shall be required, unless waived by the District Engineer. The applicant will be responsible to construct any mitigation identified by the traffic impact study.

IDAPA Table 2	
LAND USE TYPE	THRESHOLD VALUE
Residential	100 Dwelling Units
Retail	35,000 square feet
Office	50,000 square feet
Industrial	70,000 square feet
Lodging	100 rooms
School (K-12)	All (Sections 67-6508 & 67-6519, Idaho Code)

Exhibit B-7

3. Due to the anticipated trip generations that this development will add to the intersections of SH-69/ Columbia Road and SH-69/Lake Hazel Road, a traffic impact study will be required.
4. The City is reminded that the SH-69 corridor is already congested. This project will increase the number of vehicle trips in the corridor. As the City continues to add additional trips to the corridor through development, the congestion will worsen until the roadway system is ultimately overloaded and fails. ITD has no current funding assigned to mitigate traffic congestion in the SH-69 corridor in this area.
5. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
6. IDAPA 39.03.60 rules govern advertising along the State highway system. The applicant can contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at 334-8832 for more information.
7. ITD does not object to the proposed subdivision provided all traffic concerns have been addressed with ITD Staff.

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

January 9, 2018

**Description For
Whisper Meadows Subdivision
Preliminary Plat**

A re-subdivision of Lot 1, Block 1 of Chisum Valley Subdivision No. 1 as filed in Book 73 of Plats at Pages 7,579 and 7,580, records of Ada County, Idaho and Lots 2, 29 and 30, Block 1 of Chisum Valley Subdivision No. 2 as filed in Book 78 of Plats at Pages 8,195 and 8,196, records of Ada County, Idaho located in the SE1/4 of Section 2, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing the E1/4 corner of said Section 2 from which the SE corner of said Section 1 bears South 00°27'12" West, 2669.24 feet;

thence along the East-West centerline of said Section 2 North 89°28'20" West, 40.00 feet to the NE corner of said Lot 30, said point being the **REAL POINT OF BEGINNING**;

thence along the East boundary line of said Lots 30 and 29 South 00°27'12" West, 1,246.70 feet to the SE corner of said Lot 29;

thence along the South boundary line of said Lots 29 and 30 North 89°25'21" West, 1,269.09 feet to the SW corner of said Lot 30;

thence along the West boundary line of said Lot 30 North 00°11'31" East, 8.60 feet to the SE corner of said Lot 2;

thence along the southerly boundary line of said Lot 2 the following 5 course and distances:

thence North 89°25'21" West, 313.20 feet;

thence 52.23 feet along the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 59°51'16" and a long chord which bears North 89°25'21" West, 49.89 feet;

thence North 89°25'21" West, 448.54 feet;

thence 52.86 feet along the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 60°34'11" and a long chord which bears North 89°47'09" West, 50.43 feet;

thence North 00°04'12" West, 43.70 feet;

thence North 89°25'21" West, 447.06 feet to the SW corner of said Lot 2;

thence along the West boundary line of said Lots 2 and 1 North 00°04'12" West, 1,192.55 feet to the NW corner of said Lot 1;

thence along the North boundary line of said Lots 1, 2 and 30 South 89°28'20" East, 2,589.54 feet to the **REAL POINT OF BEGINNING**. Containing 73.17 acres, more or less.



January 9, 2018

**Rezone Description For
Whisper Meadows Subdivision**

A re-subdivision of Lot 1, Block 1 of Chisum Valley Subdivision No. 1 as filed in Book 73 of Plats at Pages 7,579 and 7,580, records of Ada County, Idaho and Lots 2, 29 and 30, Block 1 of Chisum Valley Subdivision No. 2 as filed in Book 78 of Plats at Pages 8,195 and 8,196, records of Ada County, Idaho located in the SE1/4 of Section 2, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing the E1/4 corner of said Section 2 from which the SE corner of said Section 1 bears South 00°27'12" West, 2669.24 feet;

thence along the East-West centerline of said Section 2 North 89°28'20" West, 40.00 feet to the NE corner of said Lot 30, said point being the **REAL POINT OF BEGINNING**;

thence along the East boundary line of said Lots 30 and 29 South 00°27'12" West, 1,246.70 feet to the SE corner of said Lot 29;

thence along the South boundary line of said Lots 29 and 30 North 89°25'21" West, 1,269.09 feet to the SW corner of said Lot 30;

thence along the West boundary line of said Lot 30 North 00°11'31" East, 8.60 feet to the SE corner of said Lot 2;

thence along the southerly boundary line of said Lot 2 the following 5 course and distances:

thence North 89°25'21" West, 313.20 feet;

thence 52.23 feet along the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 59°51'16" and a long chord which bears North 89°25'21" West, 49.89 feet;

thence North 89°25'21" West, 448.54 feet;

thence 52.86 feet along the arc of a non-tangent curve to the left, said curve having a radius of 50.00 feet, a central angle of 60°34'11" and a long chord which bears North 89°47'09" West, 50.43 feet;

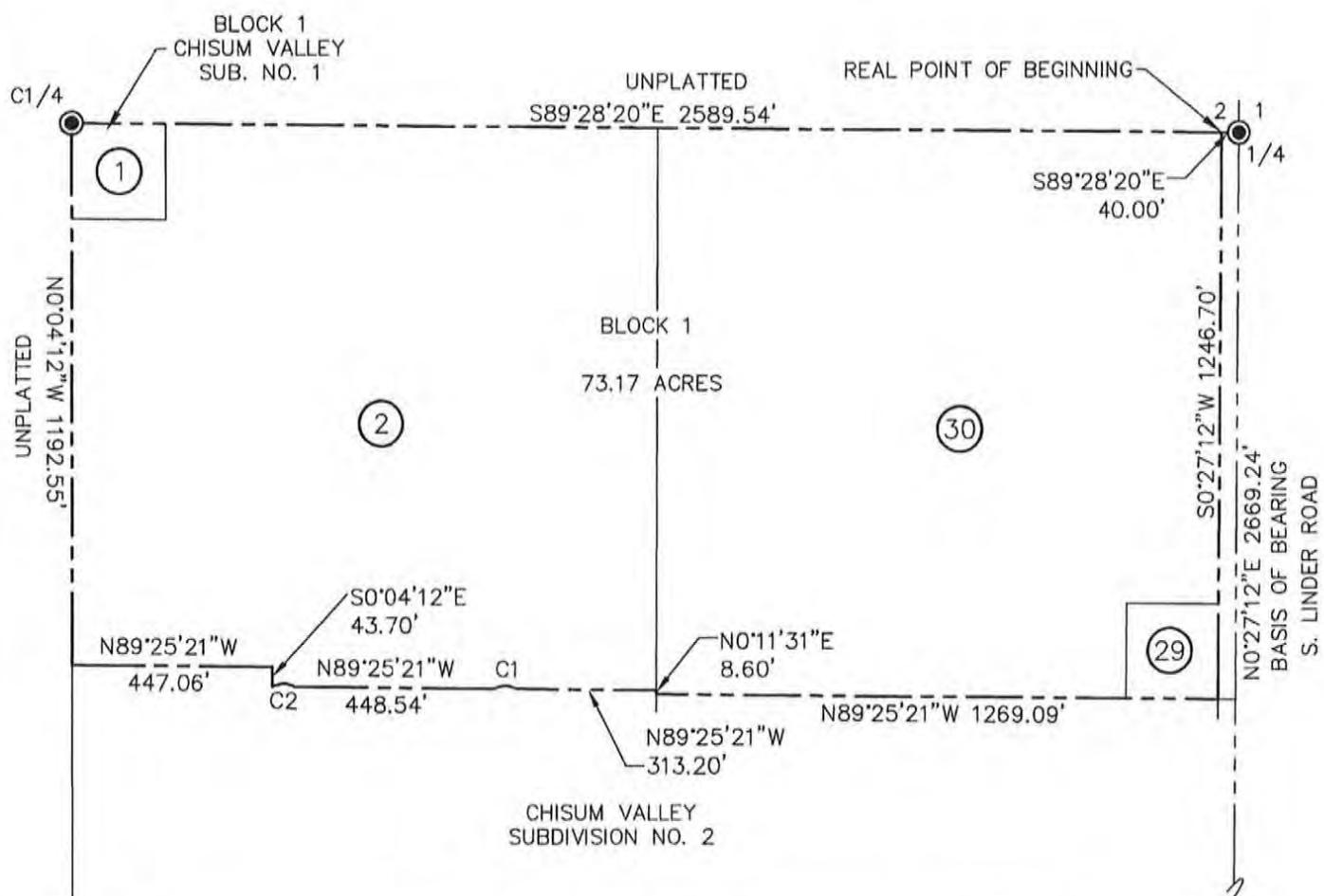
thence North 00°04'12" West, 43.70 feet;

thence North 89°25'21" West, 447.06 feet to the SW corner of said Lot 2;

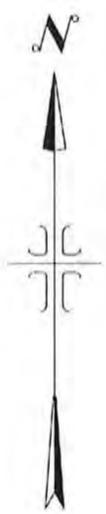
thence along the West boundary line of said Lots 2 and 1 North 00°04'12" West, 1,192.55 feet to the NW corner of said Lot 1;

thence along the North boundary line of said Lots 1, 2 and 30 South 89°28'20" East, 2,589.54 feet to the **REAL POINT OF BEGINNING**. Containing 73.17 acres, more or less.





CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	50.00	52.23	49.89	N89°25'21"W	59°51'16"
C2	50.00	52.86	50.43	N89°47'09"W	60°34'11"



SCALE: 1" = 400'



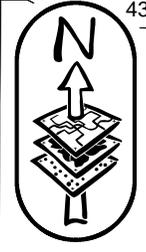
ISG IDAHO SURVEY GROUP, LLC
 1450 E. WATERTOWER ST.
 SUITE 130
 MERIDIAN, IDAHO 83642
 (208) 846-8570

REZONE EXHIBIT DRAWING FOR
WHISPER MEADOWS SUBDIVISION

LOCATED IN THE SE ¼ OF SECTION 2,
T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 17-124
SHEET NO. 1
DWG. DATE 1/9/2018

LID MAP



W Lake Hazel Rd

S Durrant Ln

Mason Creek Feeder

S Linder Rd

S Chisum Way S Chisum Pl

W Columbia Rd

S Buffalo Creek Ln

S Slide Creek Ln

S Danskin Ln

Kima Canal

Legend

-  Rezone Site
-  PARCEL LINES
-  ROADS
-  WATER FEATURES
-  LID PARCELS

TB



Neighborhood Meeting Certification

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

GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: Whisper Meadow Subdivision
 Date and time of neighborhood meeting: Nov. 14, 2017 6:30 PM
 Location of neighborhood meeting: Kuna Public Library

SITE INFORMATION:

Location: Quarter: SE 1/4 Section: 2 Township: 2N Range: 1W Total Acres: 73.17
 Subdivision Name: Whisper Meadows Sub
 Site Address: S. Linder Rd Lot: _____ Block: _____
 Tax Parcel Number(s): R11693860010, R1393850100, R11693860290, R11693860280

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

CURRENT PROPERTY OWNER:

Name: Vander Kooij Farms LLC & Thistle Farms LLC
 Address: 6152 Half Moon Ln. City: Eagle State: ID Zip: 83616

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

Name: Katie Miller Business (if applicable): Bailey Engineering
 Address: 4242 N. Brookside Ln City: Boise State: ID Zip: 83714

PROPOSED USE:

Application Type

Brief Description

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

current zoning A, proposed is R-6
included w/ application

APPLICANT:

Name: Katie Miller
 Address: 4242 N. Brookside Ln.
 City: Boise State: ID Zip: 83713
 Telephone: 208-938-0013 Fax: _____

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

[Handwritten Signature]

Signature: (Applicant)

Date 1/5/18

B Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD

Dear Neighbor;

October 31, 2017

Please accept this invitation to attend a neighborhood meeting to review a request for Rezone and Preliminary Plat approval for a residential subdivision located on South Linder Road, north of West Columbia Road (See map below for location). The City requires the property owner to conduct a meeting with the immediate neighbors to inform them of the request. A representative will be present to provide neighboring property owners with information on the application. For those interested, please join us at 6:30 p.m. on Tuesday, November 14, 2017 at the Kuna Public Library.

Please note that this is not a public hearing, and City officials will not be present. The purpose of this meeting is to provide neighboring property owners the opportunity to review the application prior to formal submittal of an application to the City. A public hearing will be noticed to the neighboring property owners by the City at a future date. If you just have questions and do not wish to attend, please contact me at 208-938-0013.

We look forward to seeing you there.

Sincerely, .



Katie Miller

Bailey Engineering, Inc.

SIGN IN SHEET

PROJECT NAME: Whisper Meadows

Date: 11/14/17

	Name	Address	Zip	Phone
1	Thora Willis	2345 Cogburn St	83642	208-887-3955
2	Rick Willis	"	"	"
3	DEB WRIGHT	7828 S. McLINTOCK	83642	330-219-9053
4	ALANA EYOLFSON	7790 S. McLINTOCK	83642	208-860-2189
5	Lauri Allen	1980 S Chisum	83642	208-870-1276
6	Geoff Hinrichsen	7636 S Chisum Pl	83642	208-869-9943
7	Jason Steik	7637 S. McIntock Pl	83642	208-800-7496
8	Raymond Hamlin	7640 S. Linder Rd	83642	208-922-5216
9	Kelley Stevenson	7751 S McLintock PL	83642	208 888 9774
10	Wendy Hamlin	7640 S. Linder Rd	83642	208 982-2216
11	Warren Eyolfson	7790 S McIntock	83642	208-861-7729
12	CHARLIE CONNOLLY	2181 W. LAKE HAZEL	83642	.
13	JOSIE RICCIARDI	7752 S McLintock DL	83642	305-587-1472
14	Suzie Ricciardi	7752 S McLintock PL	83642	305-331-6612
15	JENNA VON DER EHE	7601 S Chisum PL	83642	208-863-1902
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Letter of Opposition

April 5, 2018

Kuna Planning and Zoning Commission
Kuna City Hall, Council Chamber
751 W. 4th Street
Kuna, Idaho 83634

RE: Opposition to Whisper Meadows Subdivision

To Whom It May Concern:

I write on behalf of Chisum Valley Subdivision which is located directly to the south of the proposed location for Whisper Meadows Subdivision. The Planning and Zoning Commission (hereafter the "**Commission**") received the Whisper Meadows application on or about January 12, 2018. According to the application, the developer, Vanderkooy Farm LLC, requests the Commission to rezone the described property from agricultural to medium-density residential and to develop 310 single-family residential lots over 73.17 acres (4–6 units per acre).

A public hearing is scheduled before the Commission for April 10, 2018. The law requires the Commission to base its approval or denial of the application on a variety of factors including: the proposed development's consistency with the applicable comprehensive plan, relevant statutory provisions and ordinances, and the facts contained in the record.¹

While we do not oppose development of the property in general, we do oppose the proposed development for the following reasons:

- The proposed plat is neither consistent with Kuna's Comprehensive Plan nor with its residents' vision for development.
- Connecting South Chisum Place to the proposed subdivision will compromise the safety of Chisum Valley residents.
- The proposed development will financially harm Chisum Valley property owners.

The proposed development is inconsistent with Kuna's Comprehensive Plan.

We understand that Kuna is growing at a very rapid pace. However, Kuna has historically been a farming community. Kuna's small-town feel and rural character have helped it maintain its own sense of community instead of becoming a suburban extension of Boise. Those same attributes keep residents in, or coming back to, Kuna as they age. In his Idaho

¹ Idaho Code § 67-6535(2)

Statesman article, *Growing pains in Kuna: Small-town, rural feel attracting more people*, Bill Roberts wrote:

People who've lived in Kuna and return say they're called back by the echoes of rural life and small-town America. Kuna, they say, is the kind of place where you can still buy eggs fresh from the farm and where much of the community turns out for events and festivals. 'It still has outlying farms and agriculture-type people around,' said Kara Medrano, who lived in Kuna for 18 years and returned in March. 'Kuna is still keeping true to its roots.'²

Kuna's Comprehensive Plan (hereafter "**Comprehensive Plan**") and the Envision Kuna Listening & Learning Summary Report (hereafter "**Summary Report**"), which detail the community's concerns and hopes for Kuna's development, are consistent with the views expressed throughout Roberts' article.³

According to the Comprehensive Plan, Kuna's residents desire to "preserve Kuna's high quality of life and strengthen the character and image of the community as a family-oriented place with small-town character."⁴ Further, agriculture is important to Kuna's heritage and its residents are, therefore, interested in "preserving large tracts of working agricultural land within the city for clustered, large-lot, rural residential development."⁵

The Comprehensive Plan and development goals highlighted therein are replete with references to Kuna residents' "strong interest in maintaining a small-town atmosphere with a strong local business base" and community feel.⁶ In fact, according to the Summary Report the only thing more important to Kuna's residents than its "small-town" feel are the people themselves.⁷

According to the Comprehensive Plan, it is extremely important to Kuna residents that their community not be "overtaken by a fast-paced, heavily urbanized development pattern."⁸ They believe that the best way to grow the community is by strengthening its core and creating mixed-use neighborhoods and rural cluster-agricultural areas.⁹ Residents expressed the same concerns when interviewed during the first phase of the current comprehensive planning process. According to the Summary Report, residents

² Article available at: <http://www.idahostatesman.com/news/local/article148959059.html>.

³ Of note, the Envision Kuna project team prepared the Summary Report in December 2017, after completing phase one of the Envision Kuna Project. The project team's goal is to complete a revised version of Kuna's comprehensive plan before the end of the year. Phase one of the plan was the "Listening and Learning" phase during which the team sought to gain an understanding of the community's "needs, desire, and vision" from its residents.

⁴ Comprehensive Plan at 63.

⁵ Comprehensive Plan at 10.

⁶ Comprehensive Plan at 10.

⁷ Summary Report at 21.

⁸ Comprehensive Plan at 10.

⁹ Comprehensive Plan at 10.

interviewed in 2017 “continually stated [that they] would like large lots and larger homes, and to not just be viewed as a community made up of starter homes.”¹⁰

Pursuant to the Comprehensive Plan, development in Kuna should occur “in an orderly fashion and for purposes of fostering a sense of community and neighborhood connection.”¹¹ It should also “preserve open space” and “protect the quality of existing neighborhoods to ensure that their character and quality is preserved.”¹² Infill development of “vacant or underutilized land to create greater densities in the core of the city” is encouraged.¹³ So is the reduction of “urban sprawl.”¹⁴

The Whisper Meadows subdivision does not achieve those objectives. The proposed subdivision consists of 310 single-family residential lots and just enough open space for one U14/U19 regulation size soccer field.¹⁵ The subdivision offers neither the sense of community nor the small-town rural feel that makes Kuna unique. Instead Whisper Meadows is a bedroom community designed to provide housing for people looking for a new starter home.¹⁶ Similar sprawl is being developed all around Kuna and is exactly the type of development that will destroy Kuna’s unique rural character.

Opening South Chisum Place compromises safety in Chisum Valley.

Whisper Meadows will link to Chisum Valley via South Chisum Place, which currently runs through Chisum Valley and dead ends in a cul-de-sac at the edge of Whisper Meadows.

South Chisum Place is a narrow, unmarked road, without signage or a posted speed limit. It’s predominately used by a few Chisum Valley residents. There are under fifteen homes along the entire road.

The Traffic Impact Study completed for Whisper Meadows states that South Chisum Place is not the primary point of access to the proposed subdivision site and estimates that 140 additional cars will travel on South Chisum Place daily as a result of the development.

Although we understand that the South Chisum Place is considered a “stub street” which is required to provide circulation to adjoining properties, an additional 140 vehicles travelling through Chisum Valley daily is a major change to our subdivision.

¹⁰ Summary Report at 26.

¹¹ Comprehensive Plan at 63.

¹² Comprehensive Plan at 64.

¹³ Comprehensive Plan at 64.

¹⁴ Comprehensive Plan at 154.

¹⁵ 01/11/18 correspondence from Bailey Engineering to Troy Behunin re: Whisper Meadows Subdivision—Zoning and Preliminary Plat Application

¹⁶ New homes in the subdivision are estimated to cost \$260,000 on average whereas the average cost of new home in Ada county is over \$350,00.

Signature: Josh Ricciardi
Josh Ricciardi (Apr 5, 2018)

Email: joshuaricciardi77@gmail.com

Many of our children walk and ride bikes to each other's homes along South Chisum Place. We believe that, without protective measures, the significant traffic increase will present a safety hazard to our residents. ADHD policy states that developers are responsible for developing local street frontages adjacent to the development site.¹⁷ These improvements can include the placement of sidewalks or pathways and the implementation of passive traffic measures.¹⁸

As property owners and parents, we believe that protective measures are essential due to the increased traffic flow that will result from the proposed subdivision and ask that that, if the subdivision is developed, the developer be required to implement those measures in a manner that is consistent with the style and quality of the land abutting South Chisum Place.

The proposed development will cause financial harm to the residents of Chisum Valley.

Lastly, as discussed above, the proposed subdivision is the type of sprawl that turns a neighborhood into a bedroom community. It won't help Kuna to maintain its "small-town feel," or the agricultural, open quality that helps Kuna "keep true to its roots" as it grows.¹⁹ Instead, it's exactly the type of "fast-paced, heavily urbanized development pattern" Kuna's residents rejected.²⁰

Chisum Valley is, on the other hand, a beautiful neighborhood with a strong sense of community and civic pride. Its lots are large and unique. It also exemplifies an open space/ rural living style. Those virtues enhance the quality of life for our residents and add to the resale value of our property. The proposed subdivision will undermine the benefits of living in Chisum Valley and will undoubtedly lower the value of the homes within the community.

For these reasons, we strongly oppose development of Whisper Meadows subdivision. The development will damage our community. Kuna can and should grow in a way that is true to its residents' vision for its future. Therefore, we request that the Commission deny the application.

Sincerely,



Joshua Ricciardi

¹⁷ ADHD Policy 7207.2.

¹⁸ ADHD Policy 7207.2.3.

¹⁹ Comprehensive Plan at 10.

²⁰ Comprehensive Plan at 10.

Letter of Opposition

received
4.9.2018

Geoff Hinrichsen

7636 So. Chisum Place, Meridian Id. 83642
Telephone: (208) 869-9943
E-Mail: gbh763601@gmail.com

April 10, 2018

To the members of the Kuna Planning and Zoning Commission,

I am writing this letter to let you know my concerns about the proposed development (Whisper Meadows) on the land just to the north of my property which is in Chisum Valley Subdivision. I am not against development in general but feel that what has been planned so far is not a responsible approach.

I feel the residents of Chisum Valley will have their safety put in jeopardy by allowing the residents of the new subdivision to come and go on our lightly used street(s). The streets are narrow without sidewalks. This is fine to provide for the 30 families inside the subdivision but not when over 300 homes are added.

I also feel that allowing 4-6 homes per acre and putting them across a fence from our subdivision will lower our property values. Our views will be compromised and the proximity of smaller lower priced "Starter Homes" will reduce the value of the open spacious properties in Chisum Valley.

Another concern is drainage of irrigation water. Events caused by the irrigation of the properties on the South side of Columbia road have allowed runoff from those properties to flood the lots of some of our residents. It was resolved by trenching a path for the water to soak in to the ground in the area proposed for development. I feel this needs to be addressed in any development in this area to avoid damage on anyone's property.

Easements are another concern. Piping and valves from our community irrigation system are buried in the area between Chisum Valley and the proposed new development. The lines will have to be relocated or an easement granted for future repair and maintenance of the system. Perhaps a lower density, development could grant easements through backyards or a park built in that area. This would also mitigate the drainage issues mentioned above.

Thank you for considering my concerns. Please contact me if you have any questions or concerns.

Regards,

Geoff Hinrichsen



Letter of Opposition

24 May 2018

Kuna City Council
Kuna, Idaho 83634

RECEIVED
MAY 29 2018
CITY OF KUNA

Dear Mayor and Council members,

I am writing in regards to the application going in north of Chisum Valley estates. We have not heard from ACHD about how they plan to address all of the traffic, in all these project, the city Council has approved in the last several months. The new high school, the addition to the SilverTrails subdivision to the south of Chisum Valley Subdivision and now the application for 300 more homes north of Chisum Valley. So far there only solution is to stub the roadways through Chisum Valley. Our road was not designed to handle that much traffic, and if you do go through Chisum Valley then what. There is a continuous flow of traffic down Columbia from 6:00 a.m. to 9:00 a.m. and again in the afternoon. Without a light you are creating a traffic hazard for people trying to turn onto Columbia from Chisum Road.

These housing projects should be self-contained and not relay on other subdivisions to solve their traffic problems. There is plenty of frontage roadway on Linder to put roadways to support this project.

The density of homes in this project is not consistent with the surrounding area. The quality of construction from this builder is not consistent with homes in this area. I know the city fathers want more development as that will bring more business, but we need diversity in construction methods, construction materials and home design so our community deteriorates at different rate and doesn't look exactly the same. We want higher end developments. In the Kuna News each week it shows the different real estate sales. We have lots of homes in the \$ 150,000-\$250,000 market but very few in the \$ 300,000-400,000 range. As families move up in their careers and economics, and want a nicer home, we are not providing that market here in Kuna, and families are looking elsewhere for nicer housing to reflect their economics. We are not doing anything to promote families to stay in our community.

I would like this petition denied due to lack of roadway to support their project. I would like it denied because it is too dense for the surrounding area. I would like it denied because there is no diversity in the homes or builder, it is just the same as it has been for the last 2 decades, we need a new community plan. Bring the Parade of homes to Kuna.

Thank you for your consideration of why this petition should be denied as presently platted.

Respectfully submitted

Thora Willis
2345 Cogburn Street
Meridian, Idaho 83642
208-887-3955

3 enclosures

NOVEMBER 22, 2017

WWW.KUNAMELBA NEWS.COM

KUNA MELBA NEWS

10 COMMUNITY

WEEKLY REAL ESTATE SALES

Closing Date	Status	Asking Price	Price	Address	City	# Beds	# Baths	Apx SqFt	# Acres	Days On MLS	Price per SQFT
11/9/17	Sold	\$149,900	\$148,500	560 N Locust Ave.	Kuna	2	2	1110	0.15	33	\$135.05
11/6/17	Sold	\$149,500	\$149,500	526 E Blue Sky Dr	Kuna	3	1	1148	0.17	54	\$130.23
11/8/17	Sold	\$170,000	\$158,000	1235 W Crenshaw	Kuna	3	2	1536	0.188	17	\$110.68
11/6/17	Sold	\$164,900	\$167,500	460 N Shady Grove Way	Kuna	3	2	1276	0.25	3	\$129.23
11/6/17	Sold	\$169,900	\$170,500	1547 N Deerhorn	Kuna	3	2	1201	0.16	5	\$141.47
11/8/17	Sold	\$169,900	\$176,000	706 N Quarter Moon Ave	Kuna	3	2	1227	0.184	3	\$138.47
11/9/17	Sold	\$191,900	\$185,000	1367 N Dredge Ave	Kuna	3	2	1367	0.17	11	\$140.38
11/9/17	Sold	\$214,900	\$211,900	713 E Red Bud	Kuna	3	2	1802	0.19	15	\$119.26
11/6/17	Sold	\$198,789	\$215,000	560 E Wild Primrose Ct.	Kuna	3	2	1752	0.213	1	\$113.46
11/7/17	Sold	\$219,900	\$218,900	1039 W Omphale St	Kuna	4	2.5	2327	0.247	35	\$94.50
11/8/17	Sold	\$219,900	\$219,900	910 Rumney	Kuna	3	2	1699	0.16	18	\$129.43
11/8/17	Sold	\$234,900	\$230,000	555 S Red Oak Ave	Kuna	4	2.5	1948	0.21	17	\$120.59
11/8/17	Sold	\$242,900	\$234,000	684 S Stibnite	Kuna	3	2.5	2206	0.16	53	\$110.11
11/9/17	Sold	\$239,990	\$239,990	2168 N Doe Ave.	Kuna	3	2	1848	0.163	86	\$129.86
11/9/17	Sold	\$249,900	\$249,900	702 N Olivine	Kuna	5	2.5	2818	0.2	3	\$88.68
11/7/17	Sold	\$302,282	\$302,282	9556 S Rock Cliffs Pl	Kuna	3	2	2100	0.226	0	\$143.94
11/10/17	Sold	\$414,900	\$410,000	11894 Dynamite Lane	Kuna	3	3	2515	0.75	7	\$164.97

NOVEMBER 15, 2017

WWW.KUNAMELBA NEWS.COM

KUNA MELBA NEWS

10

COMMUNITY

WEEKLY REAL ESTATE SALES

Closing Date	Status	Asking Price	Price	Address	City	# Beds	# Baths	Apx SqFt	# Acres	Days On MLS	Price per SQFT
11/9/17	Sold	\$149,900	\$148,500	560 N Locust Ave.	Kuna	2	2	1110	0.15	33	\$135.05
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11/10/17	Sold	\$414,900	\$410,000	11894 Dynamite Lane	Kuna	3	3	2515	0.75	7	\$164.97

APRIL 4, 2018

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KUNA MELBA NEWS

8

COMMUNITY

WEEKLY REAL ESTATE SALES

Closing Date	Status	Asking Price	Price	Address	City	# Beds	# Baths	Apx SqFt	# Acres	DOM	Price per SQFT
3/29/18	Sold	\$114,990	\$90,000	144 W 4TH	Kuna	2	1	1910	0.143	22	\$60.20
3/26/18	Sold	\$169,900	\$167,000	185 S Ash	Kuna	3	1	1080	0.38	5	\$157.31
3/26/18	Sold	\$199,900	\$199,900	686 E Great Bear	Kuna	3	2.5	1338	0.15	10	\$149.40
3/29/18	Sold	\$205,000	\$205,000	2092 N Rosedust	Kuna	3	2	1330	0.161	7	\$154.14
3/30/18	Sold	\$204,900	\$208,000	2153 N. Firebrick Dr	Kuna	3	2	1340	0.203	1	\$152.91
3/27/18	Sold	\$190,000	\$210,000	1245 N Forty Niner Ave	Kuna	4	2.5	1591	0.16	1	\$119.42
3/29/18	Sold	\$239,990	\$239,990	109 W Screech Owl Dr.	Kuna	3	2	1699	0.163	64	\$141.25
3/29/18	Sold	\$249,990	\$248,990	1071 S Rumney Ave.	Kuna	4	2.5	1934	0.198	167	\$129.26
3/29/18	Sold	\$248,490	\$251,490	1044 E. Sailer Shores Way	Kuna	3	2.5	2250	0.116	285	\$110.44
3/26/18	Sold	\$259,900	\$259,900	261 E Northridge Dr	Kuna	5	2.5	2785	0.252	33	\$93.32
3/30/18	Sold	\$291,000	\$277,920	2086 N Van Dyke Ave.	Kuna	5	2.5	2710	0.16	47	\$107.38
3/29/18	Sold	\$298,990	\$298,990	2794 W Crenshaw	Kuna	5	2.5	2710	0.227	104	\$110.33
3/26/18	Sold	\$337,780	\$337,780	841 W Sagwon	Kuna	3	2.5	2510	0.201	0	\$134.57
3/30/18	Sold	\$357,800	\$362,928	9421 S Palena Ave.	Kuna	4	2.5	2375	0.23	321	\$150.65

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Melodie A. McQuade
Christopher H. Meyer
L. Edward Miller
Patrick J. Miller
Judson B. Montgomery
Emily G. Mueller
Deborah E. Nelson

W. Hugh O'Riordan, II, M.
Randall A. Peterman
Jack W. Reil
Michael G. Roe
Jamie Caplan Smith
P. Mark Thompson
Jeffrey A. Warr
Robert B. White

Kenneth L. Pursley (1940-2015)
James A. McClure (1924-2011)
Raymond D. Givens (1917-2009)

May 9, 2018

Via email tbhunin@kunaaid.gov
Mayor Joe Stear and Kuna City Council
751 West 4th Street
Kuna, ID 83634

Re: Recommended Conditions of Approval for 18-01-ZC (Rezoning)

Dear Mayor Stear and Council Members:

This firm represents Thistle Farm, LLC and Vanderkooy Farm LLC (collectively, "**Applicant**") in connection with rezoning 73.50 acres of property ("**Property**") in the City of Kuna from Ag to R-6. Rezoning the Property to R-6 is proper because the R-6 designation is supported by Kuna's comprehensive plan.

On April 10, the Planning and Zoning Commission ("**Commission**") took up Applicant's rezone application ("**Application**") and voted to recommend approval of the Application subject to the staff report and two additional conditions:

1. Limit the overall density of the Property to 4.25 units per acre, as offered by Applicant; and
2. Only connect to one of the two public roads stubbed to the south of the Property and work with Ada County Highway District ("**ACHD**") to eliminate both street connections, as requested by the Commission.

Applicant requests the Council approve the Application without the Commission recommended Condition 2. Condition 2 is premature because the Application only requests a rezone at this time. A subsequent subdivision application will address access, road orientation, and circulation.

Mayor Joe Stear and Kuna City Council
May 9, 2018
Page 2

Condition 2 is also outside the jurisdiction of the City and the control of Applicant. Two public roads are stubbed at the southern boundary of the Property. The Commission proposes conditioning the rezone of the Property on only one of these public streets continuing into the Property. The Applicant cannot comply with Condition 2 without ACHD's consent. ACHD has jurisdiction over the stubbed public roads. *See* I.C. § 50-1330 (ACHD has "exclusive general supervisory authority over all public streets and public rights of way" in Ada County). ACHD also considers and approves all plat applications "as to continuity of highway pattern, widths, drainage provisions, right-of-way construction standards, traffic flow, the traffic volume demand occasioned by the proposed subdivision..." I.C. § 40-1415(6). Given ACHD's control over the public roads at issue and given that ACHD will not make any final decisions about access until it reviews a subdivision application, Condition 2 creates uncertainty for the City and Developer on the rezone of the Property. Specifically, if ACHD, in the future, requires connectivity for both stubbed public roads, does the Property revert to Ag?

The Applicant requests the Council approve the Application without the Commission's recommended Condition 2. Connectivity and access issues should be addressed when an application to subdivide the Property is presented, and ACHD makes specific findings related to the stubbed public roads. Thank you for your consideration of this request.

Sincerely,



Jeff Bower

/JWB

cc: Client



City of Kuna

P & Z Findings of Fact & Conclusions of Law

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

To: **P & Z Commission**

File Numbers: **18-01-ZC (Rezone)**

Location: Northwest corner; Linder and Columbia Roads, Meridian, ID

Planner: Troy Behunin, Planner III

Hearing date: April 10, 2018
Findings of Fact: April 24, 2018

Owner: **Thistle Farm, LLC, and Vanderkooy Farm LLC's,**
6152 W. Half Moon Ln.
Eagle, ID, 83616
208.850.0591
Timothyeck@me.com

Engineer: **Bailey Engineers,**
Katie Miller
4242 Brookside Ln.
Boise, ID, 83713
208. 938.0013
KMiller@baileyengineers.com

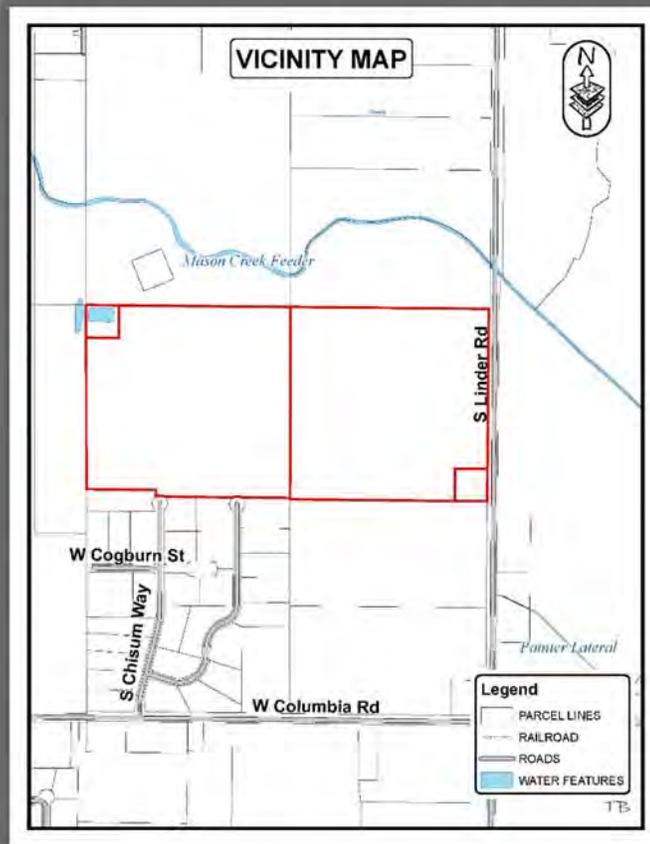


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| B. Applicants Request | J. Factual Summary |
| C. Aerial map | K. Comprehensive Plan Analysis |
| D. Site History | L. Kuna City Code Analysis |
| E. General Project Facts | M. Conclusions of Law |
| F. Staff Analysis | N. P & Z Recommendation to Council |
| G. Applicable Standards | |
| H. Proposed Procedural Background | |

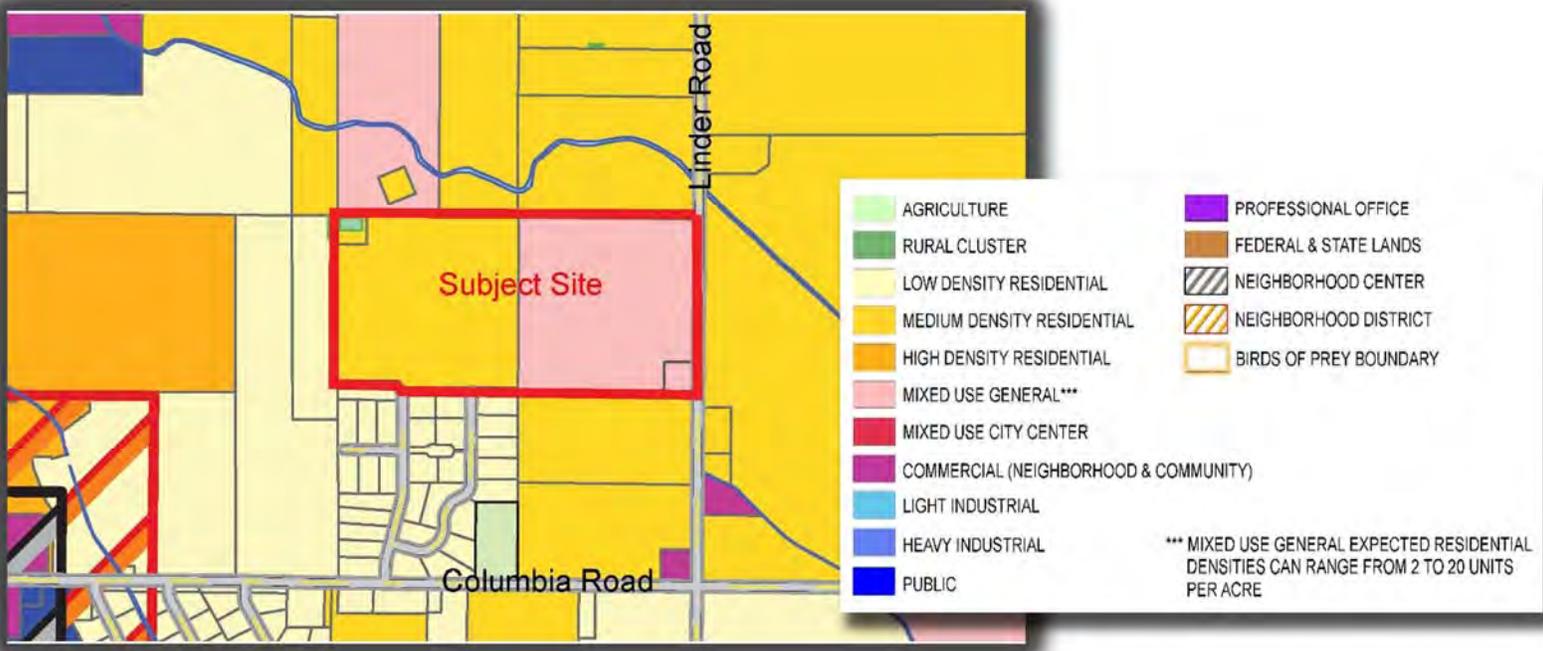
A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that rezones are designated as public hearings, with the Commission as the recommending body, and 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.

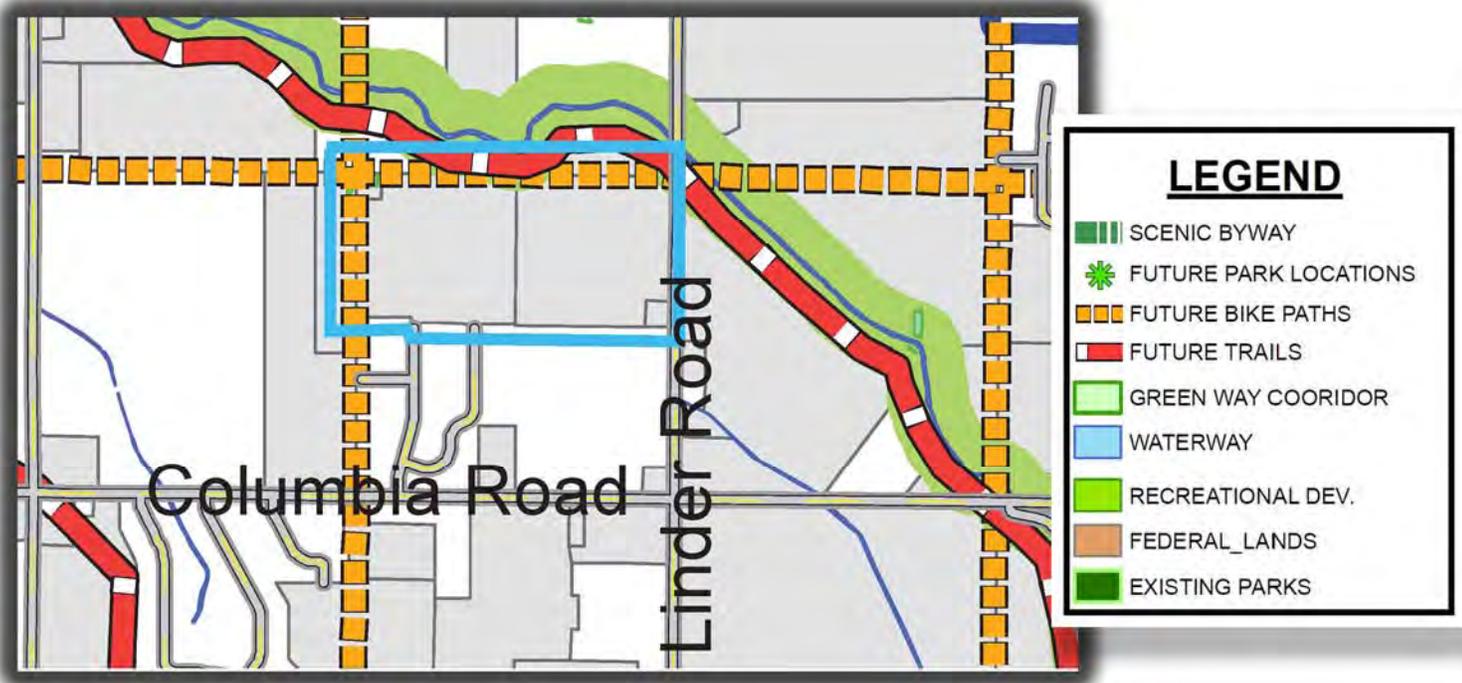
a. Notifications

- | | |
|----------------------------|---|
| i. Neighborhood Meeting | November 14, 2017 (fifteen (15) persons attended) |
| ii. Agency Comment Request | February 12, 2018 |

map indicates land use designations, it is not actual zoning. These land use designations have been in place since 2009, and were contemplated as such in early 2008.



2. **Recreation and Pathways Map:** The Rec. & Path Master Plan Map indicates a future trail along the Mason Creek, which is off-site. With a future application, staff recommends that a future site plan incorporate green and open spaces and should be considered a binding site plan.



3. Surrounding Land Uses:

North	AG, RR	Agriculture & Rural Residential – Kuna City & Ada County
South	RR	Rural Residential – Ada County
East	AG	Agriculture – Kuna City
West	AG	Agriculture – Kuna City

4. Lot Sizes, Current Zoning, Parcel No's, and L & B No's:

Lot Size (Approximately)	Current Zone: (Ag.) Agricultural Zone	Parcel Number(s)	Chisum Valley Sub., Lot & Block Numbers
1.00 acre	Proposed to become R-6	R1393850100	Lot 1, Block 1, Sub No. 1
35.77 acres	Proposed to become R-6	R1693860010	Lot 2, Block 1, Sub No. 2
35.38 acres	Proposed to become R-6	R1693860290	Lot 30, Block 1, Sub No. 2
1.00 acre	Proposed to become R-6	R1693860280	Lot 29, Block 1, Sub No. 2

5. Services (at time of development):

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

6. Existing Structures, Vegetation and Natural Features:

There are no structures on site. The site has vegetation that is generally associated with an Agricultural field.

7. Transportation / Connectivity:

The site is adjacent to Linder Road with significant frontage. With development in the future, applicant will be responsible for at least two points of ingress/egress on Linder Road; one at the mid-mile between Columbia and Lake Hazel, and a second point south of that mid-mile. Applicant will also be responsible for acceptable points of ingress/egress along the future mid-mile on the north and west sides of the site. All points of access must follow City & ACHD standards.

8. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflicts. The site's topography is generally flat with less than 3 percent slope. This site is within the Nitrate Priority Area (NPA), and will be required to connect to the City central sewer services.

9. Agency Responses:

The following agencies returned comments are included with this case file:

- *Ada County Highway District (ACHD)* *Exhibit B 2*
- *Boise Project Board of Control* *Exhibit B 3*
- *Central Dist. Health Dept. (CDHD)* *Exhibit B 4*
- *COMPASS* *Exhibit B 5*
- *Dept. of Environmental Quality (DEQ)* *Exhibit B 6*
- *Id Transportation Dept. (ITD)* *Exhibit B 7*

F. Staff Analysis:

In July of 2006 (06-14-AN), when these lots were annexed into Kuna city limits, all four lots were already in the Chisum Valley Subdivision with an Ag. (Agriculture) zone. Furthermore, these lots were annexed as a participant in the Local Improvement District (LID); whereby the owners were obligated to satisfy a sewer connection fee equivalent to 3 Dwelling Units an Acre (DUA) at a minimum. The project is adjacent to Linder Road (major arterial) and all public utilities are near, or adjacent to the site. The applicant seeks a rezone for this (approximately) 73.50 acre site, from Agriculture, TO R-6 (MDR). Applicant has been made aware that any development of these lots will require connection to all city services and will be subject to connection fees for that purpose. It is anticipated when these Chisum Valley lots move forward with development *in the future*, it will require a number of phases for complete build-out.

The Comprehensive Plan Map (CPM) indicates that this site is designated as Medium Density Residential (MDR) on the west half, and Mixed-Use for the east half. The MDR designation encourages residential uses ranging from four (4) DUA, up to eight (8) DUA; while the Mixed-Use designation encourages mixing commercial uses and residential uses from two (2) to 20 DUA. The adjacent properties on the north side, the eastside and east half of the south side of the site, are complementary designations. Based on the review of the CPM, staff views this request to be in concert with the CPM approved by Council. This request reflects the goals of the City leaders and its Citizens.

Staff has determined this application generally complies, or as conditioned to follow Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 18-01-ZC subject to the recommended conditions of approval listed in Section 'N' of this report.

G. Applicable Standards:

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

H. Procedural Background:

On April 10, 2018, the Commission considered Case No. 18-01-ZC, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Findings of Fact for Councils Consideration:

Based on the record contained in Case No. 18-01-ZC, including the exhibits, staff's report and the public testimony at the public hearing, the Commission of Kuna, Idaho, hereby recommends **approval** of the proposed Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 18-01-ZC, for the *Thistle and Vanderkooy, Farm, LLC*, rezone request.

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

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

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

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

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

2. The Commission has the authority to recommend approval for Case No. 18-01-ZC. On April 10, 2018, Kuna's Commission voted to recommend **approval** for Case No. 18-01-ZC.

Comment: *On April 10, 2018, Commission voted to recommend **approval** for Case No's 18-01-ZC.*

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 April 10, 2018, with the Commission.
4. The Kuna Commission accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Commission held a public hearing on the subject application on April 10, 2018, to hear from the City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

5. Based on the evidence contained in Case No. 18-01-ZC, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map as amended.

Comment: *The Comp Plan has listed numerous goals for providing a variety in housing options in Kuna. The Kuna Planning Map designates this property as Medium Density Residential and Mixed-Uses. As this request proposes MDR, the proposal follows the goals of the Comp Plan and the Comp Plan Map.*

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

Comment: *As noted in the process and noticing sections, all noticing requirements were met to hold a public hearing on April 10, 2018.*

J. Factual Summary:

This approximately 73.50 acre site, is already within Kuna City limits, zoned Agriculture (Ag.), with varying historical Ag. uses and is located at the northwest corner (NWC) of Linder and Columbia Roads. These lands are lots within the Chisum Valley Subdivision. These lands were included in the Local Improvement District (LID); whereby they were obligated to satisfy a sewer connection fee equivalent to 3 Dwelling Units an Acre (DUA) at a minimum. Applicant proposes a rezone from Agriculture (Ag.) TQ R-6 (Medium Density Residential). The developer is not proposing development at this time.

K. Comprehensive Plan Analysis:

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

The designations of Medium Density Residential and Mixed-Use shown on the Planning Map (See Map above) for these lots were approved by Council. The proposed rezone for the site is consistent with the following Comprehensive Plan components:

Community Vision Statement:

Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, *multi-family* use facilities, and other mixed-use developments. (Page 21).

Housing:

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

Comment: *The proposed rezone follows the community vision and provides a way to achieve the housing goals as stated and adopted, by supplementing other existing large lot subdivisions nearby.*

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

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

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

Comment: *The proposed application complies with these elements of the comprehensive plan by providing an opportunity to supply varied housing types and provide pedestrian connections, thereby meeting this goal.*

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable. Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles (Pg. 64 – 3.1 & Goal 3 and Pg. 65 – 4.3).

Medium Density Residential:

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

Comment: *The proposed rezone requests an R-6 zone, for residential uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Mixed-Uses:

The mixed use general land use designation pertains to a land parcel or combination of parcels that are planned and developed together. This comprehensive land use category may contain residential, commercial, office and technical uses, a variety of building types and densities, common open space variations, clustered development and recreational facilities (Page 105).

Comment: *The proposed rezone requests an R-6 zone, for residential uses, conforming to the Comprehensive Plan and Planning Map approved by Council in August of 2015.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – 1.2, Pg. 163 12.4 and Pg. 165 – 2.1).

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

Comment: *Applicant proposes medium density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner with an opportunity to provide a quality development.*

Community Design Goals and Objectives - Section 13 - Summary:

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

Neighborhoods:

Kuna’s updated Plan is an advocate for the development of self-sufficient neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge. (Page 179).

Comment: *With future development, the applicant will provide an extension of the sidewalk and roadway system which must comply with the Master Street Plan adopted by Kuna. Applicant will also need to propose connections to future neighborhoods by adding pathways, sidewalks for pedestrian and non-motorized transportation, and adding and connecting to stub streets. Applicant appears prepared to propose a variety of housing densities thereby complying with approved land use designation outlined within the Comp Plan and Planning Map.*

L. Kuna City Code Analysis:

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

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

2. The site is physically suitable for the rezone.

Comment: *The 73.50 acre (approximate) project includes a request for a rezone from Ag. TO R-6 (Medium Density). The site appears to be compatible with the proposal.*

3. The Rezone **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. Future roads, dwelling units and open spaces must be planned for construction according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

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

Comment: *The proposed rezone for the property follows Kuna City Codes. Any future development requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *The Commission did consider the location of the property and adjacent uses. The subject property is in Kuna City and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are agriculture in nature uses and the site is adjacent to an arterial road.*

6. Based on the evidence contained in Case No. 18-01-ZC, *Council* finds Case No. 18-01-ZC adequately complies with Kuna City Code.
7. Based on the evidence contained in Case No. 18-01-ZC, *Council* finds Case No. 18-01-ZC generally complies with Kuna's Zoning Code.

M. Conclusions of Law:

1. Based on the evidence contained in Case No. 18-01-ZC, Commission finds Case No. 18-01-ZC generally complies with Kuna City Code.
2. Based on the evidence contained in Case No. 18-01-ZC, Commission finds Case No. 18-01-ZC, generally is consistent with Kuna's Comprehensive Plan and Comprehensive Plan Map.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

N. Recommendation of the Commission to City Council:

18-01-ZC (Rezone) On April 10, 2018, the Commission voted to recommend approval for Case No. 18-01-ZC to City Council, based on the facts outlined in staff's report and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. Therefore, the Commission hereby recommends **approval** to City Council for Case No. 18-01-ZC, a rezone request by Katie Miller (Bailey Engineers) on behalf of Thistle Farm, LLC and Vanderkooy Farm, LLC, with the following conditions of approval *at time of development in the future*:

- Applicant shall follow the conditions stated in the staff report and related agency reports.
 - Applicant shall be limited to a maximum density of 4.25 D.U.A. for the entire project, as proposed at the hearing, when a preliminary plat comes forward.
 - Applicant shall bypass the second street connectivity and work with ACHD and the City in order to possibly eliminate both street connections.
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

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

DATED this 22nd, day of May, 2018,

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST: _____
Troy Behunin, Planner III,
Kuna Planning and Zoning Department

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PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	X
Commissioner Stephen Damron	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 March 13, 2018.
- b. **Findings of Fact and Conclusions of Law** for 17-08-ZC (Rezone) & 17-12-S (Pre-Plat); Redhawk Square.

Commissioner Gealy Motions to approve the consent agenda; Commissioner Hennis Seconds, all aye and motion carried 3-0.

2. PUBLIC HEARING

- a. **18-01-ZC (Rezone);** Applicant, Katie Miller, with Bailey Engineers, on behalf of Thistle Farm, and Vanderkooy Farm, LLC's (Owner), requests approval for a rezone of approximately 73.50 acres of four lots within Chisum Valley Subdivision No. 1 and 2, from Agriculture (Ag.) TO an R-6 (Medium Density Residential) MDR zone, following the Comprehensive Plan. This site is located at the NWC Linder and Columbia Roads. APN Nos; R1393850100, R1693860010, R1693860290, R1693860280.

Katie Miller: Bailey Engineering, 4242 N Brookside Lane, Boise Idaho. Our application before you tonight is for a rezone, we are not quite ready for our preliminary plat, so we wanted to move forward with what we have. The site is located on South Linder Road, north of Columbia and south of Lake Hazel at the mid mile collector, the site was annexed into the city in 2006 as a part of the LID, the site contains four parcels totaling 73.17 acres. The current zoning on this is agricultural, we are proposing a medium density residential zone, with R-6 designation this evening. Before you is the Comprehensive map, which was adopted by council in 2008, which you can see 36 acres of our site is marked medium density residential, and allows 4 to 8 units per acre, at a max capacity of eight units per acre that is a capacity of about 295 lots. The east side is zone mixed use, which is 2 to 20 units per acre, which is 727 lots at max capacity. The preliminary plat, that is still conceptual, that we are proposing has approximately 310 units on it, with approximately 4.25 units per acre, so with the R-6 designation we are requesting, we are in line, and possibly even low, but well within the comp plan at an R-6 designation. Again, this was approved by the city of Kuna, and the City Council in 2008, and reflects the goals of the City leaders and its citizens. I wanted to point out the current zoning map and the comprehensive plan map, you can see the Whisper Meadows site, but you can look at the brown areas on the current zoning map, those are areas that have been currently rezoned, and annexed into the city for this medium density residential, you can see that it follows in line with what the comp plan is looking for. The City of Kuna, has continued to

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invest in infrastructure in order to support this growth by providing new regional lift stations, new irrigation pump stations, investing in new future expansion sites. you can see to the east of use the new high school site, which is scheduled to be done next year. you can see on the southwest corner, that is 52 acres of Kuna School Districts potential expansion of the school district. What we are proposing and requesting is in line with what the council and residents were proposing back in 2008. There is a lot of opposition here tonight from the neighbors, and one thing I want to keep in front of everybody, is that tonight we are talking about a rezone, and nothing else, and what we are putting in front of you is a request that is in full compliance with your future land planning and designation that you saw back in 2008. We want to keep in mind, looking at development and concerns from neighbors. We all know development, and some community members do not, we have checks and balances in place moving forward with Preliminary plats in order to make sure we are in compliance with your plans, not only yours but other agencies to ensure safety, and building communities that are sustainable and in line with what you are asking for. So, moving forward we look at that at the preliminary plat stage. If and when that is approved, we still need to go through construction drawings. Grading and Drainage plans are engineered, everything is looked at, but tonight we are just requesting a rezone to an R-6 designation, and I will stand for any questions. **C/Young:** Any questions for the applicant? **C/Hennis:** Just for clarification, how many dwelling units did you estimate? **Katie Miller:** 4.25. **C/Hennis:** Thanks! **C/Young:** Okay, we will have Troy come on up. **Troy Behunin:** Good Evening Commissioners, for the record, Troy Behunin, Planner III, 751 W. 4th Street, Kuna. I just wanted to let you know for the record that I am handing a letter from Jeff Heinrichsen. This wasn't turned in in time, so I am handing it to you tonight. The applications before you tonight are case No's 18-01-ZC is presented for your vote to recommend approval, conditional approval or denial to Council. The application materials have been assembled for your packets for your reading pleasure. All of the noticing procedures have been followed to hold the public hearing tonight; the site was posted, a public notice was in the KMN, and announcement flyers were mailed to land owners within 400', which is actually 100' further than required. Although the total application does include a Pre-Plat, we are here tonight to discuss the Rezone application only. As you know, we only forward applications along that have a final ACHD report. As the final report is not ready, we can only move the rezone portion forward. The applicant seeks approval for a Rezone that consists of approximately 73.50 acres, in Kuna City limits, in fact, the involved lands are lots within the Chisum Valley subdivision 1 and 2. This request matches the Comp Plan map, designation of Medium Density Residential on the west half and Mixed-Use General on the east half. This project is located at the NWC of Linder and Columbia Roads. This project has significant on frontage Linder Road. These lots were in the LID, and the obligations for EDU payment were satisfied in amounts set forth by the LID and City Council. With future development, the applicant will be required to extend all public utilities to the site. Since this request follows the comp plan, the comp plan map, and goals of the City, staff forwards a recommendation of approval to the Commission. Staff has worked with the applicant to get it before you tonight, and they have submitted everything staff has asked for. Staff finds this application to be complimentary to the comp plan goals and the comp plan map. I stand for questions. **C/Young:** Are there any questions for staff at this time? **C/Gealy:** None, at this time. **C/Young:** Okay, at this time we will go ahead and open up the public hearing at 6:15 and I will just note for everybody, there is a three minute time limit for each, and it is even more important when there are several people here so everyone gets their chance to have their say, so be mindful when the time off to wrap up so everybody has their chance, and when that is up the applicant will have a chance to speak again. So, with that in mind we will go ahead and I have first listed to testify, Gregory Hiatt please come forward and state your name and address for the record. **Gregory Hiatt:** 2300 W Cogburn, I just wanted my voice to be heard, and I am not opposed to development, the question is how dense does it have to be? If the preliminary drawings are for a smaller number of units, I would look at a lower development or a rezone to meet that, right now we are looking at 4.25, but we could be looking at as much as eight? I would look at a zone that is more in lines with what they are planning, as opposed to what they might changed to later, that is one thing that may

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be considered. I heard a couple of times that it is in compliance with the city. I would say it is in compliance with the city officials, or the city elected people. They may have agreed, but not the citizens, because we are hear. Being tax payers for Kuna, I would say that the city as a whole may not be in compliance or agree with this. My property is right on the corner of Chisum and Cogburn, they may be using this a thorough way for the traffic for the new subdivision that would impact my house, because there would be a lot more traffic. There will be development, how much development does their need to be and how dense does it have to be.

C/Young: Thank you. **Wendy Howell:** To clarify for the record, the City's elected officials have not yet seen this case yet, and I would also like to enter exhibit C4, the letter that was given to you earlier by Troy. **C/Young:** Next I have listed is Jenna Vonderehe. **Jenna Vonderehe:** I live at 7601 S Chisum Place. So, as a neighborhood obviously we have a lot of people here in opposition. We moved out to Kuna and that area for that little slice of dream. I am not opposed to growth, I am opposed to using our neighborhood as a through street. Growth is inevitable, but as far as using a country street which serves a neighborhood with about 25 homes in it, and you want to bring in an average of 4.25 up to eight, that many cars and home using our street going up to Columbia, it is already a mess for us in the morning with the small amount of homes that we have. I am not opposed to growth, I am opposed to using our neighborhood as a through street, when there is Lake Hazel and Linder to exit from. With that I just want to state something, there was an article written in the Idaho Statesman about growing pains in Kuna and the small town and rural feel that was attracting more people. People who live in Kuna, were called by the echoes of rural life and feel of small town America. That is what is drawing people to Kuna, but every time we approve 4 to 8 units per acre we are losing what the Idaho Statesman quoted, Kuna is the kind of place where you can buy eggs fresh from the farm, and most of the community turns out for events and festivals. It still has outlying farms and agricultural type of people who have lived in Kuna for 18 years and have returned. Kuna is still keeping true to its roots. So, my question for you, is this keep true to Kuna roots. Find that balance between growing and keeping true to its roots. So, that is all I have to say right now. **C/Young:** Thank you, next I have listed to testify is Josh Riccardi. **Josh Riccardi:** 7752 S McIntock Place in Chisum Valley. We mailed in our opposition letter did you guys receive that? What we are feeling is that when this style of development becomes attached to our community, it is going to destroy what we have. When our community was built about 12 years ago, I think we have some of the original homeowners still there, the view was to establish that style one acre, on and half type subdivision throughout, from there that is thrown out the window, and I know growth is growth, but that is going to destroy the small community have out there. The influx of traffic rolling through, and going outside the comprehensive plan, the rural feel that is going to be gone. With the high school going on Linder, yeah on the north corner, where do high school kids go, they cut through subdivisions. Right now, we have zero infrastructure, we have no sidewalks, there isn't even a speed limit through there. Nothing is there, it is all Ada County. So, when they developed this subdivision that is what happened they just left it be, and now we are attaching a large subdivision to ours, it is going to destroy ours, and I feel for a lot of the young kids, I have young kids and the rest of the community members do, that will be a big impact on us. The other thing is our irrigation runs along the outside of our property lines. We have our maps from Jeff, he is our water master he has all the maps and will show you where it is at. It is on the outside of the property line. So, how do I fix that. How do we access that? Everything else from that is in our statement that we submitted to you. It will compromise the value of the homes as well. **C/Young:** Okay, next I have listed is Alana Eyolfson. **Alana Eyolfson:** 7790 S McIntock Place in Chisum Valley, and I just wanted to reiterate what some of my neighbors have already said, and I am very concerned about the rural feel of our community, we moved their three years ago because we wanted to come back to that environment, were we have a home on a bigger piece of property with neighbors that have that country feel to it. We have invested a significant amount of money into our home because our intention is to live there a really long time. We want to retire there, and do our hobbies there, and enjoy our grandchildren at some point with our big yard. We feel that is compromised, and we concerned about the economic impact that may have, even though intend tot

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live there for a long time, and we all know things happen in life and we don't want that to be affected if we do have to sell. More important it is impact on the community. We have a very close-knit community in Chisum Valley, we moved there and we loved the idea that the kids can be out there playing in the streets. Our neighbor came out trick or treating on their horse. We love the idea that our kids and pets can be in the neighborhood, and not impacted by a lot of excess traffic moving throughout the neighborhood. People who live there know where all of the kids live and the pets are. If you open that up to another 300 people then they will not be cognoscente of who lives where, children and pets, and there are lot of safety issues. If Kuna is wanting to have that small-town feel, that does impact that. Even though growth is inevitable we want to make sure there are checks and balances to have that accounted for. **C/Young:** Okay, thank you. Next, I have listed is Virginia Jeppesen. **Virginia Jeppesen:** 7901 S Chisum Way. Like many of my other neighbors have stated we are not opposed to development, we understand it is going to happen, but we are concerned with the amount of development that was proposed. So, one of my suggestions and one of my thoughts and not trying to be fully against it is if they want to come in, they want to attached to our development, they want to use our main road that is great, but honor what we have existing. Continue with what is there, continue with the R-1 and give people an opportunity to have what we have, to own a little piece of property and have some of that country feel. As others have said, I have small children to, so I can worry about the safety of all of that traffic, so I live on Chisum and that could potentially be a main thorough fair and concerns for all of that traffic coming in and out of that road, and safety for my kids. I worry about those homes, smaller homes, and smaller pieces of property, I don't know what they are predicting for the price of those homes, if they are consistent with what we currently have, and if those will bring down the value of our homes. I worry about the cost to us, because we don't currently have sidewalks and what that will do to us, we are all currently on well and septic, and when those city utilities are brought through what will that do to us. I would just say development will happen, we all know it is coming, we know it is good, and we know growth is good, but if they are going to attach to our subdivision I would love for them to be zoned R-1 thank you. **C/Young:** Okay, next we have Jared Allen. **Jared Allen:** 7980 S Chisum Way. So, when I look at this, in the building industry, the tract builders continue to put out a lot of homes, which is good, we need that right now. We have a lot of people needing homes, and homes need to be on the market. But, at the same time those tract homes are typically starter homes, and we are bumping into an established subdivision that has acreage on it. There are thousands of homes plotted and planned for the next few years and so most of these tract home builders put a one-year warranty on the house, prices are high, wages are not, which makes up keep on the come all the more difficult, that is a typical sign that you are going to start lowering values, and you will start getting a different people coming into the area. Look at how Eagle is established, we want to start getting some higher income in here as well as some starter homes. I think this is a good opportunity in the area that we are in to establish some bigger lots, and a nicer area, to bring some higher income into the area as well and help the business owners grow and create new businesses. **C/Young:** Next I have Shannon Lucky. **Shannon Lucky:** 7714 S McClintock. Some of my concerns deals with the traffic, like they said we don't have sidewalks in our subdivision so the children are in the streets and we have borrow pits, so if they need to get off the road they can't just walk into someone's yard they have to go into the borrow pit which usually is filled with rocks. With the high school going in, there will be a lot of congestion at the intersection. So, if the road where to come through our subdivision, I can see people cutting our subdivision because our speed limit will be 25, and the schools will be 20. I agree that growth will happen, I just don't think connecting to our subdivision is the right thing to do, with our small density lots. **C/Young:** lastly, I have listed is Rick Willis. **Rick Willis:** 2345 Cogburn St. I have some general comments I would like to make. I grew up in the 50s and 60s and that was a big time of protest in our country. Not only did we have the war, but there was a lot of people who were protesting urban sprawl and the lack of open space, so in 1962 there was a protest song, some of you may have heard it, most of you probably not, but it mocked suburban tract houses as cookie cutter little boxes. I want to give you the lyrics of just the first verse, I won't go through

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the entire song, but, Little boxes on the hillside, Little boxes made of ticky tacky, Little boxes on the hillside, Little boxes all the same. There's a green one and a pink one and a blue one and a yellow one, and they're all made out of ticky tacky and they all look just the same. The definition of tick tack, is shotty, unimaginably designed, flimsy and dull. Folks, Kuna has a lot of ticky tack, and I am sad to say whenever you hear about development in the valley, and they mention Kuna, almost always, the next word is cheap. That is a sad legacy for Kuna. This afternoon about four o'clock, I drove through one of these ticky tack neighborhoods between Ten Mile and Deer Flat. I counted eight portable basketball stands on the lawns and on the sidewalks in that subdivision, I counted a whole bunch more that were cemented into the driveways. I previously noted on Ten Mile and Deer Flat there was one little spot that may be a quarter of acre that has a swing set, and one of those cheap green slides. Kuna Doesn't need cheap, they need a better reputation. **C.Young:** that is all I have listed, is there anybody here that has not signed in, but would like to testify. **Dru Wright:** 7828 S McLintock Place. I like what Virginia Jepson said, we have spoken, but what she said about maintaining the consistency of our subdivision punching through the two roads coming through is absolutely inline with my way of thinking. When you look at the plat of that block you can see that there are already lots that are significant in size, but our lots are actually small in comparison to those that are out there. These are people that live on the perimeter of the block. The block comprising of Linder, Ten Mile, Lake Hazel and Columbia. The gal that spoke first talked about their plan with what they are doing in Planning and Zoning in Kuna, that may be true for what is south of Columbia, but what is north of Columbia is absolutely not consistent. I will go one step further than Ms. Jepson, and not only have them be consistent zoning wise with us but let the CC&Rs be consistent with ours. It allows large animals on the lots, horses cows, chicken, goats and sheep. If you put that in an area that would maintain the consistency of what is already there you are going attract people like fly's to the subdivision, it is going to be an immediate attraction to people in the area, and if there is any other doubt that acre, acre and a half lots wouldn't draw the people, I think you should try it, and I bet you it will sell out. To let you know there is a demand for that type of home, when a home goes for sale in the Chisum Valley Subdivision in sells almost immediately. People want to have that country appeal. But the 4.25 homes per acre is totally inconsistent with our subdivision. Thank you. **C/Young:** Next we have Glen Purnell. **Glen Purnell:** 7863 S Chisum Way. We purchased the home less than two years ago, and between the purchasing of the home and several remodeling we have put in several hundreds of thousands of dollars into that location. The main draw is the open space and rural feel. We have noticed there are some opportunities for improving the school system and maintain the larger homes and a large investment of families in the area will help with that help give a base to the community. Our concerns are similar to others would be the increase traffic, specifically we are on Chisum so that would increase our traffic there, but with that being said if the traffic was limited to this proposed subdivision with one acre lots, consistent with ours, then we would be okay with that. One other issue we have with the new subdivision proposed is they will bring in City services, which is another reason why we chose to move to where we did is because it is off of the grid, and we are not interested in hooking up. So, those are our main concerns, and we have others in the neighborhood with the sidewalks, and it is fine the way it is, but if the traffic increased it would be difficult to feel safe in that environment, and we would be likely to make a change and have better accommodations there to whatever degree we can. **C/Young:** Thank you, I will ask one last time, including yourself is there anyone else that would like to sign in to testify. **Randy Colson:** I live at 2344 W Cogburn in the Chisum Valley Subdivision. I am not going to talk about the roads or anything else we all know where that is at. When I look at what is happening here, the soul of Kuna has already been compromised with the new high school. So, my feeling here with the City Kuna moving this forward is, we want it there, the growth needs to come, but we would like to see it a little bit less density, down to three or two homes per acre. That would still justify the Country lifestyle, I just don't see sustainability with how fast the area is growing out there. The soul of the City, I see a major compromise coming that just concerns me, I would like to see it drop to a two or three home per acre when they go ahead and plat this. **Lori Allen:** 7980 S Chisum

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Way. So, taxes. We have acre lots all paying 26 – 2900 dollars in taxes and we send maybe what 2 to 3 kids per home to schools that are already over populated, we are already short on the schools, so we are already in a bind to get more tax money and create new schools. This subdivision is going to send in a lot of more children, because it is going to be younger people buying with elementary aged school kids, I think it is going to put a bigger burden on the City, and all of the tax payers in the area to create more schooling to accommodate all of these cookie cutter homes that you are bringing in. If you do the R-2, but just keeping with people like us who are paying the higher taxes because of what we have chosen as our homesteads, I think our voices might be heard and you might continue with that path instead of Corey Barton Homes. I don't think Kuna needs more any more cookie cutter homes. **C/Young:** Okay, thank you. Then we will have the applicant come forward. **Tim Eck:** Good Evening Chairman and Commissioners, my name is Tim Eck, and I am the applicant, I live at 6152 W Half-moon Lane in Eagle Our application before you this evening is for rezoning. We are not quite ready with our preliminary plat so we are proceeding only with the rezoning application. The west half of the property is in the comp plan with 36.776 acres Medium Density Residential which anticipates and allows residential densities from 4 – 8 units per acre. R4, R6 & R8 are the allowed zones in medium density residential. Our potential density of on this half if the site is 295 lots at R8. The East half is 36.382 acres mixed use general. Mixed use general has a foot note that states "mixed use general expected residential densities can range from 2 to 20 units per acre". Our potential density on this half of the site is 727 lots at 20 lots per acre. Following the comp plan land use designations on these properties we could be submitting a preliminary plat application for 1,022 lots. Asking for a R6 zone is well within the limits of the comp plan. On the medium density half of the site we are exactly in the middle of the allowed densities. On the Mixed use, half of the site we are at 30% of the allowed density. This places us well below the allowed density. Currently, we are only planning 310 residential lots placing us at 30.33% of the comp plan allowed density. The property was annexed as part of the 2006 LID, 06-14-AN. The property was enrolled into the wastewater LID and assessed accordingly. The present comp plan and its land use designations have been effective since at least 2008. The comp plan clearly identified this area and this property for the use expected and allowed by the comp plan map. Kuna identified the growth demand in this area and strategically located the state of the art Kuna North Wastewater Treatment Facility ¼ mile from our NW corner. There is a regional wastewater lift station built immediately adjacent to our NE corner specifically oversized as required by Kuna to service this property with these densities. There is a Kuna Pressure Irrigation pump station immediately east of the property sized to supply this property. All utilities required to develop this property exists across our Linder Rd frontage or at our north east corner. The Kuna School District recognized the existing growth patterns and the growth expected by the comp plan and strategically purchased acreage and are currently designing a new high school contiguous to our east boundary. We have a very attractive plat layout with 7.95% open space. We have a large open space planned to accommodate 2 sizes of regulation soccer fields. We have 13 common lots throughout the plat that will include improved pathways to allow pedestrian and bicycle connectivity throughout the development and provide easy access to the soccer fields. **C/Young:** That is all for the preliminary plat though, that we can't see at this time? **Tim Eck:** Okay, I will go onto their stub streets then. Chisum valley has 2 stub streets to the north that terminate at our south boundary. ACHD policy and Kuna code require providing and connecting to existing stub streets to promote safety and traffic circulation. It is not my desire, it is the policy of ACHD and the City of Kuna that require connection and then the subsequent connection there too. As an accommodation to Chisum Valley we are proposing connection to only the west stub street and to provide a common lot connecting to the east stub for pedestrian and bicycle connectivity. We selected the west stub street connection as recommended by our Traffic Engineer to be the connection that would receive the least use from our site. We will be constructing our proportionate share of 2 mid-mile collectors that will provide for needed traffic flow, in addition to Linder Road improvements. We are directly centered between 6 other residential developments with similar density providing a mixture of lot sizes complying with Kuna's vision for diverse housing. We are within ½ mile of the

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Silver Trail Elementary school that sits on a 52 acres parcel clearly intended for school growth. It is abundantly obvious that this is exactly the growth expected in this location. If anything, we should consider significantly higher density. As an additional accommodation we have placed large buffer lots along our south boundary contiguous with Chisum Valley ranging from 12,564 sq ft to 20,430 sq ft making our density along our south boundary. Kuna Code and Planning and Zoning at the direction of Kuna Public Works discourages plats that consist of excessive lot sizes. Sewer mains require certain volume to scour the pipes. Insufficient flow that would exist as a result of too few lots will not scour the pipes resulting in excessive maintenance. You can't do a half acre lot subdivision in Kuna any more, you won't get it through public works. Large lot subdivisions as would be required in the event of a land use designation of low density residential primarily exist with septic tanks or sequencing batch reactor type private waste water treatment facilities that require land application sites. Neither of these options would ever be considered when you are within ¼ mile of the wastewater treatment plant and have sewer connection available within a couple hundred feet of your boundary. All of our product is quite architecturally attractive. The comp plan map clearly has a large amount of low density residential and we are not in it. When the comp plan map was studied, developed, and put together, they decided where low density, medium density needed to be and where the commercial needed to be, we are where in the medium density needs to be, and the mixed use general comp plan designation is. We are doing everything possible to make it as difficult as possible to come from the school site to their stub street. But, we can see that another day. We have done everything possible to mitigate the traffic in and out of their subdivision, but I don't control the decision to connect or not connect, so I would stand for questions. **C/Gealy:** One of the neighbors expressed concerns of the irrigation, that is outside of their property and it is on your property? Is that correct? **Tim Eck:** If they have irrigation running through our property, they will have to address it through easements, or if it piped irrigation they should already have an easement, if it is not piped irrigation and it is open ditch, then there is most likely not an easement, but if it is piped irrigation and it is outside the property boundary without an easement, it probably shouldn't be there. But, we won't go ahead and cut their irrigation off. We will have to figure out a relocation, or an easement across the backs of the lots, which exists, Kuna requires a 10-foot utility easement across the back of every lot for their pressurized irrigation, if they pressurized irrigation is that same 10-foot easement, then there is an easement that will cover it. **C/Gealy:** Did staff have something they would like to contribute? **Wendy Howell:** I would like to remind the Commission that this is for a rezone only. **C/Gealy:** I guess part of question as I think staff mentions that these lots were originally apart of the Chisum Valley subdivision, at the time the location of irrigation was as relevant when it was all the same subdivision. **Tim Eck:** If it is public or communal facility through a private lot it needs to be in an easement. We put easements in all of our development, so if they have a public or communal pipeline that runs across a private lot it should be in an easement. **C/Gealy:** Thank you. **Jeff Bauer:** I am at 601 W Bannock in Boise, Idaho, and I am the legal counsel for the developer. I will be brief because I think we have covered most everything here. To reiterate staff's point and Mr. Eck's point, we are here on a very narrow issue, and that issue is a rezone. Specifically, we are here to rezone 73 acres from ag land to residential. We are not asking you tonight to approve any subdivisions or streets, or any plats. Specifically, we are asking you recommend approval of this zoning amendment to City Council to the council for final decision. Pursuant to City Code section 5-13-4 a rezone, is warranted where it complies with the comp plan. So, to reiterate here this sole issue is whether the zoning we are requesting complies with the comp plan. We have been over and over tonight, we have mixed use which allows up to twenty units per acre and medium density which allows up to 8 units per acre, we are well with in that. So, the rezone complies with Comp Plan map, and it also complies with the Comp Plan goals. Staff did a great job in your packet going through all of the goal and objective in the comp plan and the rezone will achieve. I just want to touch one that was missed and that was in chapter 4 of the comp plan which addresses schools. Two goals of the City is to have schools serve as a neighborhood focal point and provide safe and convenient travel to schools. The rezone in this case putting slightly higher density,

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one next to the future high school, and two, very close to the existing elementary helps to achieve that goal as well. I would add to the Commission that comp plan map compliance, where the city has previously made the determination that the highest and best use for this specific land is that designation, is the most important type of comp plan compliance and we have that here. Lastly another issue with comp plan compliance, because it is the only issue, chapter 13 of the comp plan, community design, a specific goal and objective stated by the city is for neighborhood connectivity, specifically with non-motorized transit. Converting this area from ag to residential will help to fulfill that goal. **C/Young:** With that I will close the public testimony portion of the hearing at 7:05 and that leaves our conversation as the Commission. **C/Hennis:** If our big item here is the rezone, we are trying to not address the preliminary plat, that is a negative in that respect because we are looking at this completely as whether or not this is a way we want to design our City's future. Although the legal counsel has talked about the comp plan compliance, there is no set rule to that, it is purely an advisory document, and in fact we are reevaluating it as a city right now. So, although we try to set it up as a way we want to design the future, and obviously things have changed from 2008, and whether this still accomplishes our goals remains to be seen. We have had a lot of R-6 subdivisions come before us in the last two to three years. We are trying to strive for adversity in our growth and our subdivisions. So, I do have concerns with this being an R-6, especially going right next to an R-1. **C/Young:** I think we need to look at R-4s and I don't know if sticking to an R-1 and R-2 is appropriate either especially giving school locations. I agree that the comp plan was set for a vision for the city in the past, we now have a high school going in there and a elementary school going in there, and we have all of the utilities heading that direction over the last eight to ten years planning for that growth, I think the biggest thing that I wrestle with on this one is looking at what ACHD has to say about going through this neighborhood. I understand the neighbors' fears. What I don't know and maybe it is question for staff, I know as a City, as we put subdivisions in and in order to plan for additional growth we put stub streets to continue that growth so it is cohesive, but there are exceptions to that at times, and I wonder if there was a way to work with ACHD in this specific case. We have put R-6 on the boundary of R-2 but I don't know if we have actually had one where had a stub street that we either did not use, or where ran one directly through with that kind of density, is there a way between the City and ACHD that can be looked at? **Wendy Howell:** it will be looked at in depth during the preliminary plat, ACHD ultimately has the call even though it is in our ordinance as well. We can talk to them about it, but it is ACHD's call because they are the transportation agency. **C/Hennis:** Especially if these streets have no pedestrian facility attached to it, it isn't appropriate for traffic to flow through it. If ACHD and our City Code mandates sidewalks and pedestrian travel, we can't get it to go through there. **C/Young:** I was just thinking if we could work with ACHD on this specific case and say this isn't one that would apply to the template, but as far as other parts of it, I think the intent that the applicant has stated of putting less density, larger lots nearest R-1s would be appealing to everybody. My biggest hang-up is the stub street. **C/Laraway:** We are just bound by zoning talk, the design of it and all of that is beyond of what we can talk about in this case. It is really hard, without to understand the traffic thing. The other thing is this, is our comp plan, we built, we designed it, that is what we are here for. I think the developer has the talent and the resource and the ability to look further into Kuna and develop some R-4s. he has built a lot of subdivisions in this area and has brought a lot of growth the area. I understand the mixed zoning could become a problem because you could end up with apartment complexes there with up to twenty units per acre, it is a catch 22 for us, but I will say it fits our comp plan. **C/Hennis:** Staff did you have something? **Troy Behunin:** Commissioner Laraway actually moved on from it, but I just wanted to remind the commission that this is a county subdivision it was built at a different time to different standards, that is why there are no curbs and gutter and sidewalks, and one thing to remember these are public roads, and City Code does require stub streets to be provided. It is important to remember those are public roads, but not private roads. **C/Gealy:** When the preliminary plat comes forward there will be another public hearing? **Troy Behunin:** Correct. **C/Gealy:** I think there is some confusion, because much of the information we have been provided is in excess

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for what we would need for a rezone, the conditions in the staff report address things far beyond the rezone. We are fortunate the developer is here and has heard the concerns of the people, and I am certain and confident that developer will take into consideration the concerns that people have voiced today. **Troy Behunin:** The conditions in the report are more of a place marker, something to remind the developer that this is coming forward. **C/Hennis:** The citizens have done a pretty good job keeping their comments to the fact that they don't agree with an R-6. **C/Young:** I think a majority of that has to deal with that connection. I don't think there would be as much concern if there wasn't that connection point. But whatever develops there will be the same concerns. The density of the development is only 4.25. **C/Gealy:** Very close to R-4. **C/Young:** Very close as an overall. And as the developer indicated the largest lots will help accommodate the existing subdivision. I think as a commission we need to keep looking at large lots, and in this case the density that has been discussed, and the true location of this directly across of the high school, zoning wise this is appropriate. **Jeff Bauer:** The conversation has obviously focused on the overall density, but we would be willing to add a condition of approval to your recommendation to the Council of R-6, but no greater density on the entire parcel than 4.25. **C/Gealy:** Well that is better than R-6. **C/Hennis:** We appreciate the offer. **Troy Behunin:** It would also be completely appropriate to recommend one connection, at the time of preliminary that, but once we start talking about alignments then we stop talking about a rezone. **C/Young:** Could we recommend no connection to the City Council? **Troy Behunin:** You are free to recommend whatever you would like. **C/Laraway:** Would it be feasible to condition that the applicant start with R-6 at one end and create bigger and bigger lots as you move towards the Chisum Valley Subdivision. **C/Young:** That was what the intention was from my understanding, but the attorney just said they would go no greater than 4.25 units per acre across the whole parcel. Is there anything else to add to the discussion? **C/Gealy:** What if we were to add a R-4 subdivision. **C/Young:** I think that that would have to be something the applicant offers, I think if we recommend R-4, we would have to deny the application. **C/Hennis:** This is primarily, do we agree with an R-6 or not. We can condition some of these things, do we think this to high of density. **C/Gealy:** I think R-6 is too high of density, I think no greater than 4.25 in more appealing. **C/Hennis:** Yes, because it could up to eight on one lot, and twenty of the other. **C/Young:** If there are not any other thoughts I would stand for a motion, I think 4.25 is a lot better than what it could be. Based on the Comp Plan, and where we have been driving for the last decade, I think with the schools and where they are, I don't know if what is being proposed is inappropriate.

Commissioner Hennis motions to recommend approval for case no. 18-01-ZC to City Council with the conditions as stated in the staff report, and additional conditions that the applicant shall be limited to a maximum of 4.25 acre dwelling units per acre across the entire parcel, and the applicant shall bypass the second street connectivity and work with ACHD and the City in order to possibly eliminate both street connections; Commissioner Laraway Seconds, all aye and motion carried 3-0.

3. COMMISSION REPORTS

- a. **Comprehensive Plan Update;** Envision Kuna Public Workshop No. 2 – May 3, 2018

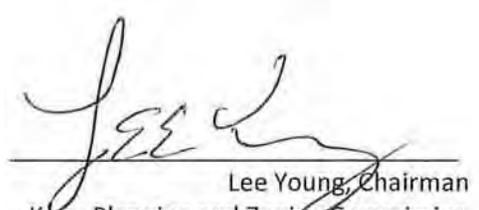
Wendy Howell: The May 3rd Comprehensive Plan Workshop, will be changing, they are hoping the school will be open for May 10th. But, we will let you know as soon as we know.

4. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 3-0.

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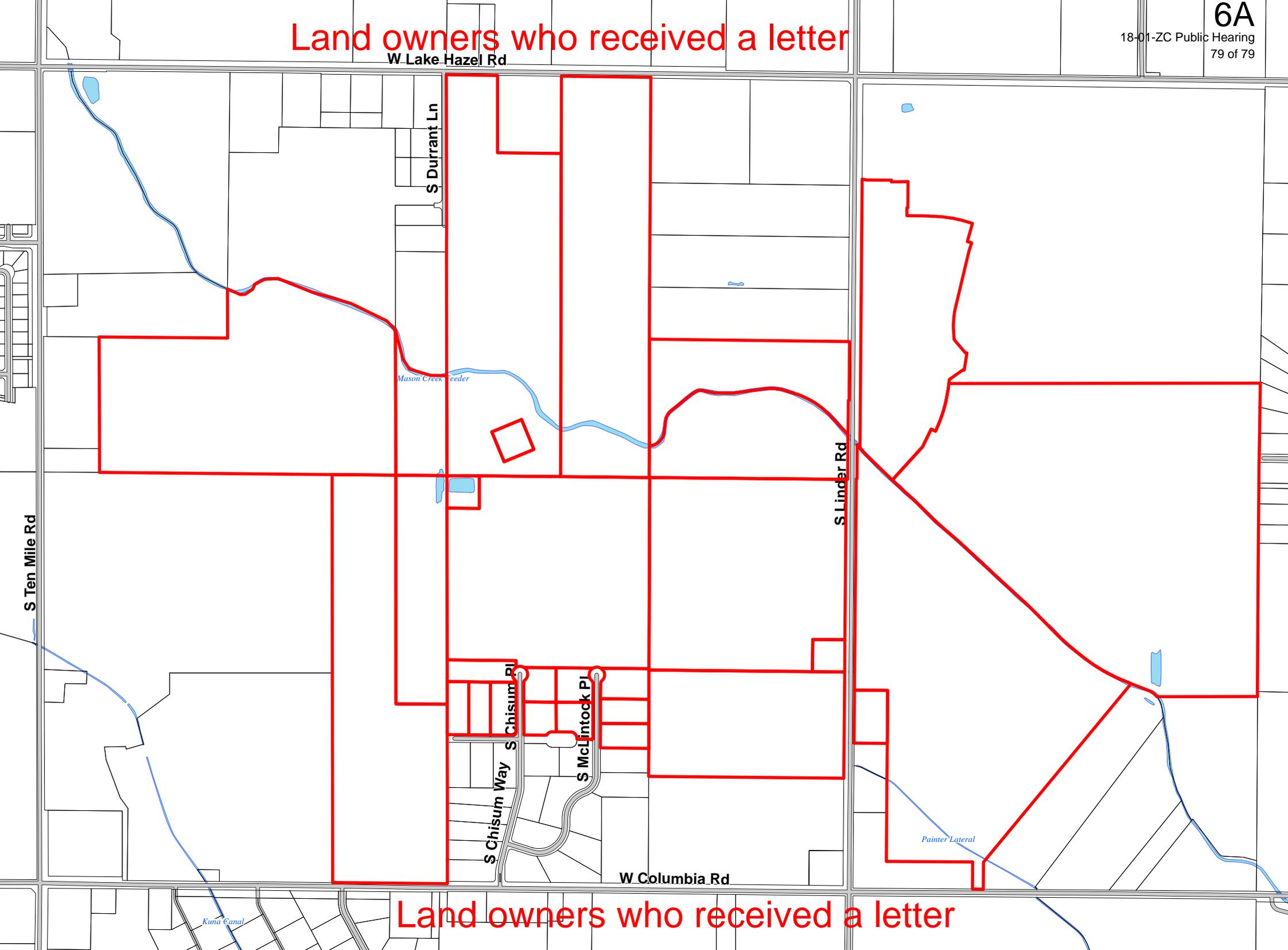


Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST: 

Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department

Land owners who received a letter



Land owners who received a letter



City of Kuna
City Council
Memo

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

To: Kuna City Council

File Numbers: 18-04-ZOA (Zoning Ordinance Amendment)
Title: Subdivision Regulations

- KCC 6-2-4 (Final Plat)

Planner: Wendy I. Howell, PCED

Hearing Date: June 5, 2018

A. Course of Proceedings

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states text amendments and ordinance changes are designated as public hearings, with the City Council as the final decision making body. This request was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- i. Agencies April 4, 2018
- ii. Kuna, Melba Newspaper May 16, 2018 and May 23, 2018

B. Agency Responses

- *Jerry Hastings, P.E., Ada County Engineer* responded on April 4, 2018 stating that the plat sized needed to be changed to prevent confusion.
- *Idaho Department of Transportation* responded on April 18, 2018 stating they do not have an objection to the proposed ordinance amendment.

C. Staff Comments:

The proposed ordinance relaxes the need to have streets completely constructed without the option to bond them. ACHD allows bonding on their street requirements, therefore the City is amending our ordinance to reflect the same. Bonding will also be allowed for the perimeter fencing of subdivisions.

Additionally, the proposed ordinance will allow for the developer to construct up to three model homes if the project is 50 acres or less. If the project is more than 50 acres five model homes may be constructed. No Certificate of Occupancy will be issued on any model homes until all improvements and conditions that are subject to financial guarantees are completed, inspected and approved by the appropriate agencies.

All comments received have been incorporated into the said ordinance.

D. Applicable Standards:

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

E. Proposed Decision by Planning and Zoning Commission:

The Planning and Zoning Commission shall consider and discuss the evidence and testimony presented at the meeting prior to rendering its decision.

Note: This proposed motion is for approval or denial of this request. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of the request those areas that differ must be specified.

Based on the facts outlined in staff's report and public testimony (if any), an ordinance of the City Council for Kuna, Idaho amending Title 6, Chapter 2, Section 4, Kuna City Code, titled Final Plats to allow for the City Engineer to sign the Final Plat prior to certain subdivision improvements and conditions being completed and set forth the procedure for the City to accept a financial guarantee to insure the completion, inspection and acceptance of the improvements and conditions that are being deferred; and providing an effective date.

ORDINANCE NO. 2018-21
CITY OF KUNA, IDAHO

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING TITLE 6, CHAPTER 2, SECTION 4 KUNA CITY CODE TITLED FINAL PLATS TO ALLOW FOR THE CITY ENGINEER TO SIGN THE FINAL PLAT PRIOR TO CERTAIN SUBDIVISION IMPROVEMENTS AND CONDITIONS BEING COMPLETED AND SET FORTH THE PROCEEDURE FOR THE CITY TO ACCEPT A FINANCIAL GUARANTEE TO INSURE THE COMPLETION, INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS AND CONDITONS THAT ARE BEING DEFFERED; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KUNA, ADA COUNTY, IDAHO, as follows:

Section 1.

Amending Chapter 2 titled Final Plat to Title 6, of the Kuna City Code.

TITLE 6, CHAPTER 2

6-2-4: - FINAL PLAT:

Note: Subdivider and developer are intended to be interchangeable terms.

The city engineer shall not sign the final plat Mylar if any City Code violations exist on the subject property at the time of requested signature.

The following procedures shall apply to the filing for final plat approval of any City of Kuna subdivision:

A. Application: After the approval or conditional approval of the preliminary plat by the city council, the subdivider may cause the subdivision, or any part thereof, to be surveyed and a final plat prepared in accordance with the approved preliminary plat. The subdivider shall submit to the planning staff the following:

1. Final plat application along with a title report that is less than six (6) months old, warranty deed or other acceptable evidence, including but not limited to an affidavit that demonstrates ~~ing~~ the subdivider's ownership or legal interest in the land included in the final plat.

2. Payment of fees equivalent to the amount of material and labors expended by city staff for plat review. Fees shall be paid for all costs associated with the review of the preliminary plat, final plat and construction drawings. The subdivider will be notified of the amount owed and the basis for the fees charged. All plat related fees shall be paid prior to city approval.

3. Three (3) paper copies (24"x36") and a digital copy in a PDF format of the final plat and signature page.
4. Three (3) paper copies and a digital copy in a PDF format of the final engineering construction drawings for streets, water, sewer, sidewalk, pressure irrigation and other public improvements as provided for in KCC 6-4-3.
5. Other items as ~~specified~~, and specified and required by the city during the application process.

B. Content of final plat: The final plat shall be in compliance with all items required in Idaho Code Title 50, Chapter 13; the final plat shall include the following:

1. Final plat check-off list with all items completed. ~~If the landscaping has not been completed, a financial guarantee shall be provided pursuant to KCC 6-4-3;~~
2. Proof of current ownership of the real property and written consent of the final plat owners of record;
3. All easements shall be shown on all lot lines for lots in the subdivision;
4. All subdivisions that contain a homeowners' association shall have the following language: "The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to a fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment";
5. Other information the planning and zoning director, city engineer or city attorney deem necessary to establish ownership and signing authority;
6. A statement and other supporting evidence demonstrating the final plat conform to the approved preliminary plat;
7. A statement of compliance with provisions of this title;
8. A statement confirming that the final plat meets established engineering practices and local standards.

C. Planning staff review:

1. The planning and zoning director shall certify, and date stamp the application for purpose of establishing its completeness relative to all noted final plat requirements.

2. The planning and zoning director shall review the final plat for compliance with the approved or conditionally approved preliminary plat. If the planning and zoning director or assigned person determines there are substantial differences between the preliminary and final plat, the subdivider may be required to submit the final plat to the city council as it was portrayed at the time of the preliminary plat process.

3. After the planning and zoning director's determination that the final plat is in compliance with the preliminary plat and all conditional requirements have been met, the planning and zoning director or assigned person shall place the final plat on the council agenda within forty-five (45) days from its receipt and acceptance. Acknowledgement of final plat acceptance shall be conveyed by way of written confirmation.

D. Agency review: The planning and zoning director or assigned person shall transmit final plat documents to other reviewing city staff and agencies for evaluation and comment. The reviewer shall evaluate the final plat improvements for consistency with construction standards, health protocols, cost estimates and legal requirements. ~~The subdivider shall not rely upon a surety for performance bonding purpose.~~

E. Council action: At the public meeting scheduled for the final plat review the city council shall consider comments from agencies. The city council shall approve, approve conditionally, disapprove the final plat or table it for purposes of acquiring and reviewing additional information and then approve, approve conditionally or disapprove the final plat after review of this supplementary information within thirty (30) days of the date of the regular meeting at which the plat is first considered. A copy of the approved plat shall be filed with the planning and zoning department. Upon granting or denying the final plat, the city council shall specify:

1. The ordinance and standards relied upon to evaluate the application;
2. The reasons for approval or denial; and
3. The action(s), if any, the applicant could take to obtain a permit.

F. Approval period:

1. The final subdivision plat shall be filed with the county recorder within two (2) years after the city council's signing of the findings of fact; otherwise, the plat approval shall become null and void unless prior to the two-year expiration date the subdivider applies for a time extension. A final plat time extension is heard by the city council. The subdivider shall provide the city council sufficient reason(s) for continuing the final plat application as a basis for the granting of a time extension. The city council is under no obligation to approve a final plat time extension. The city council reserves the right to add additional conditions of approval to the final plat as part of a time extension.

2. In the event the city council does not approve a time extension request, the plat shall become null and void. If the plat becomes null and void the subdivider shall resubmit the plat for preliminary plat approval. The subdivider will receive credit for improvements

previously installed and approved. The subdivider shall pay the current preliminary plat application fees and furnish staff an updated preliminary plat.

3. The resubmitted plat shall be subject to rules or regulations in place at time of reapplication. If a city rule or regulation has been instituted since the preliminary plat was initially approved and that regulatory change would require significant alteration to improvements previously installed and approved, the city engineer may recommend to the city council the regulatory provision be set aside. The city council has the discretion to set them aside, provided they do not affect public health or safety. Time extensions are valid for one (1) year from the city council's approval based on the initial one-year time period established at the signing of the preliminary findings of fact.

G. Prior to requesting the city engineer's signature on the final plat Mylar, the developer shall either:

1. Provide the necessary documentation to show that
Either:

~~a. All~~ required improvements, infrastructure, public utilities, public improvements, ~~eteetera~~ have been installed and conditions of approval have been met and inspected and approved by the city; including all record drawing requirements, submittal of engineer or record inspection logs, submittal of the engineer of record certification and receipt of the dedication request, and memorandum from the city engineer has been issued stating as much; or:

2. Provide the necessary documentation to show that the required improvements and conditions that have not been completed have approved financial guarantees, as provided for in this section and KCC 6-4-3.

3. The

~~b. The city engineer has approved the amount of the financial guarantee as outlined in section 6-4-3 of this title for required improvements and conditions of approval that have yet to be completed. The~~ city engineer shall not sign, nor release the final plat for recording until the city has received the financial guarantee, as provided for in KCC 6-4-3 in compliance with the provisions of this chapter and the city council has approved the final plat.

H. _____
Additionally:

The following items are not eligible for financial guarantees as provided for in KCC 6-4-3 and shall be completed by the subdivider, and inspected and approved by the city engineer and/or their legal designee and other approving agencies, prior to the subdivider submitting for final plat approval; ~~said items are not eligible for financial guarantees as provided for in KCC 6-4-3. The~~

~~city engineer's approval shall be in the form of a memorandum confirming completion of the following:~~

1. Construction of the domestic water system, including successful pressure testing. ~~Band~~ bacteria tests and final ~~followed by~~ City of Kuna inspections and approvals may be delayed until roadways are completed;

2. Installation of fire hydrants according to the current International Fire Code standards and supporting fire flows according to standards established by the Kuna Fire District;

3. Construction of the sanitary sewer system; with evidence of acceptable pipe sloping and, completion of all work within the base of the manholes. ~~However the -including~~ ~~successful~~ pressure test and ~~,-~~television camera inspection, ~~evidence of acceptable pipe sloping, completion of all work within the base of the manholes~~ followed by any additional City of Kuna inspections and approvals must be completed prior to the paving of after the all-weather roadway ~~paving is complete~~;

4. Construction of permanent roads shall be complete to the extent that all road base is installed such that it provides ~~ana~~ temporary all-weather road service to all buildings to be constructed pursuant to subsection ~~G(1)~~ (1) above. These improvements shall be to ACHD and City of Kuna standards and receive Kuna Fire Chief approval. If the permanent roads are not improved to this level of completion then construction of temporary roads with an all-weather road surface shall be installed to service all buildings, subject to approval from the Kuna Fire Department.

5. For items 1 through 4 above, the city engineer's approval shall be in the form of a memorandum confirming the completion of the items.

I. The following items may provide the necessary financial guarantees as provided for in KCC 6-4-3, and as approved by the city engineer, city attorney and city planning and zoning director, and adopted by the City Council. The subdivider shall pay any additional fees associated with the request for financial guarantees, as approved and adopted by the City Council.

1. ~~4-Completion of the c~~Construction of an all-around weather road system built to ACHD specifications, and ~~-~~subject to the Kuna Fire Chief and Ada County Highway District (ACHD) inspections and approvals. The city shall review the financial guarantees provided for by and between the developer and ACHD, and the city attorney shall determine if the city's interests are adequately protected.

2. _____

5-Installation of street signs followed by city engineer, Kuna Fire District and ACHD inspections and approvals.

3. _____

~~6.~~ The subdivider shall dedicate all sanitary sewer and domestic water facilities and provide all applicable documentation as required by the city engineer.

~~47.~~ Construction of that portion of the pressure irrigation system that will be dedicated to the city by the subdivider. Said system shall be tested by the ~~subdivider, and subdivider~~ and inspected and approved by the city's engineering staff.

~~5.~~ Provide permanent approved perimeter fencing along the subdivisions outer perimeter, which shall require a building permit.

~~6.~~ TUnder the discretion of the city engineer shall monitor the, the construction of any improvements or conditions that are being constructed pursuant to the financial guarantees of KCC 6-4-3.

~~7.~~ If the city attorney determines that it is necessary, any improvement or condition that is being constructed pursuant to the financial guarantees of KCC 6-4-3 shall be recorded against the property in a development agreement, as approved and adopted by the City Council.

~~8.~~ The developer may construct up to three (3) model homes if the project fifty (50) acres or less, or up to five (5) model homes if the project size is greater than fifty (50) acres. The developer shall be solely responsible for locating the model home within any required City of Kuna setbacks and easements. As provided for in subsection 9, below, no certificate of occupancy shall be issued on any of the model homes until all improvements and conditions that are subject to financial guarantees are completed, inspected and approved by the appropriate agencies.

~~9.~~ Other than the model homes constructed in subsection 8, no other homes may be constructedconstructed, and no certificate of occupancy shall be issued until all improvements and conditions that are subject to a financial guarantee are completed, inspected and approved by the appropriate agencies.

~~said system, or a portion thereof, may be deferred to a date certain, but in no event, not later than the issuance of the first building permit. Any deferral shall be agreed to by the subdivider and the city, and recorded against the property. Upon completion of the deferred pressurized irrigation system or portion thereof, it shall be inspected and approved by the city engineering staff before the building permit is issued.~~J. Prior to the roads being paved and the sidewalks being constructed, tUnder circumstances where seasonal restrictions prevent the total completion of the irrigation system, the city engineer may allow, at his/her sole discretion, those portions of the system under the purview of seasonal restriction to be deferred. Any portion of the irrigation system that is deferred shall be included in the financial guarantee. The city must receive documentation requesting that the system be annexed into the Kuna Municipal Irrigation District if annexation is applicable. All applicable fees must be submitted with the annexation request.

~~8. The dedication of e-annexation of~~ water rights to the city in sufficient quantities to offset the subdivisions potential water demands as determined by the city engineer.

~~9. Provide permanent approved perimeter fencing along the subdivisions outer perimeter, which shall require a building permit.~~

K.H. Method of recording: After the city council grants final plat approval and subject to the prepayment of recording fees, posting an acceptable irrevocable guarantee and the inclusion of the following signatures on the final plat, the applicant shall submit the final plat to the county recorder for recording:

1. Certification and signature of the city council verifying that the subdivision has been approved;
2. Certification and signature of the city clerk, if required, and the city engineer verifying that the subdivision meets the city requirements and has been approved by the city council; and
3. Certification of the sanitation restrictions on the face of the plat pursuant to Idaho Code §50-1326.

Section 2.

This ordinance shall become effective upon passage and publication as required by law.

ADOPTED this ____ day of June 2018.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2018-21
CITY OF KUNA, IDAHO**

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING TITLE 6, CHAPTER 2, SECTION 4 KUNA CITY CODE TITLED FINAL PLATS TO ALLOW FOR THE CITY ENGINEER TO SIGN THE FINAL PLAT PRIOR TO CERTAIN SUBDIVISION IMPROVEMENTS AND CONDITIONS BEING COMPLETED AND SET FORTH THE PROCEEDURE FOR THE CITY TO ACCEPT A FINANCIAL GUARANTEE TO INSURE THE COMPLETION, INSPECTION AND ACCEPTANCE OF THE IMPROVEMENTS AND CONDTONS THAT ARE BEING DEFFERED; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KUNA, ADA COUNTY, IDAHO, as follows:

Section 1.

Amending Chapter 2 titled Final Plat to Title 6, of the Kuna City Code.

TITLE 6, CHAPTER 2

6-2-4: - FINAL PLAT:

Note: Subdivider and developer are intended to be interchangeable terms.

The city engineer shall not sign the final plat Mylar if any City Code violations exist on the subject property at the time of requested signature.

The following procedures shall apply to the filing for final plat approval of any City of Kuna subdivision:

A. Application: After the approval or conditional approval of the preliminary plat by the city council, the subdivider may cause the subdivision, or any part thereof, to be surveyed and a final plat prepared in accordance with the approved preliminary plat. The subdivider shall submit to the planning staff the following:

1. Final plat application along with a title report that is less than six (6) months old, warranty deed or other acceptable evidence, including but not limited to an affidavit that demonstrates the subdivider's ownership or legal interest in the land included in the final plat.

2. Payment of fees equivalent to the amount of material and labors expended by city staff for plat review. Fees shall be paid for all costs associated with the review of the preliminary plat, final plat and construction drawings. The subdivider will be notified of the amount owed and the basis for the fees charged. All plat related fees shall be paid prior to city approval.

3. Three (3) paper copies (24"x36") and a digital copy in a PDF format of the final plat and signature page.
4. Three (3) paper copies and a digital copy in a PDF format of the final engineering construction drawings for streets, water, sewer, sidewalk, pressure irrigation and other public improvements as provided for in KCC 6-4-3.
5. Other items as specified and required by the city during the application process.

B. Content of final plat: The final plat shall be in compliance with all items required in Idaho Code Title 50, Chapter 13; the final plat shall include the following:

1. Final plat check-off list with all items completed;
2. Proof of current ownership of the real property and written consent of the final plat owners of record;
3. All easements shall be shown on all lot lines for lots in the subdivision;
4. All subdivisions that contain a homeowners' association shall have the following language: "The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to a fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment";
5. Other information the planning and zoning director, city engineer or city attorney deem necessary to establish ownership and signing authority;
6. A statement and other supporting evidence demonstrating the final plat conform to the approved preliminary plat;
7. A statement of compliance with provisions of this title;
8. A statement confirming that the final plat meets established engineering practices and local standards.

C. Planning staff review:

1. The planning and zoning director shall certify, and date stamp the application for purpose of establishing its completeness relative to all noted final plat requirements.
2. The planning and zoning director shall review the final plat for compliance with the approved or conditionally approved preliminary plat. If the planning and zoning director or assigned person determines there are substantial differences between the preliminary

and final plat, the subdivider may be required to submit the final plat to the city council as it was portrayed at the time of the preliminary plat process.

3. After the planning and zoning director's determination that the final plat is in compliance with the preliminary plat and all conditional requirements have been met, the planning and zoning director or assigned person shall place the final plat on the council agenda within forty-five (45) days from its receipt and acceptance. Acknowledgement of final plat acceptance shall be conveyed by way of written confirmation.

D. Agency review: The planning and zoning director or assigned person shall transmit final plat documents to other reviewing city staff and agencies for evaluation and comment. The reviewer shall evaluate the final plat improvements for consistency with construction standards, health protocols, cost estimates and legal requirements.

E. Council action: At the public meeting scheduled for the final plat review the city council shall consider comments from agencies. The city council shall approve, approve conditionally, disapprove the final plat or table it for purposes of acquiring and reviewing additional information and then approve, approve conditionally or disapprove the final plat after review of this supplementary information within thirty (30) days of the date of the regular meeting at which the plat is first considered. A copy of the approved plat shall be filed with the planning and zoning department. Upon granting or denying the final plat, the city council shall specify:

1. The ordinance and standards relied upon to evaluate the application;
2. The reasons for approval or denial; and
3. The action(s), if any, the applicant could take to obtain a permit.

F. Approval period:

1. The final subdivision plat shall be filed with the county recorder within two (2) years after the city council's signing of the findings of fact; otherwise, the plat approval shall become null and void unless prior to the two-year expiration date the subdivider applies for a time extension. A final plat time extension is heard by the city council. The subdivider shall provide the city council sufficient reason(s) for continuing the final plat application as a basis for the granting of a time extension. The city council is under no obligation to approve a final plat time extension. The city council reserves the right to add additional conditions of approval to the final plat as part of a time extension.

2. In the event the city council does not approve a time extension request, the plat shall become null and void. If the plat becomes null and void the subdivider shall resubmit the plat for preliminary plat approval. The subdivider will receive credit for improvements previously installed and approved. The subdivider shall pay the current preliminary plat application fees and furnish staff an updated preliminary plat.

3. The resubmitted plat shall be subject to rules or regulations in place at time of reapplication. If a city rule or regulation has been instituted since the preliminary plat was initially approved and that regulatory change would require significant alteration to improvements previously installed and approved, the city engineer may recommend to the city council the regulatory provision be set aside. The city council has the discretion to set them aside, provided they do not affect public health or safety. Time extensions are valid for one (1) year from the city council's approval based on the initial one-year time period established at the signing of the preliminary findings of fact.

G. Prior to requesting the city engineer's signature on the final plat Mylar, the developer shall either:

1. Provide the necessary documentation to show that all required improvements, infrastructure, public utilities, public improvements, have been installed and conditions of approval have been met and inspected and approved by the city; including all record drawing requirements, submittal of engineer or record inspection logs, submittal of the engineer of record certification and receipt of the dedication request, and memorandum from the city engineer has been issued stating as much; or:

2. Provide the necessary documentation to show that the required improvements and conditions that have not been completed have approved financial guarantees, as provided for in this section and KCC 6-4-3.

3. The city engineer shall not sign, nor release the final plat for recording until the city has received the financial guarantee, as provided for in KCC 6-4-3 in compliance with the provisions of this chapter and the city council has approved the final plat.

H. The following items are not eligible for financial guarantees as provided for in KCC 6-4-3 and shall be completed by the subdivider and inspected and approved by the city engineer and/or their legal designee and other approving agencies, prior to the subdivider submitting for final plat approval:

1. Construction of the domestic water system, including successful pressure testing. Bacteria tests and final City of Kuna inspections and approvals may be delayed until roadways are completed;

2. Installation of fire hydrants according to the current International Fire Code standards and supporting fire flows according to standards established by the Kuna Fire District;

3. Construction of the sanitary sewer system with evidence of acceptable pipe sloping and, completion of all work within the base of the manholes. However, the pressure test and television camera inspection, followed by any additional City of Kuna inspections and approvals must be completed prior to the paving of the all-weather roadway;

4. Construction of permanent roads shall be complete to the extent that all road base is installed such that it provides an temporary all-weather road service to all buildings to

be constructed pursuant to subsection G(1) above. These improvements shall be to ACHD and City of Kuna standards and receive Kuna Fire Chief approval. If the permanent roads are not improved to this level of completion then construction of temporary roads with an all-weather road surface shall be installed to service all buildings, subject to approval from the Kuna Fire Department.

5. For items 1 through 4 above, the city engineer's approval shall be in the form of a memorandum confirming the completion of the items.

I. The following items may provide the necessary financial guarantees as provided for in KCC 6-4-3, and as approved by the city engineer, city attorney and city planning and zoning director, and adopted by the City Council. The subdivider shall pay any additional fees associated with the request for financial guarantees, as approved and adopted by the City Council.

1. Completion of the construction of an all-around weather road system built to ACHD specifications, and subject to the Kuna Fire Chief and Ada County Highway District (ACHD) inspections and approvals. The city shall review the financial guarantees provided for by and between the developer and ACHD, and the city attorney shall determine if the city's interests are adequately protected.

2. Installation of street signs followed by city engineer, Kuna Fire District and ACHD inspections and approvals.

3. The subdivider shall dedicate all sanitary sewer and domestic water facilities and provide all applicable documentation as required by the city engineer.

4. Construction of that portion of the pressure irrigation system that will be dedicated to the city by the subdivider. Said system shall be tested by the subdivider and inspected and approved by the city's engineering staff.

5. Provide permanent approved perimeter fencing along the subdivisions outer perimeter, which shall require a building permit.

6. The city engineer shall monitor the construction of any improvements or conditions that are being constructed pursuant to the financial guarantees of KCC 6-4-3.

7. If the city attorney determines that it is necessary, any improvement or condition that is being constructed pursuant to the financial guarantees of KCC 6-4-3 shall be recorded against the property in a development agreement, as approved and adopted by the City Council.

8. The developer may construct up to three (3) model homes if the project fifty (50) acres or less, or up to five (5) model homes if the project size is greater than fifty (50) acres. The developer shall be solely responsible for locating the model home within any required City of Kuna setbacks and easements. As provided for in subsection 9, below,

no certificate of occupancy shall be issued on any of the model homes until all improvements and conditions that are subject to financial guarantees are completed, inspected and approved by the appropriate agencies.

9. Other than the model homes constructed in subsection 8, no other homes may be constructed, and no certificate of occupancy shall be issued until all improvements and conditions that are subject to a financial guarantee are completed, inspected and approved by the appropriate agencies.

J. Prior to the roads being paved and the sidewalks being constructed, the city must receive documentation requesting that the system be annexed into the Kuna Municipal Irrigation District if annexation is applicable. All applicable fees must be submitted with the annexation request. The annexation of water rights to the city in sufficient quantities to offset the subdivisions potential water demands as determined by the city engineer.

K. Method of recording: After the city council grants final plat approval and subject to the prepayment of recording fees, posting an acceptable irrevocable guarantee and the inclusion of the following signatures on the final plat, the applicant shall submit the final plat to the county recorder for recording:

1. Certification and signature of the city council verifying that the subdivision has been approved;
2. Certification and signature of the city clerk, if required, and the city engineer verifying that the subdivision meets the city requirements and has been approved by the city council; and
3. Certification of the sanitation restrictions on the face of the plat pursuant to Idaho Code §50-1326.

Section 2.

This ordinance shall become effective upon passage and publication as required by law.

ADOPTED this 5th day of June, 2018.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Proposed Property Upgrades

2017

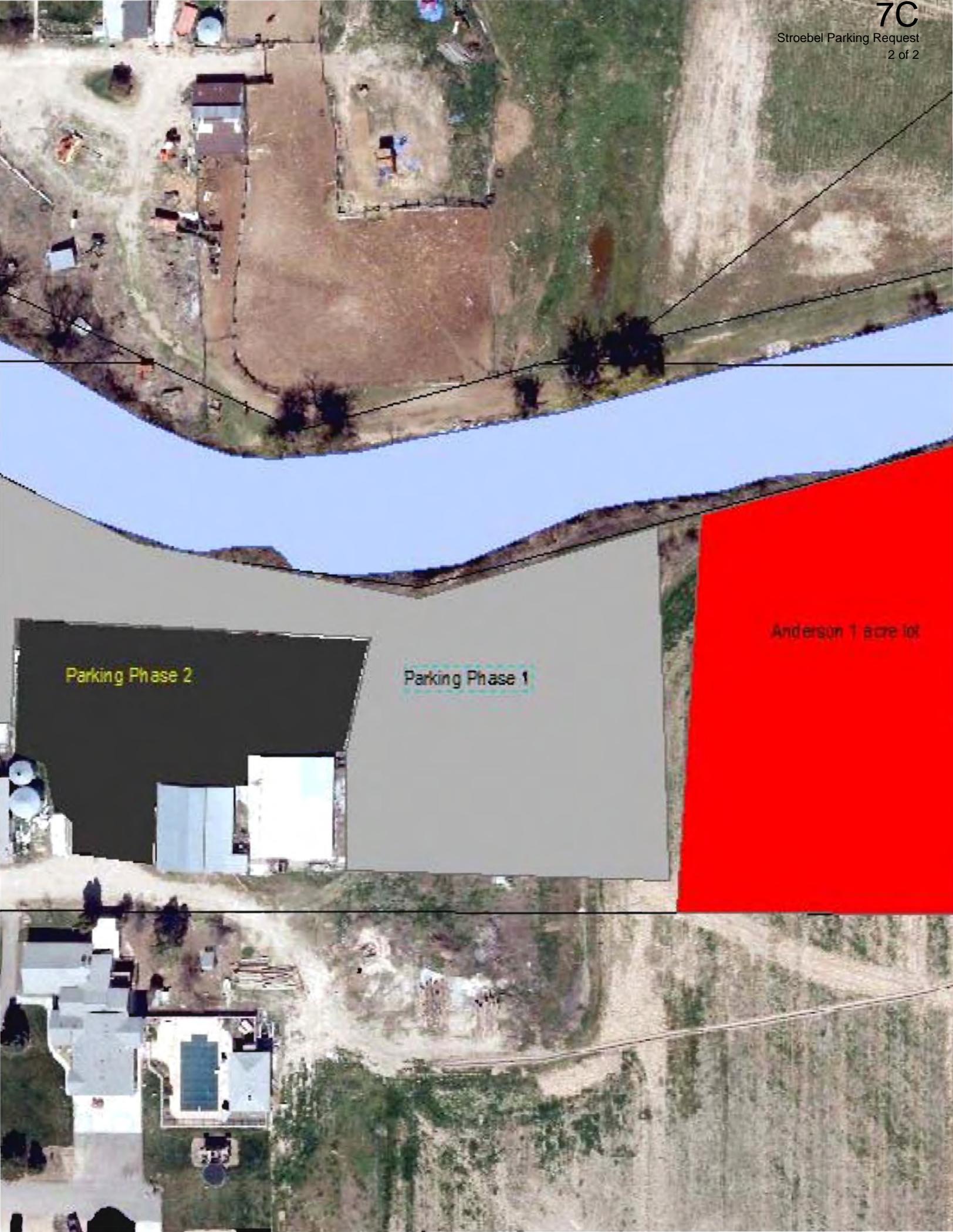
Initially go in and make area useable for parking. Adding approx... 470 yards on recycled asphalt on eastern side of the property, cleaning up around the eastern building for parking purposes. Signage will be a must.

2018

Take out metal railings and start demolition on areas that need it so we can expand the parking area. Start fixing up the buildings we plan on keeping. Start planning an official put in area with concrete that goes into the creek.

2019

Possibility of building or using a current building as an office for summer use. Improve areas for parking. Pave a portion of recycled asphalt parking lot.



Anderson 1 acre lot

Parking Phase 1

Parking Phase 2

**ORDINANCE NO. 2018-22
KUNA, IDAHO**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING TITLE 12, CHAPTER 2, SECTION 15 OF THE KUNA CITY CODE PROVIDING FOR:

- **ESTABLISHING THE JOINT DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE;**
- **THE COMMITTEE NAME;**
- **THE MEMBERSHIP;**
- **THE COMMITTEE ORGANIZATION;**
- **THE COMMITTEE REPORTING; AND**

AMENDING TITLE 12, CHAPTER 2, SUBSECTION 17 M TO STATE THAT THE JOINT ADVISORY COMMITTEE CREATED DURING THE PREPARATION OF THE CAPITAL IMPROVEMENT PLAN BECOMES THE JOINT ADVISORY COMMITTEE CREATED BY THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Title 12, Chapter 2, Section 15 of the Kuna City Code be and the same is hereby amended to read as follows:

12-2-15: – JOINT DEVELOPMENT IMPACT FEE ADVISORY STANDING COMMITTEE

A. COMMITTEE CREATED:

A joint standing committee of the City Council and the Board of Commissioners of the Kuna Rural Fire District is established.

B. COMMITTEE NAME:

The Joint Standing Committee is known and shall continue to be known and designated as the “City of Kuna/Kuna Rural Fire District Joint Development Impact Fee Advisory Standing Committee” [hereinafter in this chapter referred also as “Joint Advisory Committee” or “Committee”].

C. MEMBERSHIP:

The members on the Committee shall be appointed by the City Council and confirmed by the Board of Commissioners of the Kuna Rural Fire District for a term of one (1) year or until someone is appointed in his/her place, and there shall not be fewer than five (5) members of which two (2) or more members shall be active in the business of development, building or real estate and at least two (2) or more members shall not be employees or officials of the City of Kuna or the Kuna Rural Fire District.

1. The members will be appointed during the January regular meeting of the City Council and the Board of Commissioners.
2. Any vacancy occurring on the Committee during the year shall be filled during the year, by appointment of the City Council and confirmed by the Board of Commissioners of the Kuna Rural Fire District.

D. CHARGE:

The Joint Advisory Committee shall serve as an advisory committee to the City Council and the Board of Commissioners of the Kuna Rural Fire District and is charged with the following responsibilities:

1. Assist the City and the Kuna Rural Fire District in adopting land use assumptions; and
2. Review the Capital Improvements Plan; and
3. Monitor and evaluate implementation of the Capital Improvements Plan;
4. File with the Kuna Rural Fire District, District Administrator and the City Clerk, at least annually, with respect to the Capital Improvements Plan a report of any perceived inequities in implementing the Capital Improvements Plan or imposing the Fire District Impact Fees;
5. Advise the City Council and the Board of Commissioners of the Kuna Rural Fire District of the need to update or revise land use assumptions, Capital Improvements Plan and Fire District Development Impact Fees; and
6. The Kuna Rural Fire District shall make available to the Joint Advisory Committee, upon request, all financial and accounting information, professional reports in relation to other development and implementation of land use assumptions, the Capital Improvements Plan and periodic updates of the Capital Improvements Plan.

E. JOINT ADVISORY COMMITTEE ORGANIZATION:

The Kuna Rural Fire District, District Administrator, shall staff the Joint Advisory Committee in order to provide the Committee with needed information for the Committee's review and to provide for its compliance with the Open Meeting Law [Chapter 2 of Title 74 Idaho Code].

1. The Joint Advisory Committee shall select its officers, which include a Chairman, Vice Chairman and a Secretary of the Committee.

2. The Chairman shall conduct the meetings of the Committee. The duties of the Chairman shall be performed by the Vice Chairman in the absence of the Chairman or as delegated by the Chairman. The Chairman and the Vice Chairman shall be members of the Committee.
3. The District Administrator shall serve as the Secretary of the Committee and shall take minutes and post agenda notices required by the Open Meeting Law. The Secretary is not a member of the Committee.
4. The Committee shall establish a regular meeting schedule.
5. The agenda of each meeting shall include the approval of the minutes of the last meeting and the Secretary shall provide a copy of the approved minutes to the City Council and the Board of Commissioners.
6. Fifty percent (50%) of the membership of the Committee shall constitute a quorum. Once a quorum is established for a meeting, the subsequent absence of a member present for creating the quorum shall not dismiss the quorum.
7. A majority vote of those present at any meeting is sufficient to carry motions.

F. REPORTING:

The Joint Advisory Committee reports directly to the Kuna Rural Fire District Board of Commissioners and to the City Council.

G. CITY COUNCIL AND KUNA RURAL FIRE DISTRICT BOARD OF COMMISSIONERS REVIEW OF COMMITTEE'S REPORTS AND RECOMMENDATIONS:

The City Council and the Kuna Rural Fire District Board of Commissioners shall each consider the Joint Advisory Committee's recommended revision(s) at least once every twelve (12) months. The Joint Advisory Committee's recommendations and the City Council's and Board of Commissioners' actions are intended to ensure that the benefits to a Development paying Fire District Impact Fees are equitable, so that the Fire District Impact Fee charged to the Development shall not exceed a Proportionate Share of System Improvements Costs, and that the procedures for administering Fire District Impact Fees remain efficient.

12-2-17: - MISCELLANEOUS PROVISIONS:

- M. The Joint Advisory Committee that was established during the preparation of the Capital Improvements Plan shall continue in existence, and shall by operation of this Ordinance become the Joint Advisory Committee created herein. ~~be composed of not fewer than five (5) members appointed by both the City Council and the Board of Commissioners, and two (2) or more members shall be active in the business of development, building, or real estate. The Committee shall serve in an advisory capacity and has been established to: (a) assist the District and the City in adopting land~~

~~use assumptions; (b) review the Capital Improvements Plan, and proposed amendments, and file written comments; (c) monitor and evaluate implementation of the Capital Improvements Plan; (d) file periodic reports, at least annually, with respect to the Capital Improvements Plan relevant to the Fire District Impact Fee and report to the City and the District any perceived inequities in implementing the plan or imposing the Fire District Impact Fees; and (e) advise the Fire District and the City of the need to update or revise the land use assumptions, the Capital Improvements Plan, and the Fire District Impact Fees.~~

Section 2: Date of Effect and Publication

This ordinance shall be in full force and effect within one (1) month after its passage, approval and publication, according to law.

ADOPTED this 5th day of June, 2018.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2018-22
KUNA, IDAHO**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING TITLE 12, CHAPTER 2, SECTION 15 OF THE KUNA CITY CODE PROVIDING FOR:

- **ESTABLISHING THE JOINT DEVELOPMENT IMPACT FEE ADVISORY COMMITTEE;**
- **THE COMMITTEE NAME;**
- **THE MEMBERSHIP;**
- **THE COMMITTEE ORGANIZATION;**
- **THE COMMITTEE REPORTING; AND**

AMENDING TITLE 12, CHAPTER 2, SUBSECTION 17 M TO STATE THAT THE JOINT ADVISORY COMMITTEE CREATED DURING THE PREPARATION OF THE CAPITAL IMPROVEMENT PLAN BECOMES THE JOINT ADVISORY COMMITTEE CREATED BY THIS ORDINANCE AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Title 12, Chapter 2, Section 15 of the Kuna City Code be and the same is hereby amended to read as follows:

12-2-15: – JOINT DEVELOPMENT IMPACT FEE ADVISORY STANDING COMMITTEE

A. COMMITTEE CREATED:

A joint standing committee of the City Council and the Board of Commissioners of the Kuna Rural Fire District is established.

B. COMMITTEE NAME:

The Joint Standing Committee is known and shall continue to be known and designated as the “City of Kuna/Kuna Rural Fire District Joint Development Impact Fee Advisory Standing Committee” [hereinafter in this chapter referred also as “Joint Advisory Committee” or “Committee”].

C. MEMBERSHIP:

The members on the Committee shall be appointed by the City Council and confirmed by the Board of Commissioners of the Kuna Rural Fire District for a term of one (1) year or until someone is appointed in his/her place, and there shall not be fewer than five (5) members of which two (2) or more members shall be active in the business of development, building or real estate and at least two (2) or more members shall not be employees or officials of the City of Kuna or the Kuna Rural Fire District.

1. The members will be appointed during the January regular meeting of the City Council and the Board of Commissioners.
2. Any vacancy occurring on the Committee during the year shall be filled during the year, by appointment of the City Council and confirmed by the Board of Commissioners of the Kuna Rural Fire District.

D. CHARGE:

The Joint Advisory Committee shall serve as an advisory committee to the City Council and the Board of Commissioners of the Kuna Rural Fire District and is charged with the following responsibilities:

1. Assist the City and the Kuna Rural Fire District in adopting land use assumptions; and
2. Review the Capital Improvements Plan; and
3. Monitor and evaluate implementation of the Capital Improvements Plan;
4. File with the Kuna Rural Fire District, District Administrator and the City Clerk, at least annually, with respect to the Capital Improvements Plan a report of any perceived inequities in implementing the Capital Improvements Plan or imposing the Fire District Impact Fees;
5. Advise the City Council and the Board of Commissioners of the Kuna Rural Fire District of the need to update or revise land use assumptions, Capital Improvements Plan and Fire District Development Impact Fees; and
6. The Kuna Rural Fire District shall make available to the Joint Advisory Committee, upon request, all financial and accounting information, professional reports in relation to other development and implementation of land use assumptions, the Capital Improvements Plan and periodic updates of the Capital Improvements Plan.

E. JOINT ADVISORY COMMITTEE ORGANIZATION:

The Kuna Rural Fire District, District Administrator, shall staff the Joint Advisory Committee in order to provide the Committee with needed information for the Committee's review and to provide for its compliance with the Open Meeting Law [Chapter 2 of Title 74 Idaho Code].

1. The Joint Advisory Committee shall select its officers, which include a Chairman, Vice Chairman and a Secretary of the Committee.

2. The Chairman shall conduct the meetings of the Committee. The duties of the Chairman shall be performed by the Vice Chairman in the absence of the Chairman or as delegated by the Chairman. The Chairman and the Vice Chairman shall be members of the Committee.
3. The District Administrator shall serve as the Secretary of the Committee and shall take minutes and post agenda notices required by the Open Meeting Law. The Secretary is not a member of the Committee.
4. The Committee shall establish a regular meeting schedule.
5. The agenda of each meeting shall include the approval of the minutes of the last meeting and the Secretary shall provide a copy of the approved minutes to the City Council and the Board of Commissioners.
6. Fifty percent (50%) of the membership of the Committee shall constitute a quorum. Once a quorum is established for a meeting, the subsequent absence of a member present for creating the quorum shall not dismiss the quorum.
7. A majority vote of those present at any meeting is sufficient to carry motions.

F. REPORTING:

The Joint Advisory Committee reports directly to the Kuna Rural Fire District Board of Commissioners and to the City Council.

G. CITY COUNCIL AND KUNA RURAL FIRE DISTRICT BOARD OF COMMISSIONERS REVIEW OF COMMITTEE'S REPORTS AND RECOMMENDATIONS:

The City Council and the Kuna Rural Fire District Board of Commissioners shall each consider the Joint Advisory Committee's recommended revision(s) at least once every twelve (12) months. The Joint Advisory Committee's recommendations and the City Council's and Board of Commissioners' actions are intended to ensure that the benefits to a Development paying Fire District Impact Fees are equitable, so that the Fire District Impact Fee charged to the Development shall not exceed a Proportionate Share of System Improvements Costs, and that the procedures for administering Fire District Impact Fees remain efficient.

12-2-17: - MISCELLANEOUS PROVISIONS:

- M. The Joint Advisory Committee that was established during the preparation of the Capital Improvements Plan shall continue in existence, and shall by operation of this Ordinance become the Joint Advisory Committee created herein.

Section 2: Date of Effect and Publication

This ordinance shall be in full force and effect within one (1) month after its passage, approval and publication, according to law.

ADOPTED this 5th day of June, 2018.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2018-23
CITY OF KUNA, IDAHO**

AN ORDINANCE OF THE CITY OF KUNA, IDAHO AMENDING TITLE 7, CHAPTER 6, SECTION 3 TITLED SERVICE CONNECTION CHARGES PROVIDING FOR:

- **CERTAIN CLARIFICATIONS REGARDING THE SEWER CONNECTION CHARGES AND THE DEFINITION OF EDU;**
- **THE DEFINITION OF THE “EDU USE” TO CONFORM WITH THE CALCULATION CONTAINED IN THE CURRENTLY ADOPTED CITY OF KUNA SEWER MASTER PLAN;**
- **A REVISION TO THE EDU EVALUATION PROCESS FOR NON-RESIDENTIAL USES;**
- **A DEFINITION TO THE EDU CALCULATION FOR MULTI-USE PROPERTIES;**
- **A MECHANISM TO REVIEW EDU USE AFTER JANUARY 1, 2018, AND ALLOWING THE CITY TO REQUEST THE REVIEW, AND SETTING FORTH THREE YEARS AS THE TIME TO REVIEW OF PAST ACCOUNTS;**
- **A PROCEDURE TO DETERMINE THE EDU CALCULATIONS FOR BUSINESS CHANGES; AND**

AND AMENDING TITLE 7, CHAPTER 6, SECTION 4 TITLED MONTHLY SERVICE CHARGES PROVIDING FOR:

- **CLARIFICATION TO THE MINIMUM MONTHLY SERVICE CHARGES DEFINITION;**
- **A REVIEW BY THE CITY TREASURER OR ACCOUNT HOLDER OF THE ACCOUNT; AND**
- **PROVIDING AN EFFECTIVE DATE AND PUBLICATION.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Ordinance Section 1: Title 7, Chapter 6, Section 3 is hereby amended as follows:

7-6-3: - SERVICE CONNECTION CHARGES:

A. Municipal sewer sService connection charges for residential, commercial, and industrial ~~buildings accounts~~ shall be as set forth ~~per a schedule by resolution~~ approved by the City Council ~~which may be modified by the City Council by resolution and~~ made ~~. Such schedule shall be maintained and~~ available to the public at the City Clerk's office.

B. Each single-family residence shall be assessed a minimum of one equivalent dwelling unit (EDU) connection. ~~(EDU).~~ Multi-family units shall be assessed one equivalent connectionEDU per each dwelling unit.

C. ~~___~~ All other connections shall be evaluated ~~on an individual basis~~ individually. ~~The evaluation shall be based upon "an the EDU use" as calculated in the current City of Kuna Sewer Master Plan, as adopted by the City Council by resolution. Actual EDU d~~etermination shall be based upon the volume and strength of the wastewater discharged into the sewer system compared to the volume and strength of wastewater from one ~~EDU "user equivalent" as previously defined. To aid in the evaluation, the City Council shall adopt and/or amend as necessary, the EDU SCHEDULE by resolution. For multi-use commercial or industrial properties, if a business is calculated to use at least one EDU, then each individually owned, or leased premise shall be a separate account with an individual water meter.~~

D. ~~___~~ Commencing after January 1, 2018, at the request of the City or the account holder, a ~~connection may be~~ All such connections shall be reevaluated after at least following one full year of ~~service~~ discharge, and the ~~EDU calculation connection fees and monthly user fees may be~~ adjusted if appropriate. ~~If more than three years have passed since the service was commenced, the EDU calculation shall be determined to be correct and no reevaluation shall be permitted.~~

E. ~~___~~ If a business is continuous in its operations, it will not be required to purchase additional EDUs, or entitled to a refund if the City amends the EDU SCHEDULE. If there is a change of use for a commercial or industrial property, a reevaluation of the EDU calculation shall be required, and the new use shall receive credit for EDUs actually paid for, or one EDU if it is a property that was in existence at the time the City installed the original sewer system.

~~F~~. ~~___~~ Regarding any multi-family units, including condominium and townhouse complexes, service connection fees must be tendered in full for all existing units.

Ordinance Section 2: Title 7, Chapter 6, Section 4 is hereby amended as follows:

7-6-4: - MONTHLY SERVICE CHARGES:

The minimum monthly user fee for all users shall be based on one equivalent connection per residential dwelling unit EDU. ~~MAH other monthly service charges user fees shall be set equal to the number of EDUs calculated pursuant to as per the formula stated in~~ subsection 7-6-3C of this Chapter.

A. ~~___~~ The monthly service rate shall be as set forth per a schedule approved by the City Council which may be modified by the City Council by resolution. Such schedule shall be maintained and available to the public through the City Clerk's office.

B. ~~___~~ ~~The City Treasurer or account holder may request a review of the monthly service charges. A reevaluation of the monthly service charge shall require the expiration of at least one full year of service, or the expiration of one full year between reevaluations. The monthly service charge reevaluation shall be An individual user has the right for a review of user fees charged and may make a request to the City for a reduction based upon actual potable water consumption and the account may be adjusted in user fees if appropriate.~~

Ordinance Section 3: Full Force and Effect This Ordinance shall be in full force and from and after its passage, approval and publication as required by law.

ADOPTED this 5th day of June, 2018.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Publish:

**ORDINANCE NO. 2018-23
CITY OF KUNA, IDAHO**

AN ORDINANCE OF THE CITY OF KUNA, IDAHO AMENDING TITLE 7, CHAPTER 6, SECTION 3 TITLED SERVICE CONNECTION CHARGES PROVIDING FOR:

- **CERTAIN CLARIFICATIONS REGARDING THE SEWER CONNECTION CHARGES AND THE DEFINITION OF EDU;**
- **THE DEFINITION OF THE “EDU USE” TO CONFORM WITH THE CALCULATION CONTAINED IN THE CURRENTLY ADOPTED CITY OF KUNA SEWER MASTER PLAN;**
- **A REVISION TO THE EDU EVALUATION PROCESS FOR NON-RESIDENTIAL USES;**
- **A DEFINITION TO THE EDU CALCULATION FOR MULTI-USE PROPERTIES;**
- **A MECHANISM TO REVIEW EDU USE AFTER JANUARY 1, 2018, AND ALLOWING THE CITY TO REQUEST THE REVIEW, AND SETTING FORTH THREE YEARS AS THE TIME TO REVIEW PAST ACCOUNTS;**
- **A PROCEDURE TO DETERMINE THE EDU CALCULATIONS FOR BUSINESS CHANGES; AND**

AMENDING TITLE 7, CHAPTER 6, SECTION 4 TITLED MONTHLY SERVICE CHARGES PROVIDING FOR:

- **CLARIFICATION TO THE MINIMUM MONTHLY SERVICE CHARGES DEFINITION;**
- **A REVIEW BY THE CITY TREASURER OR ACCOUNT HOLDER OF THE ACCOUNT; AND**
- **PROVIDING AN EFFECTIVE DATE AND PUBLICATION.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Ordinance Section 1: Title 7, Chapter 6, Section 3 is hereby amended as follows:

7-6-3: - SERVICE CONNECTION CHARGES:

A. Municipal sewer service connection charges for residential, commercial, and industrial accounts shall be as set forth by resolution approved by the City Council and made available to the public at the City Clerk's office.

B. Each single-family residence shall be assessed a minimum of one equivalent dwelling unit (EDU) connection. Multi-family units shall be assessed one EDU per each dwelling unit.

C. All other connections shall be evaluated individually. The evaluation shall be based upon “EDU use” as calculated in the current City of Kuna Sewer Master Plan, as adopted by the City

Council by resolution. Actual EDU determination shall be based upon the volume and strength of the wastewater discharged into the sewer system compared to the volume and strength of wastewater from one EDU. To aid in the evaluation, the City Council shall adopt and/or amend as necessary, the EDU SCHEDULE by resolution. For multi-use commercial or industrial properties, if a business is calculated to use at least one EDU, then each individually owned, or leased premise shall be a separate account with an individual water meter.

D. Commencing after January 1, 2018, at the request of the City or the account holder, a connection may be reevaluated after at least one full year of service, and the EDU calculation may be adjusted if appropriate. If more than three years have passed since the service was commenced, the EDU calculation shall be determined to be correct and no reevaluation shall be permitted.

E. If a business is continuous in its operations, it will not be required to purchase additional EDUs, or entitled to a refund if the City amends the EDU SCHEDULE. If there is a change of use for a commercial or industrial property, a reevaluation of the EDU calculation shall be required, and the new use shall receive credit for EDUs actually paid for, or one EDU if it is a property that was in existence at the time the City installed the original sewer system.

F. Regarding any multi-family units, including condominium and townhouse complexes, service connection fees must be tendered in full for all existing units.

Ordinance Section 2: Title 7, Chapter 6, Section 4 is hereby amended as follows:

7-6-4: - MONTHLY SERVICE CHARGES:

The minimum monthly user fee for all users shall be based on one equivalent connection per residential dwelling unit EDU. Monthly service charges shall be set equal to the number of EDUs calculated pursuant to subsection 7-6-3C of this Chapter.

A. The monthly service rate shall be as set forth per a schedule approved by the City Council which may be modified by the City Council by resolution. Such schedule shall be maintained and available to the public through the City Clerk's office.

B. The City Treasurer or account holder may request a review of the monthly service charges. A reevaluation of the monthly service charge shall require the expiration of at least one full year of service, or the expiration of one full year between reevaluations. The monthly service charge reevaluation shall be based upon actual potable water consumption and the account may be adjusted if appropriate.

Ordinance Section 3: Full Force and Effect This Ordinance shall be in full force and from and after its passage, approval and publication as required by law.

ADOPTED this 5th day of June, 2018.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

(Space above reserved for recording)

**ORDINANCE NO. 2018-24
CHALLENGER DEVELOPMENT INC.
IRRIGATION ANNEXATION**

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING ALL OF PARCEL S1303111700 OWNED BY CHALLENGER DEVELOPMENT INC., AND REFERRED TO AS MEMORY RANCH SUBDIVISION NO. 2, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NAMPA~MERIDIAN IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kuna operates a municipal irrigation system, generally referred to as Kuna Municipal Irrigation District (KMID), as authorized by Title 50, Chapter 18, Idaho Code; and

WHEREAS, the above-mentioned parcels are connected to the Kuna Municipal Irrigation District system; and

WHEREAS, the Kuna City Council has deemed annexation of said properties into the Kuna Municipal Irrigation District to be in the best interest of the City of Kuna;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: That the following described real properties be and the same hereby is annexed into the Kuna Municipal Irrigation District of the City of Kuna, State of Idaho and the boundaries adjusted accordingly, said property being described as follows in Exhibit A.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Nampa~Meridian Irrigation District.

Section 5: That this Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

DATED this 5th day of June, 2018.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**EXHIBIT A
LEGAL DESCRIPTION FOR WATER RIGHTS ON
MEMORY RANCH SUBDIVISION NO. 2**

A parcel of land located NE 1/4 of Section 3, T.2N., R.1W., B.M., Ada, County, Idaho more particularly described as follows:

Commencing at an aluminum cap monument marking the NE corner of said Section 3 from which an aluminum cap monument marking the E1/4 corner of said Section 3 bears South 00°07'58" East, 2624.99 feet;

thence along the East boundary line of said Section 3 South 00°07'58" East, 921.01 feet;

thence leaving said East boundary line South 89°52'01" West, 579.00 feet to the **REAL POINT OF BEGINNING**;

thence South 00°07'59" East, 61.99 feet;

thence South 00°59'45" East, 207.08 feet to the NW corner of Lot 5, Block 5 of Memory Ranch Subdivision No. 1 as filed in Book 111 of Plats at Pages 16,180 through 16,182, records of Ada County, Idaho;

thence along the westerly boundary line of said Memory Ranch Subdivision No. 1 the following 6 courses and distances;

thence South 00°30'07" West, 101.00 feet;

thence South 02°08'37" West, 50.02 feet;

thence South 00°07'55" East, 502.01 feet;

thence South 29°49'56" West, 106.39 feet;

thence 56.34 feet along the arc of a non-tangent curve to the left, said curve having a radius of 325.00 feet, a central angle of 09°55'56" and a long chord of 56.27 feet which bears South 65°58'50" East;

thence South 19°03'12" West, 144.13 feet to a point on the approximate centerline of the Harris Lateral;

thence along the approximate centerline of the Harris Lateral the following 4 courses and distances:

thence leaving said westerly boundary line North 73°47'12" West, 39.74 feet;

thence North 57°10'21" West, 210.65 feet;

thence North 43°27'36" West, 197.20 feet;

thence North 64°17'59" West, 106.91 feet;

thence leaving the approximate centerline of the Harris Lateral North 13°53'38" East, 34.73 feet;

thence North 04°42'41" East, 107.82 feet;

thence North 17°27'09" West, 53.36 feet;

thence North 14°01'07" West, 103.60 feet;

thence North 22°16'57" West, 83.93 feet;

thence North 26°31'39" West, 24.91 feet;

thence North 29°02'54" West, 143.89 feet;

thence North 33°27'17" West, 20.00 feet;

thence North 36°22'48" West, 79.98 feet;

thence North 51°59'39" East, 158.56 feet;

thence 24.46 feet along the arc of a non-tangent curve to the right, said curve having a radius of 1,291.00 feet, a central angle of 01°05'08" and a long chord of 24.46 feet which bears South 37°27'47" East;

thence North 53°04'47" East, 100.72 feet;

thence South 37°03'29" East, 24.65 feet;

thence North 54°05'40" East, 101.00 feet;

thence 8.85 feet along the arc of a non-tangent curve to the left, said curve having a radius of 1,493.00 feet, a central angle of 00°20'22" and a long chord of 8.85 feet which bears North 36°04'31" West;

thence North 53°45'18" East, 151.00 feet;

thence South 35°10'08" East, 15.74 feet;

thence South 89°29'53" East, 245.24 feet to the **REAL POINT OF BEGINNING**.
Containing 12.225 acres, more or less.

