

## 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, July 3, 2018

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

1. **Call to Order and Roll Call**
2. **Invocation:** Justin Sturgeon, New Beginnings Christian 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, June 19, 2018

#### B. Accounts Payable Dated June 28, 2018 in the Amount of \$ 274,998.64

#### C. Resolutions

1. Consideration to approve Resolution No. R39-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO DESIGNATING THE RECORDS CUSTODIAN AND THE ALTERNATE RECORDS CUSTODIAN FOR THE CITY OF KUNA, IDAHO.

#### D. Final Plats

1. Consideration to approve Case No. 18-12-FP (Final Plat) for Sailor Shores Meadows Subdivision No. 2
2. Consideration to approve Case No. 18-13-FP (Final Plat) for Springhill Subdivision No. 1

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.

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

- 1. Consideration to approve Findings of Fact and Conclusions of Law for Case No. No. 17-08-ZC (Rezone) and 17-12-S (Pre Plat) for Red Hawk Square**

**5. *Community Reports or Requests:***

- A. Presentation of Fiscal Year Ending September 30, 2017 Annual Audit – Cassie Zattiero, Bailey & Company, Chtd. CPAs. – ACTION ITEM**

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

**7. *Business Items:***

- A. Request for \$5,043.00 from Contingency for an Internal Equity and Compensation Plan Project by BDPA, Inc – Fabiola Giddings, Deputy Clerk II/Human Resources – ACTION ITEM**
- B. General Fund Expenses & Revenue Budget Presentation – Bill Jackson, Interim City Treasurer – ACTION ITEM  
*Documents will be provided separately by Interim City Treasurer Bill Jackson.***
- C. Request to Hire Utility Locate Position – Bob Bachman, Public Works Director – ACTION ITEM**
- D. Request for Funds for New Parks Building – Bob Bachman, Public Works Director – ACTION ITEM**

**8. *Ordinances:* *None***

**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  
 Tuesday, June 19, 2018**

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

Mayor Joe Stear - Absent  
 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  
 Wendy Howell, Planning & Zoning Director  
 Richard Roats, City Attorney  
 Bill Jackson, Interim City Treasurer  
 Troy Behunin, Planner III

**2. Invocation: None****3. Pledge of Allegiance: Council President Buban-Vonder Haar**

**4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS  
 (Timestamp 00:00:49)**

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

**A. City Council Meeting Minutes:****I. Regular City Council Minutes, June 5, 2018**

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.

**B.** Accounts Payable Dated June 14, 2018 in the Amount of \$475,000.56

**C.** Alcohol Licenses:

- I.** KJ's Superstores #30 1565 E Deer Flat Road – Off Premise Beer & Off Premise Wine

**D.** Resolutions

- 1.** Consideration to approve Resolution No. R36-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING RESOLUTION NO. R27-2017 APPOINTING TWO (2) NEW MEMBERS TO THE KUNA ARTS COMMISSION TO REPLACE TWO (2) MEMBERS WHO HAVE RESIGNED.

- 2.** Consideration to approve Resolution No. R37-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE ACTING MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE REIMBURSEMENT AGREEMENT WITH OASIS PROPERTIES, LLC, IN THE AMOUNT OF TWENTY ONE THOUSAND FOUR HUNDRED EIGHTY-FIVE AND 30/100 (\$21,485.30).

- 3.** Consideration to approve Resolution No. R38-2018

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE ACTING MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND) WITH PEOPLE EMPOWERMENT SERVICES, LLC TO PERMIT THE DELAYED INSTALLATION OF LANDSCAPING; DIRECTING THE INTERIM CITY TREASURER TO DEPOSIT INTO THE CITY'S TRUST ACCOUNT THE CASH BOND PAYMENT IN THE SUM OF \$3,850.00; 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.

**E.** Final Plats

- I.** Consideration to approve Case No. 18-10-FP (Final Plat) for Silvertrail Subdivision No. 3

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

- I.** Consideration to approve Findings of Fact and Conclusions of Law for Case No. 18-01-ZC (Rezone) for Thistle Farm, and Vanderkooy Farm, LLC's REZONE

**Council Member McPherson moved to approve the Consent Agenda. Seconded by Council Member Christensen. Approved by the following roll call vote:  
Voting Aye: Council Members Cardoza, Christensen, and McPherson  
Voting No: None  
Absent: None  
Motion carried 3-0.**

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

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

- A. Public Hearing and Consideration to approve 17-08-ZC (Rezone) and 17-12-S (Pre Plat) for Red Hawk Square - Troy Behunin, Planner III – **ACTION ITEM**  
(Timestamp 00:01:19)

A request from Jay Walker (with AllTerra Consulting) to rezone approximately 3.46 acres from R-6, (Residential Medium Density) to C-1 (Neighborhood Commercial), zone. The application includes a preliminary plat request to develop six commercial lots, three Multi-family lots, and three common lots. This parcel is located at the southwest corner of Deer Flat & School Avenue, Kuna, Idaho (APN #: S1323212410). 1425 N. School Ave., Kuna, Idaho, in Section 23 T2N, R1W.

Planner III Troy Behunin noted the applicant had not arrived yet but would be there shortly; the project was very important to him. He presented the staff report on the application. He noted staff learned of some concerns regarding the roundabout before the Commission meeting. The ACHD requirement was stated as a possible roundabout or a signal as an intersection. That would be determined when the time got closer as the needs arose but there was no date as to when that would happen. He knew there would be a study but their master street map plan indicated a signal or single lane roundabout. He directed Council to ACHD's requirements listed in the packet. Even with the public's concerns, ACHD had the proper technicians and traffic engineers to address the topic when the time came. It was not their first time doing this and they would follow the procedures used for other roundabouts throughout the valley. He also called attention to the petition in the packet. Staff had received 2 additional pages of that petition that afternoon and they would be added to the public record. He stood for questions.

The applicant still had not arrived. Mr. Behunin offered to call the applicant.

Council President Buban-Vonder Haar asked City Attorney what action should be taken with this item.

Mr. Roats replied Council would need to officially table the item until the end of the agenda while Mr. Behunin called the applicant.

**Council Member McPherson moved to table the item until after item 8. Seconded by Council Member Christensen. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, and McPherson**

**Voting No: None**

**Absent: None**

**Motion carried 3-0.**

Council returned to item 6.A. Public Hearing and Consideration to approve 17-08-ZC (Rezone) and 17-12-S (Pre Plat) for Red Hawk Square.

*(Timestamp 00:09:55)*

Council President Buban-Vonder Haar read the request summary.

Applicant Jay Walker, 849 E State Street, Eagle, Idaho 83616, apologized for being tardy and presented his request. He shared his appreciation of Staff and P&Z's recommendation of approval. Mr. Walker reviewed the project and stood for questions.

Council Member Christensen asked for clarification regarding curb, gutter, and sidewalk outside the development.

Mr. Walker explained there was existing curb, gutter, and sidewalk along the frontage of N School and they would be adding sidewalk to N Deer Flat that was consistent with developments to the east and west. They were also preserving right-of-way for ACHD's desired roundabout which would result in some loss of costs but they were willing to do that to build and provide that connectivity for residents and pedestrian traffic. They were also contributing to the recreational pathway.

Council President Buban-Vonder Haar thanked the applicant and opened the public hearing.

Support:

Cody Sharp, 14457 Kerby Court, Caldwell, Idaho 83607, stated mixed use parcels were inevitable with the growth. He believed the important thing was bringing in responsible businesses as commercial came in. What he saw with this project was consistency with the surrounding family neighborhoods. All the businesses going in were family friendly. He also believed the zoning of this plan was consistent with the city's growth and the area.

Against:

Steve Jenkins, 1055 W Deer Flat Road, Kuna, Idaho 83634, owned a daycare there. He felt the proposal was over kill. He expressed concern about the size of the

daycare the applicant had in the plan and the impact it would have on his daycare and others in the area.

Tim Domka, 2332 N Corktree Way, Kuna, Idaho 83634, was opposed to the commercial zoning right next to residential. There were commercial businesses just down the road and he and his neighbors would be walking along this proposed site to get to the greenbelt so he did not want businesses next to him. He was also concerned about multi-family housing and townhomes.

Amy Wilson, 1807 N Calaveras Place, Kuna, Idaho 83634, was not opposed to the daycare even though she owned Kids Independent Day School on Linder and Deer Flat. She was more concerned about the safety of the kids. She gave the example of Sunshine Preschool being on the roundabout and their traffic always being backed up. She felt a roundabout by a daycare was a horrible idea and she wanted that considered for safety reasons. She did feel a little threatened by a large facility coming in but also felt the growth would support it and all the other daycares. The bottom line for her was coming out of their subdivision onto School and Deer Flat was a nightmare and she did not see a roundabout helping that. She asked that Council consider the safety of putting a child care facility there.

Barbara Kilborn, 1038 W Rose Quartz, Kuna, Idaho 83634, stated she did not move to a residential area to get surrounded by commercial. She agreed with Mr. Jenkins concerns. She was also worried about traffic, noise, safety, and crime.

Council President Buban-Vonder Haar invited anyone else who wanted to testify to sign the sign-up sheet.

Steve Nelsen, 1611 N Azurite Place, Kuna, Idaho 83634, moved with his wife from Boise to get away from a commercial development in a residential area. There was increased time and traffic and it was a horrible situation. He was very against this and his wife had said if this went through they would move. They wanted a quiet area and this would bring traffic and noise regardless of landscaping trees. He did not think this would be good for the community or their property values. He also noted the plans kept changing from townhouses to townhouses or multi-family to multi-family. He was very opposed to putting a commercial development in the middle of a residential.

Arisa McRoberts, 1205 N Black Cat Road, Kuna, Idaho 83634, owned a local business. They were looking at moving into town but did not want to dump all their money into a new house closer to town and in 2 years have a commercial property go in by their subdivision. She felt there was good growth in Kuna but there should be a line between residential and commercial areas for the happiness, safety, and well-being of the residents.

Cindy Biesemeyer, 1097 W Tanzanite Drive, Kuna, Idaho 83634, testified adding commercial to the area would bring more traffic and it was already a nightmare. She

was not sure how a roundabout would work to rectify that. She noted approximately 117 families signed a petition stating they would not like to have this commercial space near their residential area. She hoped that Council would think about those people.

John Sanders, 2217 N Citrine, Kuna, Idaho 83634, recently moved here from California to get away from stuff like what was being proposed. He echoed the sentiments of the others who testified in opposition. He did not think it was a good idea.

Neutral: None

Rebuttal:

Applicant Jay Walker with AllTerra Consulting, 849 E State Street, Eagle, Idaho 83616, appreciated the comments and felt it was all good input. He reiterated this project fit within the city's comp plan, both text and map, and the commercial corridor plan. They could do this and worked with staff to present a plan of this quality because it was a fit and aligned with what ordinance said they could do. He was not sure where people got the 9,400 square feet. He thought they were maybe looking at a combination of businesses and offices. At least 1 possible tenant, and it was not in concrete, was a 7,000 square foot building that was a learning center that would address the needs of children with special needs, such as autism, and their parents. It was not a daycare. Those types of applications would go before Council for approval at design review.

Mr. Walker had a Masters in Engineering and Transportation Planning. He was confident this neighborhood center would diminish traffic. A good neighborhood center used a walkability concept to bring people closer to amenities. They were committing to do those services and amenities that would be contributors to the community, not a deterrent or unsafe to children and residents. Safety was their main concern as they designed. The roundabout was not a sure thing. Signalization was also on the table. The project would also contribute to the infrastructure improvements needed; with development comes a facelift of the surrounding area and improvements. He reviewed the intended design and how it would buffer and contribute to the surrounding community instead of diminishing it. He requested approval and stood for questions.

**Council Member McPherson moved to close the public hearing. Seconded by Council Member Christensen. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, and McPherson**

**Voting No: None**

**Absent: None**

**Motion carried 3-0.**

Council Member Cardoza explained he would need to abstain from voting because his yard backed up to the property in question.

Council Member McPherson stated he grew up in that neighborhood. Kuna had changed a lot and due to the current comp plan, bylaws, ordinances, and everything that governed what they did, not only from that administration but from past administrations as well, the project did coincide with Kuna's current comp plan and the developer went through extensive hoops to get to where he was. As an elected official, sometimes he looked at something and would not want it there but would have to recognize if it coincided with everything they had to look at for allowing it or not.

Council Member Christensen added that it was important for people to understand Council had to look at all the facts presented. He reiterated Council Member McPherson's statement and noted peoples' desire for more commercial in Kuna. This may not be where they wanted it to be but when looking at how everything fit in line with the comp plan and the future growth for Kuna he had to agree with Council Member McPherson.

**Council Member McPherson moved to approve Case No. 17-08-ZC (Rezone) and 17-12-S (Pre Plat). Seconded by Council Member Christensen. Approved by the following roll call vote:**

**Voting Aye: Council Members Christensen, and McPherson**

**Voting No: None**

**Absent: None**

**Motion carried 2-0.**

**Council Member Cardoza abstained.**

Council moved onto item 9 Mayor/Council Announcements.

*(Timestamp 00:56:34)*

## **7. Business Items: None**

## **8. Ordinances:**

### **A. Consideration to approve Ordinance No. 2018-25 – ACTION ITEM**

*(Timestamp 00:07:11)*

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING TITLE 12, CHAPTER 1, SECTION 13 OF THE KUNA CITY CODE PROVIDING FOR:

- ESTABLISHING THE PARK IMPACT FEE STANDING ADVISORY COMMITTEE;
- THE COMMITTEE NAME;
- THE MEMBERSHIP;

- THE COMMITTEE ORGANIZATION;
- THE COMMITTEE REPORTING; 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*

City Attorney Richard Roats explained the need for the ordinance and the clarification it would bring to that section of code. He stood for questions.

**Council Member McPherson moved to waive three readings of Ordinance No. 2018-25. Seconded by Council Member Christensen. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, and McPherson**

**Voting No: None**

**Absent: None**

**Motion carried 3-0.**

**Council Member McPherson moved to approve Ordinance No. 2018-25. Seconded by Council Member Christensen. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, and McPherson**

**Voting No: None**

**Absent: None**

**Motion carried 3-0.**

**Council Member McPherson moved to approve the Summary Publication of Ordinance No. 2018-25. Seconded by Council Member Christensen. Approved by the following roll call vote:**

**Voting Aye: Council Members Cardoza, Christensen, and McPherson**

**Voting No: None**

**Absent: None**

**Motion carried 3-0.**

Council moved back to item 6.A. Public Hearing and Consideration to approve 17-08-ZC (Rezone) and 17-12-S (Pre Plat) for Red Hawk Square.

*(Timestamp 00:09:55)*

#### **9. Mayor/Council Announcements:**

City Clerk Chris Engels notified Council that Mayor Stear was able to briefly attend the Director's meeting that morning but they still anticipated he would be out the rest of the week. They did not know about the next week.

#### **10. Executive Session: None**

***11. Adjournment: 6:57 pm***

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

ATTEST:

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

*Minutes prepared by Ariana Welker, Deputy City Clerk  
Date Approved: CCM 07.03.2018*



### CITY OF KUNA

751 W. 4<sup>th</sup> Street • Kuna, Idaho • 83634 • Phone (208) 922-5274  
Fax: (208) 922-5989 • www.Kunacity.Id.gov

## SIGN-UP SHEET

June 19, 2018 – Council, Public Hearing

**Case Name:** RED HAWK SQUARE Commercial Sub.; Request by Jay Walker, AllTerra Consulting  
**Case Type:** Applicant requests approval for a rezone of approximately 3.46 acres from R-6 (Med. Dens. Residential) to C-1 (Neighborhood Commercial), and a preliminary plat for the same lands. The applicant proposes to subdivide the parcels into six commercial lots, three multi-family lots, and three common lots. Site is located at the SWC of Deer Flat & School Ave. APN #: S1323212410, in Section 23 T2N, R1W

**CASE No:** 17-08-ZC (Rezone) & 17-12-S (Sub.) **Red Hawk Square.**

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

#### IN FAVOR                      NEUTRAL                      IN OPPOSITION

**Testify**       **Not Testify**  
✓ Cody Sharp  
Print Name  
14457 KERBY CT  
Print Address  
CALDWELL ID 83607  
City                      State, Zip

**Testify**       **Not Testify**  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

**Testify**       **Not Testify**  
✓ Steve Jenkins  
Print Name  
1055 W. Deer Flat Rd  
Print Address  
Kuna Id 83634  
City                      State, Zip

*OPPOSITION* ✓  **Testify**       **Not Testify**  
Arisa McRobert  
Print Name  
1205 Blackcat  
Print Address  
Kuna 83634  
City                      State, Zip

**Testify**       **Not Testify**  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

**Testify**       **Not Testify**  
✓ Tim Danka  
Print Name  
2332 W. Corktree way  
Print Address  
Kuna Id 83634  
City                      State, Zip

*OPPOSITION* ✓  **Testify**       **Not Testify**  
Cindy Biesemeyer  
Print Name  
1097 W Temperate Dr  
Print Address  
Kuna Id 83634  
City                      State, Zip

**Testify**       **Not Testify**  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

**Testify**       **Not Testify**  
✓ Amy Wilson  
Print Name  
1807 N. Calaveras Pl.  
Print Address  
Kuna Id 83634  
City                      State, Zip

**Testify**       **Not Testify**  
\_\_\_\_\_  
Print Name  
\_\_\_\_\_  
Print Address  
\_\_\_\_\_  
City                      State, Zip

*IN OPPOSITION* ✓  **Testify**       **Not Testify**  
STEVE NELSON  
Print Name  
1611 N AZURITE PL  
Print Address  
KUNA ID 83634  
City                      State, Zip

**Testify**       **Not Testify**  
✓ BARBARA KILBO RN  
Print Name  
1038 W. ROSE QUARTZ  
Print Address  
KUNA 83634  
City                      State, Zip

*OPPOSITION* ✓ John Sandens  
2217 N. Citrine

1 of 3

Rec'd  
6/19/18  
5:58 PM  
[Signature]

### Petition in Opposition of Rezoning of 3.46 Acre Property from Residential Medium Density R-6 to Neighborhood Lite Commercial C-1

**Petition Summary and Background:** The Kuna City Council and Planning and Zoning are requesting input on rezoning the 3.46 Acre property on the corner of Deer Flat and School Road in Kuna, Idaho. All Terra Consulting is asking the council to approve a rezone (from residential medium density R-6 to neighborhood "light" commercial C-1). The property is owned by Kolo LLC.

**Action Petitioned for:** We, the undersigned, are concerned citizens who urge the Kuna City Council and the Kuna Planning and Zoning to act now to decline the rezoning from residential medium density R-6 to neighborhood "light" commercial C-1 for the 3.46 acre property located on the corner of Deer Flat and School.

Printed Name	Signature	Address	Comment
DEANNA CONLEY	<i>Deanna Conley</i>	1226 W. Tiger Eye ST	
DAVE CONLEY	<i>[Signature]</i>	1226 W. Tiger Eye ST.	
ROGER WILSON	<i>[Signature]</i>	1807 N. Calaveras Pl.	
ELIZABETH M. PEEPER	<i>Elizabeth M. Peep</i>	1110 W. Crenshaw St., Kuna, Id	
WILLIAM MILLER	<i>WILLIAM MILLER</i>	1110 W. Crenshaw	
JASON ARAGON	<i>[Signature]</i>	1107 W. CRENSHAW KUNA ID	
STEFANIE ARAGON	<i>Stefanie Aragon</i>	1107 W. CRENSHAW ST KUNA ID	
CHRIS BARRETT	<i>Chris Barrett</i>	1691 N Calaveras Pl	
BILLY BARRETT	<i>Billy Barrett</i>	1691 N Calaveras Pl	
CARLY REEVE	<i>Carly Reeve</i>	1651 N. Calaveras Pl.	
SARAH HERZOG	<i>[Signature]</i>	1651 N. Calaveras Pl	
SAUNDRA ALLEN	<i>Sandra J. Allen</i>	1726 N. Calaveras Pl.	Allowing this without impact fees is appalling
ALAN FONTENOT	<i>[Signature]</i>	1800 N CALAVERAS	
JESSICA FONTENOT	<i>Jessica Fontenot</i>	1886 N CALAVERAS	
BARRY GURIST	<i>[Signature]</i>	1898 N Azurite DR	Residential Please.
KATHY GURIST	<i>Kathy Gurist</i>	1898 N. Azurite Dr	Residential
JACKSON CRABTREE	<i>Jackson Crabtree</i>	1788 N Azurite DR	

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**Petition in Opposition of Rezoning of 3.46 Acre Property from Residential Medium Density R-6 to Neighborhood Lite Commercial C-1**

**Petition Summary and Background:** The Kuna City Council and Planning and Zoning are requesting input on rezoning the 3.46 Acre property on the corner of Deer Flat and School Road in Kuna, Idaho. All Terra Consulting is asking the council to approve a rezone (from residential medium density R-6 to neighborhood "light" commercial C-1). The property is owned by Kolo LLC.

**Action Petitioned for:** We, the undersigned, are concerned citizens who urge the Kuna City Council and the Kuna Planning and Zoning to act now to decline the rezoning from residential medium density R-6 to neighborhood "light" commercial C-1 for the 3.46 acre property located on the corner of Deer Flat and School.

Printed Name	Signature	Address	Comment
Lyn Crabtree	<i>Lyn Crabtree</i>	1788 N. Azurite Dr.	
Melanie Cook	<i>Melanie Cook</i>	1574 N. Azurite Dr.	
Mick Bourne	<i>Mick Bourne</i>	1797 N AZURITE DR	
Curtis Bourne	<i>Curtis Bourne</i>	1797 N AZURITE DR	
Melissa Giver	<i>Melissa Giver</i>	1745 N. Azurite Dr.	
Noah Giver	<i>Noah Giver</i>	1765 N. Azurite Dr.	
Bonnie See	<i>Bonnie See</i>	1634 N. Azurite Dr.	
John Wooster	<i>John Wooster</i>	1633 N Azurite Dr	
John Sanders	<i>John Sanders</i>	2217 N Citrine Dr	
STEVE NELSON	<i>Steve Nelson</i>	1611 N. <del>CITRINE</del> AZURITE PL	
Loy Hallett	<i>Loy Hallett</i>	1552 N AZURITE PLACE	
Karina Hallett	<i>Karina Hallett</i>	1552 N. Azurite Place	
Scott Martin	<i>Scott Martin</i>	1313 N. Tumbler Dr.	
Cynthia Beesey	<i>Cynthia Beesey</i>	1097 W Tanzanite Dr	
Caroline Hightman	<i>Caroline Hightman</i>	2050 N Azurite Drive	
Cobe Hightman	<i>Cobe Hightman</i>	2050 N Azurite Drive	
Amy Wilson	<i>Amy Wilson</i>	1807 N. Calaveras Pl.	



City of Kuna

Payment Approval Report - City Council Approval

Page: 1

Report dates: 6/15/2018-6/28/2018

Jun 28, 2018 03:47PM

## Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>A.M.E. ELECTRIC, INC.</b>												
1210	A.M.E. ELECTRIC, INC.	18688		<u>SERVICE CALL TO SADIE, TOMORROW, CHAPPAROSA PI STATIONS, C DEYOUNG, JUNE 18</u>	06/15/2018	595.00	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	6/18		
Total 18688:						595.00	.00					
Total A.M.E. ELECTRIC, INC.:						595.00	.00					
<b>AGNEW BECK CONSULTING, INC.</b>												
1883	AGNEW BECK CONSULTING, INC.	7341		<u>WORK COMPLETED 5-1-18 TO 5-31-18, PROJECT MGT, KUNA COMPREHENSIVE PLAN, MAY 18</u>	06/14/2018	11,172.67	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	5/18		
Total 7341:						11,172.67	.00					
Total AGNEW BECK CONSULTING, INC.:						11,172.67	.00					
<b>ASSOCIATION OF IDAHO CITIES</b>												
8	ASSOCIATION OF IDAHO CITIES	200004405		<u>2018 IMA ANNUAL MEETING FOR RICHARD ROATS, MAY 18</u>	05/23/2018	21.45	.00	<u>01-6155 MEETINGS/COMMI TEES</u>	0	5/18		
8	ASSOCIATION OF IDAHO CITIES	200004405		<u>2018 IMA ANNUAL MEETING FOR RICHARD ROATS, MAY 18, WATER</u>	05/23/2018	17.55	.00	<u>20-6155 MEETINGS/COMMI TEES</u>	0	5/18		
8	ASSOCIATION OF IDAHO CITIES	200004405		<u>2018 IMA ANNUAL MEETING FOR RICHARD ROATS, MAY 18, SEWER</u>	05/23/2018	19.50	.00	<u>21-6155 MEETINGS/COMMI TEES</u>	0	5/18		
8	ASSOCIATION OF IDAHO CITIES	200004405		<u>2018 IMA ANNUAL MEETING FOR RICHARD ROATS, MAY 18, PI</u>	05/23/2018	6.50	.00	<u>25-6155 MEETING/COMMIT TEES</u>	0	5/18		

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 200004405:						65.00	.00					
Total ASSOCIATION OF IDAHO CITIES:						65.00	.00					
<b>BAILEY &amp; COMPANY, CHARTERED</b>												
125	BAILEY & COMPANY, CHARTERED	95850		<u>FYE 2017 AUDIT, JUN 18</u>	06/12/2018	5,320.00	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	0	6/18		
125	BAILEY & COMPANY, CHARTERED	95850		<u>FYE 2017 AUDIT, JUN 18, WATER</u>	06/12/2018	3,640.00	.00	20-6202 <u>PROFESSIONAL SERVICES</u>	0	6/18		
125	BAILEY & COMPANY, CHARTERED	95850		<u>FYE 2017 AUDIT, JUN 18, SEWER</u>	06/12/2018	3,640.00	.00	21-6202 <u>PROFESSIONAL SERVICES</u>	0	6/18		
125	BAILEY & COMPANY, CHARTERED	95850		<u>FYE 2017 AUDIT, JUN 18, PI</u>	06/12/2018	1,400.00	.00	25-6202 <u>PROFESSIONAL SERVICES</u>	0	6/18		
Total 95850:						14,000.00	.00					
Total BAILEY & COMPANY, CHARTERED:						14,000.00	.00					
<b>BARRY RENTAL INC</b>												
1899	BARRY RENTAL INC	177485-4	7223	<u>TAIL LIGHTS FOR THE TOOL TRAILER, S.HOWELL, JUN.'18</u>	06/20/2018	98.24	.00	01-6142 <u>MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	6/18		
Total 177485-4:						98.24	.00					
Total BARRY RENTAL INC:						98.24	.00					
<b>BI-MART CORPORATION</b>												
1931	BI-MART CORPORATION	126100688002	7253	<u>5 BUCKETS OF SIDEWALK CHALK, MUSIC ON THE GREENBELT, A.WELKER, JUN.'18</u>	06/26/2018	17.94	.00	03-6379 <u>EXPENDITURES - ART SHOWS</u>	0	6/18		

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 126100688002:						17.94	.00					
Total BI-MART CORPORATION:						17.94	.00					
<b>BUYWYZ LLC</b>												
1795	BUYWYZ LLC	122857	7255	<u>1 BX LETTERSIZE HANGING FOLDERS, 3 REAMS BLUE CARDSTOCK PAPER, STOCK, JUNE 18</u>	06/26/2018	61.67	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	6/18		
Total 122857:						61.67	.00					
Total BUYWYZ LLC:						61.67	.00					
<b>CENTURYLINK</b>												
62	CENTURYLINK	208922917960		<u>DEDICATED LANDLINE TO ELEVATOR, 6/7-7/6/18 - ADMIN</u>	06/22/2018	13.20	13.20	<u>01-6255 TELEPHONE</u>	0	6/18	06/22/2018	
62	CENTURYLINK	208922917960		<u>DEDICATED LANDLINE TO ELEVATOR, 6/7-7/6/18 - P &amp; Z</u>	06/22/2018	4.72	4.72	<u>01-6255 TELEPHONE</u>	1003	6/18	06/22/2018	
62	CENTURYLINK	208922917960		<u>DEDICATED LANDLINE TO ELEVATOR, 6/7-7/6/18 - WATER</u>	06/22/2018	12.29	12.29	<u>20-6255 TELEPHONE EXPENSE</u>	0	6/18	06/22/2018	
62	CENTURYLINK	208922917960		<u>DEDICATED LANDLINE TO ELEVATOR, 6/7-7/6/18 - SEWER</u>	06/22/2018	12.29	12.29	<u>21-6255 TELEPHONE EXPENSE</u>	0	6/18	06/22/2018	
62	CENTURYLINK	208922917960		<u>DEDICATED LANDLINE TO ELEVATOR, 6/7-7/6/18 - P.I</u>	06/22/2018	4.72	4.72	<u>25-6255 TELEPHONE EXPENSE</u>	0	6/18	06/22/2018	
Total 2089229179607070618:						47.22	47.22					
Total CENTURYLINK:						47.22	47.22					
<b>COASTLINE EQUIPMENT COMPANY</b>												
1788	COASTLINE EQUIPMENT COMPANY	494785	7194	<u>HYDRAULIC VALVE FOR THE BACKHOE, S.HOWELL, JUN.'18</u>	06/13/2018	173.07	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	6/18		

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1788	COASTLINE EQUIPMENT COMPANY	494785	7194	HYDRAULIC VALVE FOR THE BACKHOE, S.HOWELL, JUN.'18, WATER	06/13/2018	228.46	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	6/18		
1788	COASTLINE EQUIPMENT COMPANY	494785	7194	HYDRAULIC VALVE FOR THE BACKHOE, S.HOWELL, JUN.'18, SEWER	06/13/2018	228.46	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/18		
1788	COASTLINE EQUIPMENT COMPANY	494785	7194	HYDRAULIC VALVE FOR THE BACKHOE, S.HOWELL, JUN.'18, PI	06/13/2018	62.31	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/18		
Total 494785:						692.30	.00					
Total COASTLINE EQUIPMENT COMPANY:						692.30	.00					
<b>CORE &amp; MAIN LP</b>												
63	CORE & MAIN LP	J038261	7221	20 EA. METERS, 20 EA. RADIOS, 20 EA. REGISTERS, B.BURR, JUN.'18	06/20/2018	9,348.20	.00	20-6020 CAPITAL IMPROVEMENTS	1089	6/18		
Total J038261:						9,348.20	.00					
Total CORE & MAIN LP:						9,348.20	.00					
<b>CUSTOM ELECTRIC, INC.</b>												
147	CUSTOM ELECTRIC, INC.	7948	7190	TROUBLESHOOT VALVE ACTUATOR, LOOSE WIRE IN CONNECTION PIN, T SHAFFER, JUNE 18	06/12/2018	297.50	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/18		
Total 7948:						297.50	.00					
Total CUSTOM ELECTRIC, INC.:						297.50	.00					
<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	001 28679 001	7160	FERTILIZER FOR NEW GRASS AREA, M.MEADE, JUN.'18	06/06/2018	59.97	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/18		

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Total 001 28679 001:						59.97	.00					
75	D & B SUPPLY	001 31353 001	7232	<u>FERTILIZER, M.MEADE, JUN.'18</u>	06/21/2018	79.96	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/18		
Total 001 31353 001:						79.96	.00					
75	D & B SUPPLY	006 94174 001	7233	<u>1 PR. STEEL-TOED WORK BOOTS, J.OSBORN, JUN.'18, WATER</u>	06/21/2018	128.00	.00	20-6285 UNIFORMS EXPENSE	0	6/18		
75	D & B SUPPLY	006 94174 001	7233	<u>1 PR. STEEL-TOED WORK BOOTS, J.OSBORN, JUN.'18, PI</u>	06/21/2018	31.99	.00	25-6285 UNIFORMS EXPENSE	0	6/18		
Total 006 94174 001:						159.99	.00					
Total D & B SUPPLY:						299.92	.00					
<b>DIVERSIFIED SYSTEMS INC</b>												
76	DIVERSIFIED SYSTEMS INC	WO-1524		<u>REPAIR FUEL HOSE LEAKING ISSUE, JUN 18, PARKS</u>	06/13/2018	118.39	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/18		
76	DIVERSIFIED SYSTEMS INC	WO-1524		<u>REPAIR FUEL HOSE LEAKING ISSUE, JUN 18, WATER</u>	06/13/2018	156.27	.00	20-6150 M & R - SYSTEM	0	6/18		
76	DIVERSIFIED SYSTEMS INC	WO-1524		<u>REPAIR FUEL HOSE LEAKING ISSUE, JUN 18, SEWER</u>	06/13/2018	156.27	.00	21-6150 M & R - SYSTEM	0	6/18		
76	DIVERSIFIED SYSTEMS INC	WO-1524		<u>REPAIR FUEL HOSE LEAKING ISSUE, JUN 18, PI</u>	06/13/2018	42.62	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/18		
Total WO-1524:						473.55	.00					
Total DIVERSIFIED SYSTEMS INC:						473.55	.00					

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<b>EVER-FRESH CARPET CLEANING</b>												
1730	EVER-FRESH CARPET CLEANING	1821		<u>CARPET CLEANING AT CITY HALL, JUNE 18</u>	06/21/2018	100.80	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/18		
1730	EVER-FRESH CARPET CLEANING	1821		<u>CARPET CLEANING AT CITY HALL, JUNE 18, P&amp;Z</u>	06/21/2018	36.00	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	1003	6/18		
1730	EVER-FRESH CARPET CLEANING	1821		<u>CARPET CLEANING AT CITY HALL, JUNE 18, WATER</u>	06/21/2018	93.60	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/18		
1730	EVER-FRESH CARPET CLEANING	1821		<u>CARPET CLEANING AT CITY HALL, JUNE 18, SEWER</u>	06/21/2018	93.60	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/18		
1730	EVER-FRESH CARPET CLEANING	1821		<u>CARPET CLEANING AT CITY HALL, JUNE 18, PI</u>	06/21/2018	36.00	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/18		
Total 1821:						360.00	.00					
1730	EVER-FRESH CARPET CLEANING	1822		<u>CARPET CLEANING NWWTP, JUNE 18, WATER</u>	06/21/2018	83.16	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/18		
1730	EVER-FRESH CARPET CLEANING	1822		<u>CARPET CLEANING NWWTP, JUNE 18, SEWER</u>	06/21/2018	83.16	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/18		
1730	EVER-FRESH CARPET CLEANING	1822		<u>CARPET CLEANING NWWTP, JUNE 18, PI</u>	06/21/2018	31.68	.00	<u>25-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/18		
Total 1822:						198.00	.00					
Total EVER-FRESH CARPET CLEANING:						558.00	.00					
<b>FASTENAL COMPANY</b>												
1507	FASTENAL COMPANY	IDBOS220457	7217	<u>SET SCREWS, T.SHAFFER, JUN.'18</u>	06/19/2018	52.79	.00	<u>21-6175 SMALL TOOLS</u>	0	6/18		
Total IDBOS220457:						52.79	.00					
Total FASTENAL COMPANY:						52.79	.00					

**FERGUSON ENTERPRISES INC**

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219	FERGUSON ENTERPRISES INC	0672159-1		<u>LAGOON HEADGATES REPAIRS, SEWER, JUN 18</u>	06/13/2018	2,364.80	.00	21-6150 M & R - SYSTEM	0	6/18		
Total 0672159-1:						2,364.80	.00					
Total FERGUSON ENTERPRISES INC:						2,364.80	.00					
<b>GRANITE EXCAVATION INC</b>												
1907	GRANITE EXCAVATION INC	7507	7124	<u>HYDRANT REPLACEMENTS, AND INVOICE, D CROSSLEY, MAY 18</u>	06/26/2018	16,554.10	.00	20-6166 PP&E PURCHASES OPERATIONS	0	6/18		
Total 7507:						16,554.10	.00					
Total GRANITE EXCAVATION INC:						16,554.10	.00					
<b>H.D. FOWLER COMPANY</b>												
1552	H.D. FOWLER COMPANY	14864805	7227	<u>HAND PUMP, VALVE BOXES, SPRINKLERS, M. MEADE, PARKS JUNE '18</u>	06/21/2018	403.90	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/18		
Total 14864805:						403.90	.00					
1552	H.D. FOWLER COMPANY	14864827	7227	<u>HAND PUMP, VALVE BOXES, SPRINKLERS, M. MEADE, PARKS JUNE '18</u>	06/21/2018	34.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/18		
Total 14864827:						34.00	.00					
1552	H.D. FOWLER COMPANY	14867066	7219	<u>PACKING GLAND TO REPAIR CHECK VALVE ON MBR PUMP #4, T. SHAFFER, JUN.'18</u>	06/22/2018	314.37	.00	21-6140 MAINT & REPAIR BUILDING	0	6/18		
Total 14867066:						314.37	.00					
Total H.D. FOWLER COMPANY:						752.27	.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
<b>HARBOR FREIGHT TOOLS</b>												
1312	HARBOR FREIGHT TOOLS	02 537845 000	7216	<u>TOOLS, AIR HOSES, ROTARY WHEE/BRUSH 5 PC SET, BRAKE PARTS, EMERY SANDING SHEETS, HD ROTARY TOOL KIT 31 PC, T.SHAFFER, JUN.'18</u>	06/19/2018	70.43	.00	<u>21-6175 SMALL TOOLS</u>	0	6/18		
Total 02 537845 00054:						70.43	.00					
Total HARBOR FREIGHT TOOLS:						70.43	.00					
<b>IDAHO POWER CO</b>												
38	IDAHO POWER CO	06262018I		<u>ELECTRIC SERVICE FOR JUNE 2018 - ADMIN</u>	06/26/2018	235.03	.00	<u>01-6290 UTILITIES</u>	0	6/18		
38	IDAHO POWER CO	06262018I		<u>ELECTRIC SERVICE FOR JUNE 2018 - SENIOR CENTER</u>	06/26/2018	277.56	.00	<u>01-6290 UTILITIES</u>	1001	6/18		
38	IDAHO POWER CO	06262018I		<u>ELECTRIC SERVICE FOR JUNE 2018 - STREET LIGHTS</u>	06/26/2018	6,816.80	.00	<u>01-6290 UTILITIES</u>	1002	6/18		
38	IDAHO POWER CO	06262018I		<u>ELECTRIC SERVICE FOR JUNE 2018 - P &amp; Z</u>	06/26/2018	41.77	.00	<u>01-6290 UTILITIES</u>	1003	6/18		
38	IDAHO POWER CO	06262018I		<u>ELECTRIC SERVICE FOR JUNE 2018 - PARKS</u>	06/26/2018	919.27	.00	<u>01-6290 UTILITIES</u>	1004	6/18		
38	IDAHO POWER CO	06262018I		<u>ELECTRIC SERVICE FOR JUNE 2018 - WATER</u>	06/26/2018	11,994.15	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	6/18		
38	IDAHO POWER CO	06262018I		<u>ELECTRIC SERVICE FOR JUNE 2018 - SEWER</u>	06/26/2018	19,767.63	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	6/18		
38	IDAHO POWER CO	06262018I		<u>ELECTRIC SERVICE FOR JUNE 2018 - FARM</u>	06/26/2018	13,460.63	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/18		
38	IDAHO POWER CO	06262018I		<u>ELECTRIC SERVICE FOR JUNE 2018 - P.I</u>	06/26/2018	13,576.45	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	6/18		
Total 06262018I:						67,089.29	.00					
Total IDAHO POWER CO:						67,089.29	.00					

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<b>IDAHO PRESS TRIBUNE, LLC</b>												
1802	IDAHO PRESS TRIBUNE, LLC	1112586	7201	<u>LEGAL PUBLICATION, SPECIAL USE PERMIT, 18-09-SUP, S.WEIGER, JUN.'18</u>	06/20/2018	47.92	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	6/18		
Total 1112586:						47.92	.00					
Total IDAHO PRESS TRIBUNE, LLC:						47.92	.00					
<b>IDAHO STATE POLICE</b>												
1509	IDAHO STATE POLICE	062018		<u>L HOLLAND, FINGERPRINT NEW EMPLOYEE, JUNE 18</u>	06/20/2018	10.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	6/18		
1509	IDAHO STATE POLICE	062018		<u>C WRIGHT, H YORK, W KAUFMAN, BACKGROUND CHECKS, FINGERPRINT NEW EMPLOYEE, JUNE 18</u>	06/20/2018	111.00	.00	<u>01-6052 CONTRACT SERVICES</u>	1004	6/18		
1509	IDAHO STATE POLICE	062018		<u>S8097996 B SJOSTROM, S8103239 J KENNEDY, SOLICITORS CHECK, JUNE 18</u>	06/20/2018	74.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	6/18		
1509	IDAHO STATE POLICE	062018		<u>J OSBORN, BACKGROUND AND FINGERPRINT FOR NEW EMPLOYEE, JUNE 18, WATER</u>	06/20/2018	29.60	.00	<u>20-6052 CONTRACT SERVICES</u>	0	6/18		
1509	IDAHO STATE POLICE	062018		<u>J OSBORN, BACKGROUND AND FINGERPRINT FOR NEW EMPLOYEE, JUNE 18, PI</u>	06/20/2018	7.40	.00	<u>25-6052 CONTRACT SERVICES</u>	0	6/18		
1509	IDAHO STATE POLICE	062018		<u>J REID, BACKGROUND AND FINGERPRINT FOR NEW EMPLOYEE, JUNE 18, PI</u>	06/20/2018	34.78	.00	<u>01-6052 CONTRACT SERVICES</u>	1004	6/18		
1509	IDAHO STATE POLICE	062018		<u>J REID, BACKGROUND AND FINGERPRINT FOR NEW EMPLOYEE, JUNE 18, WATER</u>	06/20/2018	.88	.00	<u>20-6052 CONTRACT SERVICES</u>	0	6/18		
1509	IDAHO STATE POLICE	062018		<u>J REID, BACKGROUND AND FINGERPRINT FOR NEW EMPLOYEE, JUNE 18, SEWER</u>	06/20/2018	.88	.00	<u>21-6052 CONTRACT SERVICES</u>	0	6/18		
1509	IDAHO STATE POLICE	062018		<u>J REID, BACKGROUND AND FINGERPRINT FOR NEW EMPLOYEE, JUNE 18, PI</u>	06/20/2018	.46	.00	<u>25-6052 CONTRACT SERVICES</u>	0	6/18		

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Total 062018:						269.00	.00					
Total IDAHO STATE POLICE:						269.00	.00					
<b>INTEGRINET SOLUTIONS, INC.</b>												
1595	INTEGRINET SOLUTIONS, INC.	107790		<u>TROUBLESHOOT AND FIX CASELLE SET UP EMAIL FOR L HOLLAND, JUN 18</u>	06/10/2018	132.00	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	6/18		
Total 107790:						132.00	.00					
1595	INTEGRINET SOLUTIONS, INC.	107900		<u>PRO ACTION SERVICE AND MAINTENANCE FOR JULY 18, JUNE 18</u>	06/15/2018	285.62	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	6/18		
1595	INTEGRINET SOLUTIONS, INC.	107900		<u>PRO ACTION SERVICE AND MAINTENANCE FOR JULY 18, JUNE 18, P&amp;Z</u>	06/15/2018	102.01	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	6/18		
1595	INTEGRINET SOLUTIONS, INC.	107900		<u>PRO ACTION SERVICE AND MAINTENANCE FOR JULY 18, JUNE 18, WATER</u>	06/15/2018	265.23	.00	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	6/18		
1595	INTEGRINET SOLUTIONS, INC.	107900		<u>PRO ACTION SERVICE AND MAINTENANCE FOR JULY 18, JUNE 18, SEWER</u>	06/15/2018	265.23	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/18		
1595	INTEGRINET SOLUTIONS, INC.	107900		<u>PRO ACTION SERVICE AND MAINTENANCE FOR JULY 18, JUNE 18, PI</u>	06/15/2018	102.01	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/18		
Total 107900:						1,020.10	.00					
1595	INTEGRINET SOLUTIONS, INC.	108028		<u>FIXED EMAIL ISSUE, JUNE 18</u>	06/17/2018	12.32	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	0	6/18		
1595	INTEGRINET SOLUTIONS, INC.	108028		<u>FIXED EMAIL ISSUE, JUNE 18, P&amp;Z</u>	06/17/2018	4.40	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1003	6/18		
1595	INTEGRINET SOLUTIONS, INC.	108028		<u>FIXED EMAIL ISSUE, JUNE 18, WATER</u>	06/17/2018	11.44	.00	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	6/18		

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1595	INTEGRINET SOLUTIONS, INC.	108028		<u>FIXED EMAIL ISSUE, JUNE 18, SEWER</u>	06/17/2018	11.44	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/18		
1595	INTEGRINET SOLUTIONS, INC.	108028		<u>FIXED EMAIL ISSUE, JUNE 18, PI</u>	06/17/2018	4.40	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/18		
Total 108028:						44.00	.00					
Total INTEGRINET SOLUTIONS, INC.:						1,196.10	.00					
<b>INTERMOUNTAIN GAS CO</b>												
37	INTERMOUNTAIN GAS CO	482135196511		<u>NATURAL GAS CONSUMPTION SENIOR CENTER, 5/11-6/11/18</u>	06/22/2018	35.86	35.86	<u>01-6290 UTILITIES</u>	1001	6/18	06/22/2018	
Total 4821351965111861118:						35.86	35.86					
37	INTERMOUNTAIN GAS CO	482634665511		<u>NATURAL GAS CONSUMPTION CITY HALL, 5/11-6/11/18 - ADMIN</u>	06/22/2018	5.12	5.12	<u>01-6290 UTILITIES</u>	0	6/18	06/22/2018	
37	INTERMOUNTAIN GAS CO	482634665511		<u>NATURAL GAS CONSUMPTION CITY HALL, 5/11-6/11/18 - P &amp; Z</u>	06/22/2018	1.83	1.83	<u>01-6290 UTILITIES</u>	1003	6/18	06/22/2018	
37	INTERMOUNTAIN GAS CO	482634665511		<u>NATURAL GAS CONSUMPTION CITY HALL, 5/11-6/11/18 - WATER</u>	06/22/2018	4.76	4.76	<u>20-6290 UTILITIES EXPENSE</u>	0	6/18	06/22/2018	
37	INTERMOUNTAIN GAS CO	482634665511		<u>NATURAL GAS CONSUMPTION CITY HALL, 5/11-6/11/18 - SEWER</u>	06/22/2018	4.76	4.76	<u>21-6290 UTILITIES EXPENSE</u>	0	6/18	06/22/2018	
37	INTERMOUNTAIN GAS CO	482634665511		<u>NATURAL GAS CONSUMPTION CITY HALL, 5/11-6/11/18 - P.]</u>	06/22/2018	1.83	1.83	<u>25-6290 UTILITIES EXPENSE</u>	0	6/18	06/22/2018	
Total 4826346655111861118:						18.30	18.30					
Total INTERMOUNTAIN GAS CO:						54.16	54.16					

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<b>J &amp; M SANITATION, INC.</b>												
230	J & M SANITATION, INC.	06082018-061		<u>SANITATION RECEIPT TRANSFER, 06-08-18 TO 06-14- 18, JUNE 18</u>	06/15/2018	51,864.59	51,864.59	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	6/18	06/15/2018	
230	J & M SANITATION, INC.	06082018-061		<u>SANITATION RECEIPT TRANSFER, LESS TRANSFER FEE, 06-08-18 TO 06-14-18, JUNE 18</u>	06/15/2018	-5,124.22	-5,124.22	<u>01-4170 FRANCHISE FEES</u>	0	6/18	06/15/2018	
Total 06082018-06142018:						46,740.37	46,740.37					
230	J & M SANITATION, INC.	06152018-062		<u>SANITATION RECEIPT TRANSFER, 6/15-21/2018</u>	06/22/2018	47,658.02	47,658.02	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	6/18	06/22/2018	
230	J & M SANITATION, INC.	06152018-062		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 6/15-21/2018</u>	06/22/2018	-4,708.61	-4,708.61	<u>01-4170 FRANCHISE FEES</u>	0	6/18	06/22/2018	
Total 06152018-06212018:						42,949.41	42,949.41					
Total J & M SANITATION, INC.:						89,689.78	89,689.78					
<b>JACK HENRY &amp; ASSOCIATES, INC.</b>												
1328	JACK HENRY & ASSOCIATES, INC.	2875012		<u>BANK FEES, MAY 18</u>	05/31/2018	33.71	.00	<u>01-6505 BANK FEES</u>	0	5/18		
1328	JACK HENRY & ASSOCIATES, INC.	2875012		<u>BANK FEES, MAY 18, P&amp;Z</u>	05/31/2018	12.05	.00	<u>01-6505 BANK FEES</u>	1003	5/18		
1328	JACK HENRY & ASSOCIATES, INC.	2875012		<u>BANK FEES, MAY 18, WATER</u>	05/31/2018	31.32	.00	<u>20-6505 BANK FEES</u>	0	5/18		
1328	JACK HENRY & ASSOCIATES, INC.	2875012		<u>BANK FEES, MAY 18, SEWER</u>	05/31/2018	31.32	.00	<u>21-6505 BANK FEES</u>	0	5/18		
1328	JACK HENRY & ASSOCIATES, INC.	2875012		<u>BANK FEES, MAY 18, PI</u>	05/31/2018	12.05	.00	<u>25-6505 BANK FEES</u>	0	5/18		
Total 2875012:						120.45	.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
Total JACK HENRY & ASSOCIATES, INC.:						120.45	.00					
<b>J-U-B ENGINEERS, INC.</b>												
1236	J-U-B ENGINEERS, INC.	0117083		<u>DOWNTOWN REVITALIZATION PHASE IIA &amp; IIB, SERVICES FROM 4-1-18 TO 4-28-18, GENERAL FUND 12,211.44, PUBLIC WORKS FUND 18317.16, APR 18</u>	05/24/2018	30,528.60	.00	01-6045 CONTINGENCY	1119	4/18		
Total 0117083:						30,528.60	.00					
Total J-U-B ENGINEERS, INC.:						30,528.60	.00					
<b>KELLER ASSOCIATES, INC.</b>												
429	KELLER ASSOCIATES, INC.	0000011ORC L		<u>PROFESSIONAL SERVICES 5-1-18 TO 5-31-18 FOR ORCHARD LS PROJECT, JUNE 18</u>	06/15/2018	4,408.75	.00	21-6202 PROFESSIONAL SERVICES	0	6/18		
Total 0000011ORC LS:						4,408.75	.00					
429	KELLER ASSOCIATES, INC.	214112-005 LA		<u>PROFESSIONAL SERVICES 5-1-18 TO 5-31-18, KUNA LAGOONS 3&amp;4 SEEPAGE TEST, JUNE 18</u>	06/12/2018	4,135.50	.00	21-6202 PROFESSIONAL SERVICES	0	6/18		
Total 214112-005 LAGOON 3/:						4,135.50	.00					
Total KELLER ASSOCIATES, INC.:						8,544.25	.00					
<b>KENDALL FORD OF MERIDIAN LLC</b>												
1616	KENDALL FORD OF MERIDIAN LLC	165056957	7193	<u>VALVE FOR C.DEYOUNG'S TRUCK #25, S.HOWELL, JUN.'18</u>	06/13/2018	38.28	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	6/18		
Total 165056957:						38.28	.00					
Total KENDALL FORD OF MERIDIAN LLC:						38.28	.00					

**KUNA CHAMBER OF COMMERCE**

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314	KUNA CHAMBER OF COMMERCE	062718	7257	<u>KUNA DAYS PARADE ENTRY FEE FOR RANGERS. J LORENTZ, JUN 18</u>	06/27/2018	25.00	.00	<u>01-6265 TRAINING &amp; SCHOOLING</u>	1086	6/18		
Total 062718:						25.00	.00					
Total KUNA CHAMBER OF COMMERCE:						25.00	.00					
<b>KUNA JT. SCHOOL DISTRICT NO. 3</b>												
199	KUNA JT. SCHOOL DISTRICT NO. 3	690		<u>FIBER OPTIC LEASE FOR JUNE 18</u>	06/27/2018	84.00	.00	<u>01-6255 TELEPHONE</u>	0	6/18		
199	KUNA JT. SCHOOL DISTRICT NO. 3	690		<u>FIBER OPTIC LEASE FOR JUNE 18, P&amp;Z</u>	06/27/2018	30.00	.00	<u>01-6255 TELEPHONE</u>	1003	6/18		
199	KUNA JT. SCHOOL DISTRICT NO. 3	690		<u>FIBER OPTIC LEASE FOR JUNE 18, WATER</u>	06/27/2018	78.00	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	6/18		
199	KUNA JT. SCHOOL DISTRICT NO. 3	690		<u>FIBER OPTIC LEASE FOR JUNE 18, SEWER</u>	06/27/2018	78.00	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	6/18		
199	KUNA JT. SCHOOL DISTRICT NO. 3	690		<u>FIBER OPTIC LEASE FOR JUNE 18, PI</u>	06/27/2018	30.00	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	6/18		
Total 690:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A99582	7189	<u>2 BAGS OF CONCRETE FOR WATER FOUNTAIN PAD, D.POLENTZ, JUN.'18</u>	06/12/2018	7.98	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	6/18		
Total A99582:						7.98	.00					
499	KUNA LUMBER	A99603	7195	<u>BUSHINGS FOR CHAPPAROSA AIR VENT. J.WEBB, JUN.'18</u>	06/13/2018	11.31	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	6/18		

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Total A99603:						11.31	.00					
499	KUNA LUMBER	A99743		<u>5PK HOME DUST MASKS, JUNE 18 PARKS</u>	06/18/2018	9.52	.00	<u>01-6230 SAFETY TRAINING &amp; EQUIPMENT</u>	1004	6/18		
499	KUNA LUMBER	A99743		<u>UTILITY KNIFE WITH BLADES, JUNE 18 PARKS</u>	06/18/2018	11.69	.00	<u>01-6175 SMALL TOOLS</u>	1004	6/18		
Total A99743:						21.21	.00					
499	KUNA LUMBER	A99753	7212	<u>HOSE FITTINGS FOR THE VAC TRUCK, J.OSBORN, JUN.'18, WATER</u>	06/18/2018	3.95	.00	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	6/18		
499	KUNA LUMBER	A99753	7212	<u>HOSE FITTINGS FOR THE VAC TRUCK, J.OSBORN, JUN.'18, PI</u>	06/18/2018	3.95	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/18		
Total A99753:						7.90	.00					
499	KUNA LUMBER	A99755	7212	<u>HOSE FITTING CLAMP FOR THE VAC TRUCK, J.OSBORN, JUN.'18</u>	06/18/2018	1.34	.00	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	6/18		
Total A99755:						1.34	.00					
499	KUNA LUMBER	A99877	7240	<u>SPRAY ADHESIVE, T.SHAFER, JUN.'18</u>	06/22/2018	5.84	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	6/18		
Total A99877:						5.84	.00					
499	KUNA LUMBER	A99935	7244	<u>T POST POUNDER, M.MEADE, JUN.'18</u>	06/25/2018	23.84	.00	<u>01-6175 SMALL TOOLS</u>	1004	6/18		
499	KUNA LUMBER	A99935	7244	<u>CABLE TIES, M.MEADE, JUN.'18</u>	06/25/2018	13.48	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	6/18		

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Total A99935:						37.32	.00					
499	KUNA LUMBER	B112687	7162	<u>FASTSET ADHESIVE, SOLID ANGLE, DRILL BITS, FOR SPRINKLER VAN, HOWELL, JUNE 18</u>	06/06/2018	40.06	.00	<u>01-6305 VEHICLE MAINTENANCE &amp; REPAIRS</u>	1004	6/18		
499	KUNA LUMBER	B112687	7162	<u>O RING, FENDER WASHER, REPAIR JACOBSEN MOWER, S HOWELL, JUNE 18</u>	06/06/2018	12.92	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	6/18		
499	KUNA LUMBER	B112687	7162	<u>RAPID FUSE AND CARPET TAPE TO FIX BENCHES, S HOWELL, JUNE 18</u>	06/06/2018	9.25	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	6/18		
499	KUNA LUMBER	B112687	7162	<u>DUAL PLUG, SARGENT DOOR KEY, PROPANE CYCLINDER, FLAT WASHERS, S HOWELL, JUNE 18</u>	06/06/2018	18.54	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	0	6/18		
499	KUNA LUMBER	B112687	7162	<u>DUAL PLUG, SARGENT DOOR KEY, PROPANE CYCLINDER, FLAT WASHERS, S HOWELL, JUNE 18, WATER</u>	06/06/2018	7.41	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	6/18		
499	KUNA LUMBER	B112687	7162	<u>DUAL PLUG, SARGENT DOOR KEY, PROPANE CYCLINDER, FLAT WASHERS, S HOWELL, JUNE 18, SEWER</u>	06/06/2018	7.42	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/18		
499	KUNA LUMBER	B112687	7162	<u>DUAL PLUG, SARGENT DOOR KEY, PROPANE CYCLINDER, FLAT WASHERS, S HOWELL, JUNE 18, PI</u>	06/06/2018	3.71	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	6/18		
499	KUNA LUMBER	B112687	7162	<u>PARTS TO HANG WHITEBOARD AT NWWTP, S HOWELL, JUNE 18, WATER</u>	06/06/2018	1.43	.00	<u>20-6150 M &amp; R - SYSTEM</u>	0	6/18		
499	KUNA LUMBER	B112687	7162	<u>PARTS TO HANG WHITEBOARD AT NWWTP, S HOWELL, JUNE 18, PI</u>	06/06/2018	.54	.00	<u>25-6150 MAINT. &amp; REPAIRS - SYSTEM (PI)</u>	0	6/18		
499	KUNA LUMBER	B112687	7162	<u>2PK SW TUBE TO REPLACE PUMPHOUSE LIGHTS, S HOWELL, JUNE 18, WATER</u>	06/06/2018	33.71	.00	<u>20-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/18		

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499	KUNA LUMBER	B112687	7162	<u>WIRE ROPE CLIP, FLAG POLE FAC, BOLT SNAP TO HAVE FLAG AT HISTORY CTR, S HOWELL, JUNE 18</u>	06/06/2018	6.45	.00	<u>01-6140 MAINT. &amp; REPAIR BUILDING</u>	0	6/18		
499	KUNA LUMBER	B112687	7162	<u>PARTS TO HANG WHITEBOARD AT NWWTP, S HOWELL, JUNE 18</u>	06/06/2018	1.43	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/18		
499	KUNA LUMBER	B112687	7162	<u>67 OZ DEGREASER/CLEANER, S HOWELL, JUNE 18</u>	06/06/2018	7.64	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	6/18		
Total B112687:						150.51	.00					
499	KUNA LUMBER	B114562	7196	<u>PI GALVANIZED CAPS, KEYS COPIES, PADLOCK, K DUTRA, PARKS, JUNE 18</u>	06/13/2018	19.90	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	6/18		
Total B114562:						19.90	.00					
499	KUNA LUMBER	B114576	7198	<u>10 BAGS CONCRETE FOUNDATION ON GREENBELT, D POLENTZ, PARKS, JUNE 18</u>	06/13/2018	39.90	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	6/18		
Total B114576:						39.90	.00					
499	KUNA LUMBER	B114687	7205	<u>ELECTRICAL TAPE, TRUCK #23, R WARWICK, SEWER, JUNE 18</u>	06/15/2018	4.94	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/18		
Total B114687:						4.94	.00					
499	KUNA LUMBER	B114914	7225	<u>WEED EATER LINE, PUTTY KNIFE, MALE HOSE MENDER, SQ MACH KEY, STOCK, T.SHAFFER</u>	06/20/2018	20.10	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/18		
Total B114914:						20.10	.00					

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499	KUNA LUMBER	B114959	7231	<u>CONCRETE AND CLAMPS FOR WATER FOUNTAIN, D.POLENTZ, JUN.'18</u>	06/21/2018	30.52	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	6/18		
Total B114959:						30.52	.00					
499	KUNA LUMBER	B115006	7241	<u>1LB GOPHER &amp; MOLE BAIT, C.MCDANIEL, JUN.'18</u>	06/22/2018	17.08	.00	<u>21-6150 M &amp; R - SYSTEM</u>	0	6/18		
Total B115006:						17.08	.00					
Total KUNA LUMBER:						375.85	.00					
<b>KUNA WELDING</b>												
46	KUNA WELDING	4291	7213	<u>BOLT REMOVAL FROM PUMP PART, T.SHAFFER, JUN.'18</u>	06/18/2018	70.28	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/18		
Total 4291:						70.28	.00					
Total KUNA WELDING:						70.28	.00					
<b>MISCELLANEOUS VENDORS 2</b>												
1849	MISCELLANEOUS VENDORS 2	06112018		<u>REIMBURSE TRAVEL AND PARKING, MEETING WITH ART &amp; HISTORY FOR KAC, PARKING, CLERKS, JUNE 18</u>	06/11/2018	23.98	.00	<u>01-6155 MEETINGS/COMMI TTES</u>	0	6/18		
1849	MISCELLANEOUS VENDORS 2	06112018		<u>REIMBURSE TRAVEL AND PARKING, MEETING WITH ART &amp; HISTORY FOR KAC, PARKING, CLERKS, JUNE 18, WATER</u>	06/11/2018	.61	.00	<u>20-6155 MEETINGS/COMMI TTES</u>	0	6/18		
1849	MISCELLANEOUS VENDORS 2	06112018		<u>REIMBURSE TRAVEL AND PARKING, MEETING WITH ART &amp; HISTORY FOR KAC, PARKING, CLERKS, JUNE 18, SEWER</u>	06/11/2018	.61	.00	<u>21-6155 MEETINGS/COMMI TTES</u>	0	6/18		
1849	MISCELLANEOUS VENDORS 2	06112018		<u>REIMBURSE TRAVEL AND PARKING, MEETING WITH ART &amp; HISTORY FOR KAC, PARKING, CLERKS, JUNE 18, PI</u>	06/11/2018	.30	.00	<u>25-6155 MEETING/COMMIT TEES</u>	0	6/18		

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Total 06112018:						25.50	.00					
1849	MISCELLANEOUS VENDORS 2	061918		<u>REFUND FOR ELECTRICITY FEE PARK RENTAL, PARKS, JUN 18</u>	06/19/2018	10.00	.00	01-4195 RENTAL INCOME	1004	6/18		
Total 061918:						10.00	.00					
Total MISCELLANEOUS VENDORS 2:						35.50	.00					
<b>MUNICIPAL CODE CORPORATION</b>												
1488	MUNICIPAL CODE CORPORATION	00309862		<u>ANNUAL WEB HOSTING 6-1-18 TO 5-31-19, JUNE 18</u>	06/07/2018	252.00	.00	01-6202 PROFESSIONAL SERVICES	0	6/18		
1488	MUNICIPAL CODE CORPORATION	00309862		<u>ANNUAL WEB HOSTING 6-1-18 TO 5-31-19, JUNE 18, P&amp;Z</u>	06/07/2018	90.00	.00	01-6202 PROFESSIONAL SERVICES	1003	6/18		
1488	MUNICIPAL CODE CORPORATION	00309862		<u>ANNUAL WEB HOSTING 6-1-18 TO 5-31-19, JUNE 18, WATER</u>	06/07/2018	234.00	.00	20-6202 PROFESSIONAL SERVICES	0	6/18		
1488	MUNICIPAL CODE CORPORATION	00309862		<u>ANNUAL WEB HOSTING 6-1-18 TO 5-31-19, JUNE 18, SEWER</u>	06/07/2018	234.00	.00	21-6202 PROFESSIONAL SERVICES	0	6/18		
1488	MUNICIPAL CODE CORPORATION	00309862		<u>ANNUAL WEB HOSTING 6-1-18 TO 5-31-19, JUNE 18, PI</u>	06/07/2018	90.00	.00	25-6202 PROFESSIONAL SERVICES	0	6/18		
Total 00309862:						900.00	.00					
1488	MUNICIPAL CODE CORPORATION	00310188		<u>78 SUPPLEMENT PAGES, 5 IMAGES, GRAPHS AND TABULAR MATTER, 4 ORDS ON WEB, JUNE 18</u>	06/11/2018	412.59	.00	01-6202 PROFESSIONAL SERVICES	0	6/18		
1488	MUNICIPAL CODE CORPORATION	00310188		<u>78 SUPPLEMENT PAGES, 5 IMAGES, GRAPHS AND TABULAR MATTER, 4 ORDS ON WEB, JUNE 18, P&amp;Z</u>	06/11/2018	147.37	.00	01-6202 PROFESSIONAL SERVICES	1003	6/18		

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1488	MUNICIPAL CODE CORPORATION	00310188		<u>78 SUPPLEMENT PAGES, 5 IMAGES, GRAPHS AND TABULAR MATTER, 4 ORDS ON WEB, JUNE 18, WATER</u>	06/11/2018	383.14	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	6/18		
1488	MUNICIPAL CODE CORPORATION	00310188		<u>78 SUPPLEMENT PAGES, 5 IMAGES, GRAPHS AND TABULAR MATTER, 4 ORDS ON WEB, JUNE 18, SEWER</u>	06/11/2018	383.14	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	6/18		
1488	MUNICIPAL CODE CORPORATION	00310188		<u>78 SUPPLEMENT PAGES, 5 IMAGES, GRAPHS AND TABULAR MATTER, 4 ORDS ON WEB, JUNE 18, PI</u>	06/11/2018	147.37	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	6/18		
Total 00310188:						1,473.61	.00					
Total MUNICIPAL CODE CORPORATION:						2,373.61	.00					
<b>NCH CORPORATION</b>												
1784	NCH CORPORATION	23296649	7191	<u>GRINDING TOOLS FOR FACILITIES &amp; FLEET, B.BACHMAN, JUN.'18 - ADMIN</u>	06/13/2018	105.09	.00	<u>01-6175 SMALL TOOLS</u>	0	6/18		
1784	NCH CORPORATION	23296649	7191	<u>GRINDING TOOLS FOR FACILITIES &amp; FLEET, B.BACHMAN, JUN.'18 - WATER</u>	06/13/2018	42.03	.00	<u>20-6175 SMALL TOOLS</u>	0	6/18		
1784	NCH CORPORATION	23296649	7191	<u>GRINDING TOOLS FOR FACILITIES &amp; FLEET, B.BACHMAN, JUN.'18 - P.I</u>	06/13/2018	21.02	.00	<u>25-6175 SMALL TOOLS</u>	0	6/18		
1784	NCH CORPORATION	23296649	7191	<u>GRINDING TOOLS FOR FACILITIES &amp; FLEET, B.BACHMAN, JUN.'18 - SEWER</u>	06/13/2018	42.03	.00	<u>21-6175 SMALL TOOLS</u>	0	6/18		
Total 23296649:						210.17	.00					
Total NCH CORPORATION:						210.17	.00					
<b>PARTS, INC.</b>												
470	PARTS, INC.	167189	7150	<u>WIRE AND WIRE NUT CONNECTORS FOR THE HVAC BLOWER MOTOR, T.SHAFER, JUN.'18</u>	06/05/2018	9.16	.00	<u>21-6140 MAINT &amp; REPAIR BUILDING</u>	0	6/18		

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Total 167189:						9.16	.00					
470	PARTS, INC.	168168	7215	<u>SPARK PLUGS FOR WHEEL LINES. C.MCDANIEL. JUN.'18</u>	06/18/2018	42.90	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/18		
Total 168168:						42.90	.00					
470	PARTS, INC.	168244	7218	<u>MASTER CYLINDER ON GENERATOR TRAILER, S.HOWELL. JUN.'18</u>	06/19/2018	81.74	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	6/18		
Total 168244:						81.74	.00					
Total PARTS, INC.:						133.80	.00					
<b>RAIN FOR RENT</b>												
144	RAIN FOR RENT	1218894	7229	<u>NOZZLES FOR WHEEL LINES, C.MCDANIEL. JUN.'18</u>	06/21/2018	480.00	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/18		
Total 1218894:						480.00	.00					
Total RAIN FOR RENT:						480.00	.00					
<b>REXEL USA, INC.</b>												
1613	REXEL USA, INC.	R589030	7172	<u>OUTLET COVERS FOR BERNIE FISHER PARK. S.HOWELL, JUN.'18</u>	06/11/2018	99.60	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	6/18		
Total R589030:						99.60	.00					
Total REXEL USA, INC.:						99.60	.00					
<b>RIVERWOOD HOMES INC</b>												
707	RIVERWOOD HOMES INC	06262018R		<u>REFUND OF SEWER OVERCHARGE. PERMIT #13754</u>	06/26/2018	3,233.75	.00	<u>21-2530 DUE TO KEYBANK 2006-1 LID</u>	0	6/18		

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Total 06262018R:						3,233.75	.00					
Total RIVERWOOD HOMES INC:						3,233.75	.00					
<b>SHARP ELECTRONICS CORP-METERED</b>												
1806	SHARP ELECTRONICS CORP-METERED	11519482		<u>EXCESS METER READING, MODEL #MX2615N, SERIAL #55096581,3/1-31/18 - PARKS</u>	04/30/2018	22.93	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	3/18		
1806	SHARP ELECTRONICS CORP-METERED	11519482		<u>EXCESS METER READING, MODEL #MX2615N, SERIAL #55096581,3/1-31/18 - WATER</u>	04/30/2018	36.94	.00	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	3/18		
1806	SHARP ELECTRONICS CORP-METERED	11519482		<u>EXCESS METER READING, MODEL #MX2615N, SERIAL #55096581,3/1-31/18 - SEWER</u>	04/30/2018	45.86	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/18		
1806	SHARP ELECTRONICS CORP-METERED	11519482		<u>EXCESS METER READING, MODEL #MX2615N, SERIAL #55096581,3/1-31/18 - PI</u>	04/30/2018	21.66	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	3/18		
Total 11519482:						127.39	.00					
1806	SHARP ELECTRONICS CORP-METERED	11550778		<u>METER READING EXCESS, COPIER MODEL #MX2615N, SERIAL NUMBER 55096581, KWWTP, 4/1-4/30/18 - PARKS</u>	05/31/2018	13.40	.00	<u>01-6142 MAINT. &amp; REPAIR - EQUIPMENT</u>	1004	4/18		
1806	SHARP ELECTRONICS CORP-METERED	11550778		<u>METER READING EXCESS, COPIER MODEL #MX2615N, SERIAL NUMBER 55096581, KWWTP, 4/1-4/30/18 - WATER</u>	05/31/2018	21.59	.00	<u>20-6142 MAINT. &amp; REPAIRS- EQUIPMENT</u>	0	4/18		
1806	SHARP ELECTRONICS CORP-METERED	11550778		<u>METER READING EXCESS, COPIER MODEL #MX2615N, SERIAL NUMBER 55096581, KWWTP, 4/1-4/30/18 - SEWER</u>	05/31/2018	26.81	.00	<u>21-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	4/18		
1806	SHARP ELECTRONICS CORP-METERED	11550778		<u>METER READING EXCESS, COPIER MODEL #MX2615N, SERIAL NUMBER 55096581, KWWTP, 4/1-4/30/18 - P.I</u>	05/31/2018	12.66	.00	<u>25-6142 MAINT. &amp; REPAIRS - EQUIPMENT</u>	0	4/18		

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Total 11550778:						74.46	.00					
Total SHARP ELECTRONICS CORP-METERED:						201.85	.00					
<b>SILVER CREEK SUPPLY</b>												
1786	SILVER CREEK SUPPLY	S1858926.001		<u>SPRINKLER CONTROLLER FOR ARBOR RIDGE PARK, M.MEADE, JUN.'18</u>	06/08/2018	465.75	.00	01-6150 <u>MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	6/18		
Total S1858926.001:						465.75	.00					
Total SILVER CREEK SUPPLY:						465.75	.00					
<b>SIMPLOT PARTNERS</b>												
491	SIMPLOT PARTNERS	216035323	6768	<u>8 BAGS OF WEED CONTROL FOR THE PLANT AND FARM</u>	04/30/2018	528.00	.00	21-6150 <u>M &amp; R - SYSTEM</u>	0	6/18		
Total 216035323:						528.00	.00					
491	SIMPLOT PARTNERS	216035324	6768	<u>2 BOTTLES PRE-EMERGENT, TO CONTROL PUNCTURE VINE, B. WITHROW, JUN.'18</u>	04/30/2018	264.00	.00	01-6150 <u>MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	6/18		
Total 216035324:						264.00	.00					
Total SIMPLOT PARTNERS:						792.00	.00					
<b>SPECIALTY CONSTRUCTION SUPPLY</b>												
780	SPECIALTY CONSTRUCTION SUPPLY	0174525-IN	7234	<u>WATTLES FOR BUTLER WELL, JUN.'18</u>	06/21/2018	87.50	.00	20-6150 <u>M &amp; R - SYSTEM</u>	0	6/18		
Total 0174525-IN:						87.50	.00					
Total SPECIALTY CONSTRUCTION SUPPLY:						87.50	.00					

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ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	425502709		<u>NEW EMPLOYEE DRUG SCREENING, W.KAUFMAN, MAY'18 - PARKS</u>	05/17/2018	40.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1004	5/18		
Total 425502709:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	425530044		<u>NEW EMPLOYEE DRUG SCREENING, J.OSBORN, MAY'18 -WATER</u>	05/21/2018	32.00	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	5/18		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	425530044		<u>NEW EMPLOYEE DRUG SCREENING, J.OSBORN, MAY'18 -P.I</u>	05/21/2018	8.00	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	5/18		
Total 425530044:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	425646726		<u>NEW EMPLOYEE DRUG SCREENING, S.FLAVEL, MAY'18 - PARKS</u>	05/24/2018	40.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1004	5/18		
Total 425646726:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	425827139		<u>NEW EMPLOYEE DRUG SCREENING, L.HOLLAND, JUN.'18 - ECONOMIC DEVELOPMENT</u>	06/08/2018	40.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	4000	6/18		
Total 425827139:						40.00	.00					
Total ST. LUKE'S REGIONAL MEDICAL CENTER:						160.00	.00					
<b>SWANK MOTION PICTURES INC</b>												
1877	SWANK MOTION PICTURES INC	DB 2520893	6551	<u>BIG MIRACLE, MOVIES IN THE PARK, JUN.'18</u>	06/14/2018	300.00	.00	<u>03-6375 EXPENDITURE- MOVIES IN THE PAR</u>	0	6/18		
Total DB 2520893:						300.00	.00					

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Total SWANK MOTION PICTURES INC:						300.00	.00					
<b>TATES RENTS, INC.</b>												
59	TATES RENTS, INC.	1130126-5	7228	<u>PIPE PULLER FOR THE NEW WATER FOUNTAIN ON THE GREENBELT. M.MEADE. JUN.'18</u>	06/21/2018	278.71	.00	<u>01-6212 RENT- EQUIPMENT</u>	1004	6/18		
Total 1130126-5:						278.71	.00					
59	TATES RENTS, INC.	W27993-8	7199	<u>STIHL SCREWDRIVERS FOR THE SHOP. B.GILLOGLY. JUN.'18</u>	06/13/2018	7.23	.00	<u>01-6175 SMALL TOOLS</u>	0	6/18		
59	TATES RENTS, INC.	W27993-8	7199	<u>STIHL SCREWDRIVERS FOR THE SHOP. B.GILLOGLY. JUN.'18</u>	06/13/2018	2.89	.00	<u>20-6175 SMALL TOOLS</u>	0	6/18		
59	TATES RENTS, INC.	W27993-8	7199	<u>STIHL SCREWDRIVERS FOR THE SHOP. B.GILLOGLY. JUN.'18</u>	06/13/2018	2.89	.00	<u>21-6175 SMALL TOOLS</u>	0	6/18		
59	TATES RENTS, INC.	W27993-8	7199	<u>STIHL SCREWDRIVERS FOR THE SHOP. B.GILLOGLY. JUN.'18</u>	06/13/2018	1.45	.00	<u>25-6175 SMALL TOOLS</u>	0	6/18		
Total W27993-8:						14.46	.00					
Total TATES RENTS, INC.:						293.17	.00					
<b>TREASURE VALLEY COFFEE</b>												
992	TREASURE VALLEY COFFEE	2160:05624368	7200	<u>8 EA. 5-GALLON BOTTLES OF WATER. 1 EA. CASE COFFEE. 2 EA. CANISTERS CREAMER AND SUGAR. 4 SLEEVES COFFEE CUPS. FOR TREATMENT PLANT. C.OSWALD. JUN.'18 - WATER</u>	06/14/2018	51.54	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	6/18		
992	TREASURE VALLEY COFFEE	2160:05624368	7200	<u>8 EA. 5-GALLON BOTTLES OF WATER. 1 EA. CASE COFFEE. 2 EA. CANISTERS CREAMER AND SUGAR. 4 SLEEVES COFFEE CUPS. FOR TREATMENT PLANT. C.OSWALD. JUN.'18 - SEWER</u>	06/14/2018	51.54	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	6/18		

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992	TREASURE VALLEY COFFEE	2160:05624368	7200	8 EA. 5-GALLON BOTTLES OF WATER, 1 EA. CASE COFFEE, 2 EA. CANISTERS CREAMER AND SUGAR, 4 SLEEVES COFFEE CUPS, FOR TREATMENT PLANT, C.OSWALD, JUN.'18 - P.I	06/14/2018	19.64	.00	25-6165 OFFICE SUPPLIES	0	6/18		
Total 2160:05624368:						122.72	.00					
992	TREASURE VALLEY COFFEE	2160:05636113	7239	3 EA. 5-GALLON BOTTLES OF WATER AND 1 COOLER RENTAL, FOR THE MAINTENANCE SHOP, JUN.'18	06/22/2018	27.10	.00	01-6165 OFFICE SUPPLIES	1004	6/18		
Total 2160:05636113:						27.10	.00					
992	TREASURE VALLEY COFFEE	2160:05636173	7239	5 EA. 5-GALLON BOTTLES OF WATER, 4 SLEEVES COFFEE CUPS, 2 EA. COOLER RENTALS, FOR CITY HALL, JUN.'18	06/22/2018	75.50	.00	01-6165 OFFICE SUPPLIES	0	6/18		
Total 2160:05636173:						75.50	.00					
Total TREASURE VALLEY COFFEE:						225.32	.00					
<b>UNIVAR USA, INC.</b>												
1410	UNIVAR USA, INC.	NA595888	7186	ALUMINUM SULFATE, T. SHAFFER, SEWER, JUN.'18	06/20/2018	5,362.41	.00	21-6151 M & R - PROCESS CHEMICALS	0	6/18		
Total NA595888:						5,362.41	.00					
Total UNIVAR USA, INC.:						5,362.41	.00					
<b>UTILITY REFUND #5</b>												
1923	UTILITY REFUND #5	110560.01		ALAN VONKROSIGK, 631 N KATIE WAY, UTILITY REFUND	06/14/2018	73.30	.00	99-1075 Utility Cash Clearing	0	6/18		

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Total 110560.01:						73.30	.00					
1923	UTILITY REFUND #5	121910.02		<u>JOSEPH JOHNSON, 1819 W HEDGEROW ST, UTILITY REFUND</u>	06/14/2018	3.80	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 121910.02:						3.80	.00					
1923	UTILITY REFUND #5	161060.02		<u>SEAN STEAR, 395 W CASE ST, UTILITY REFUND</u>	06/14/2018	66.59	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 161060.02:						66.59	.00					
1923	UTILITY REFUND #5	170260.02		<u>MYLANA MCARTHUR, 436 S STIBNITE AVE, UTILITY REFUND</u>	06/14/2018	142.04	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 170260.02:						142.04	.00					
1923	UTILITY REFUND #5	181250.02		<u>BRITTNI GREENHALGH, 1399 N ATHERTON AVE, UTILITY REFUND</u>	06/15/2018	8.59	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 181250.02:						8.59	.00					
1923	UTILITY REFUND #5	201095.01		<u>JOHN L &amp; AMBER MCNATT, 592 E SABLE RIDGE DR, UTILITY REFUND</u>	06/14/2018	67.83	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 201095.01:						67.83	.00					
1923	UTILITY REFUND #5	268026.01		<u>CBH HOMES, 2807 W CRENSHAW ST, UTILITY REFUND</u>	06/14/2018	12.48	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 268026.01:						12.48	.00					

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1923	UTILITY REFUND #5	268027.01		<u>CBH HOMES, 2833 W CRENSHAW ST. UTILITY REFUND</u>	06/15/2018	5.83	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 268027.01:						5.83	.00					
1923	UTILITY REFUND #5	278118.01		<u>CBH HOMES, 8836 S RED DELICIOUS WAY. UTILITY REFUND</u>	06/14/2018	74.68	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 278118.01:						74.68	.00					
1923	UTILITY REFUND #5	280580.01		<u>SUNRISE HOMES, 1187 W TANZANITE DR. UTILITY REFUND</u>	06/14/2018	30.75	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 280580.01:						30.75	.00					
1923	UTILITY REFUND #5	291020.01		<u>CBH, 6858 S NORDEAN AVE. UTILITY REFUND</u>	06/14/2018	51.28	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 291020.01:						51.28	.00					
1923	UTILITY REFUND #5	30190.01		<u>DAVID WILCOX, 1229 W OWYHEE ST. UTILITY REFUND</u>	06/14/2018	73.55	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 30190.01:						73.55	.00					
1923	UTILITY REFUND #5	302038.01		<u>RIVERWOOD HOMES, 532 E MERINO ST. UTILITY REFUND</u>	06/14/2018	67.34	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		
Total 302038.01:						67.34	.00					
1923	UTILITY REFUND #5	303107.01		<u>HUBBLE HOMES, 2249 N GREENVILLE AVE. UTILITY REFUND</u>	06/14/2018	41.35	.00	<u>99-1075 Utility Cash Clearing</u>	0	6/18		

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Total 303107.01:						41.35	.00					
1923	UTILITY REFUND #5	310330.01		<u>TOLL BROS. 9347 S ORENBURG AVE. UTILITY REFUND</u>	06/14/2018	32.56	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 310330.01:						32.56	.00					
1923	UTILITY REFUND #5	80460.02		<u>CHARMIN VELEZ. 862 N STRIKE WAY. UTILITY REFUND</u>	06/15/2018	132.51	.00	99-1075 Utility Cash Clearing	0	6/18		
Total 80460.02:						132.51	.00					
Total UTILITY REFUND #5:						884.48	.00					
<b>VICTORY GREENS</b>												
364	VICTORY GREENS	451435	7214	<u>REPLACEMENT TREES FOR VARIOUS PARK LOCATIONS. J.MORFIN. JUN.'18</u>	06/19/2018	1,983.50	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/18		
Total 451435:						1,983.50	.00					
Total VICTORY GREENS:						1,983.50	.00					
<b>WESTERN STATES CHEM</b>												
274	WESTERN STATES CHEM	181047		<u>DEO BLOCKS FOR THE PARK RESTROOMS. M.MEADE. JUN.'18</u>	06/15/2018	49.52	.00	01-6025 JANITORIAL	1004	6/18		
Total 181047:						49.52	.00					
Total WESTERN STATES CHEM:						49.52	.00					
<b>WEX BANK</b>												
1234	WEX BANK	54541806		<u>FUEL. MAY'18 - ADMIN</u>	06/22/2018	55.45	55.45	01-6300 FUEL	0	5/18	06/22/2018	

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
1234	WEX BANK	54541806		<u>FUEL, MAY'18 - P &amp; Z</u>	06/22/2018	15.74	15.74	<u>01-6300 FUEL</u>	1003	5/18	06/22/2018	
1234	WEX BANK	54541806		<u>FUEL, MAY'18 - PARKS</u>	06/22/2018	798.39	798.39	<u>01-6300 FUEL</u>	1004	5/18	06/22/2018	
1234	WEX BANK	54541806		<u>FUEL, MAY'18 - BUILDING INSPECTION</u>	06/22/2018	207.21	207.21	<u>01-6300 FUEL</u>	1005	5/18	06/22/2018	
1234	WEX BANK	54541806		<u>FUEL, MAY'18 - WATER</u>	06/22/2018	361.22	361.22	<u>20-6300 FUEL</u>	0	5/18	06/22/2018	
1234	WEX BANK	54541806		<u>FUEL, MAY'18 - SEWER</u>	06/22/2018	32.93	32.93	<u>21-6300 FUEL</u>	0	5/18	06/22/2018	
1234	WEX BANK	54541806		<u>FUEL, MAY'18 - P.I</u>	06/22/2018	98.53	98.53	<u>25-6300 FUEL</u>	0	5/18	06/22/2018	
Total 54541806:						1,569.47	1,569.47					
Total WEX BANK:						1,569.47	1,569.47					
<b>ZAMZOWS</b>												
66	ZAMZOWS	3942757-IN	7072	<u>STUMP AND VINE KILLER, BRUSH KILLER, AND ANT GRANULES, M.MEADE, MAY'18</u>	05/18/2018	75.95	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	5/18		
Total 3942757-IN:						75.95	.00					
66	ZAMZOWS	3943917-IN	7121	<u>PLANTS FOR DOWNTOWN PLANTERS, B.WITHROW, MAY'18</u>	05/30/2018	110.73	.00	<u>01-6150 MAINTENANCE &amp; REPAIRS - SYSTEM</u>	1004	5/18		
Total 3943917-IN:						110.73	.00					
Total ZAMZOWS:						186.68	.00					
Grand Totals:						274,998.64	91,360.63					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 6/15/2018-6/28/2018

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
----------	-------------	----------------	------	-------------	--------------	-----------------------	-------------	----------------------	---------------	-----------	-----------	--------

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

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

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

**RESOLUTION NO. R39-2018  
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO DESIGNATING THE RECORDS CUSTODIAN AND THE ALTERNATE RECORDS CUSTODIAN FOR THE CITY OF KUNA, IDAHO.**

**WHEREAS**, Senate Bill 1274 requires Idaho cities to designate records custodians and alternates to help members of the public who want to request public records; and

**WHEREAS**, Senate Bill 1274 takes effect July 1, 2018.

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Kuna, Idaho, as follows:

Chris Engels is designated as the primary records custodian for the City of Kuna, Idaho for all city departments, except for law enforcement records.

Ariana Welker is designated as the alternate records custodian for the City of Kuna, Idaho for all city departments, except for law enforcement records.

**PASSED BY THE CITY COUNCIL** of Kuna, Idaho this 3<sup>rd</sup> day of July, 2018.

**APPROVED BY THE MAYOR** of Kuna, Idaho this 3<sup>rd</sup> day of July, 2018.

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

ATTEST:

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



# 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: 18-12-FP (Final Plat) – Sailor Shores Meadows Sub. No. 2

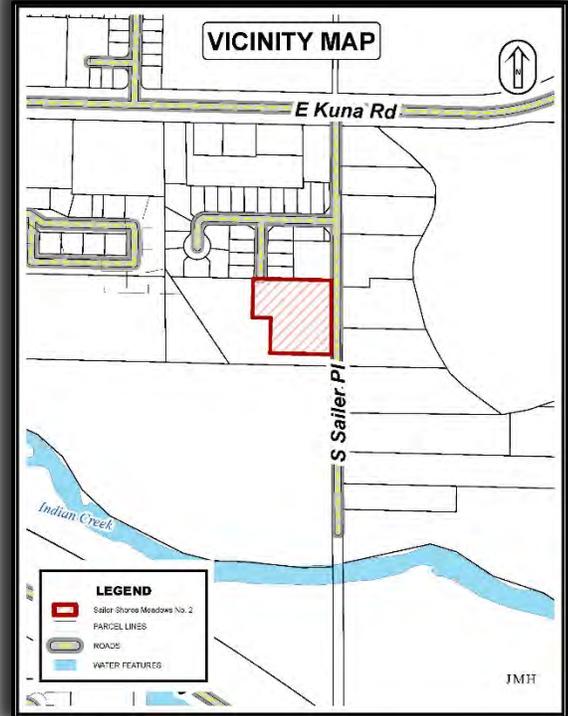
Location: South of Avalon St. & West of Sailer Pl., Kuna, ID 83634

Planner: Jace Hellman, Planner II

Meeting Date: July 3, 2018

Owner: SSM2 Company – Thomas Maile  
855 W Rush Rd.  
Eagle, ID 83616

Applicant: David Crawford – B&A Engineers, Inc.  
5505 W Franklin Rd.  
Boise, ID 83705  
208-343-3381  
[dacrawford@baengineers.com](mailto:dacrawford@baengineers.com)



**A. General Project Facts:**

1. The applicant is requesting final plat approval for Sailor Shores Meadows Subdivision No. 2 which has eight (8) residential building lots and three (3) common lots on a total of approximately 1.78 acres (Ada County Assessor Parcel No. R0615251730).

**B. Staff Analysis:**

1. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks final plat approval for Sailor Shores Meadows Subdivision No. 2.
2. Staff has determined that the proposed final plat for Sailor Shores Meadows Subdivision No. 2 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.

<b>Project name:</b> Sailor Shores Meadows Subd. No. 2	<b>Applicant:</b> David Crawford B&A Engineers, Inc.
---	---

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

Applicant (✓)	Description	Staff (✓)
X	Completed and signed Commission & Council Review Application.	X
X	All pages of the proposed Final Plat.	X
UNDER CONST.	Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation and other public improvements.	X
X	Approved Findings of Fact, Conclusions of Law for Preliminary Plat	X
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
X	Such other information as deemed necessary to establish whether or not all proper parties have signed and/or approved said final plat.	X
X	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
X	Any proposed restrictive covenants and/or deed restrictions, and homeowners' association documents.	X
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.*





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)	18-12-FP
Project name	Sailor Shores Meadows No. 2
Date Received	6/1/18
Date Accepted/Complete	6/18/18
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	7/3/18

#### Contact/Applicant Information

Owners of Record: <u>SSM2 Company- Thomas Maile</u>	Phone Number: _____
Address: <u>855 W. Rush Rd.</u>	E-Mail: _____
City, State, Zip: <u>Eagle, Id 83616</u>	Fax #: _____
Applicant (Developer): <u>David Crawford - B&amp;A Engineers, Inc.</u>	Phone Number: <u>208-343-3381</u>
Address: <u>5505 W. Franklin rd.</u>	E-Mail: <u>dacrawford@baengineers.com</u>
City, State, Zip: <u>Boise, Id. 83705</u>	Fax #: _____
Engineer/Representative: <u>Joseph D. Canning - B&amp;A Engineers, Inc.</u>	Phone Number: _____
Address: <u>Same as Applicant</u>	E-Mail: _____
City, State, Zip: _____	Fax #: _____

#### Subject Property Information

Site Address: _____
Site Location (Cross Streets): <u>South of Avalon St. &amp; West of Sailer Pl.</u>
Parcel Number (s): <u>R0615251730</u>
Section, Township, Range: <u>Sec 25, T2N, R1W</u>
Property size : <u>1.78 ac</u>
Current land use: <u>N/A</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>R-6</u> Proposed zoning district: <u>no change</u>

**Project Description**

Project / subdivision name: Sailor Shores Meadows Subdivision No. 2

General description of proposed project / request: City approval & signature on final plat.

---

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

---

Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: \_\_\_\_\_

Any existing buildings to remain?  Yes  No

Number of residential units: \_\_\_\_\_ Number of building lots: 8

Number of common and/or other lots: 3

Type of dwellings proposed:

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

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

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

Other \_\_\_\_\_

Minimum Square footage of structure (s): \_\_\_\_\_

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

Percentage of open space provided: \_\_\_\_\_ Acreage of open space: \_\_\_\_\_

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

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

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

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

Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_

Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

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

---

Proposed Parking:

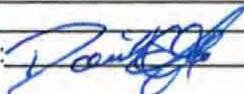
a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: \_\_\_\_\_

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

Applicant's Signature:  - BAA Engineers, Inc Date: 6/1/18

# B & A Engineers, Inc.

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

June 1, 2018

**City of Kuna**  
751 W. 4th St.  
Kuna, Idaho 83634

Subject: **Final Plat Approval Request for – Sailor Shores Meadows Sub. No. 2**

City Staff:

We are pleased to present the final plat application and supporting documents with a request for the applicable City signatures for the final plat of Sailor Shores Meadows Subdivision No. 2.

The development is currently under construction. The attached final Plat is in substantial conformance with the approved preliminary plat.

Based on limited field observations and information provided by others, we believe that all construction is being completed in substantial conformance with the approved construction plans.

On behalf of the applicant, as their representative, we respectfully request the signatures of the City for this Subdivision.

Sincerely,



David Crawford  
B&A Engineers, Inc.





00460642201800114360020020

## WARRANTY DEED

FOR VALUE RECEIVED, THOMAS G. MAILE and COLLEEN MAILE, husband and wife, Grantors, do hereby grant, bargain, sell and convey unto:

SSM2 Company, an Idaho corporation, Grantee, whose current address is: 885 W. Rush Road, Eagle, Idaho, Idaho the following described premises, in Ada County, Idaho, TO WIT:

A portion of Lot 5 of the Map of Avalon Orchard Tracts as recorded in Book 4 of Plats at Page 189, Records of Ada County, Idaho being situate in the Northwest Quarter of the Northeast Quarter of Section 25, Township 2 North Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the Northeast corner of said Section 25; thence North 89°05'33" West, 1,342.64 feet along the Northerly boundary of said Section 25 and the centerline of East Kuna Road to the centerline of South Sailer Place, which bears South 89°05'33" East, 1,324.81 feet from the Northwest corner of the Northeast Quarter of said Section 25; thence South 00°44'45" East 662.13 feet along the centerline of South Sailer Place; thence South 89° 15' 15" West, 20.01 feet to the Westerly right-of-way of South Sailer Place, which is the Point of Beginning; thence South 00°44'45" East, 286.20 feet along the Westerly right-of-way of South Sailer Place; thence North 39°10'15" west, 237.71 feet; thence North 00°49'45" East, 136.09 feet; thence North 39°10'15" West, 71.00 feet; thence North 00°49'45" East, 150.00 feet; thence South 89° 10' 15" East, 300.84 feet to the Point of Beginning.

TO HAVE AND TO HOLD the said premises, with it's appurtenances unto the said Grantee it's heirs and assigns forever. Said Grantors do hereby covenant to and with said Grantee that they are the owners in fee simple of said premises; that said premises are free from all encumbrances EXCEPT reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the year 2009, which are not yet due and payable, together with any encumbrances above referenced and they will warrant and defend the same from all lawful claims whatsoever.

Dated this 20 day of January, 2018.

THOMAS G. MAILE, Grantor

COLLEEN MAILE, Grantor

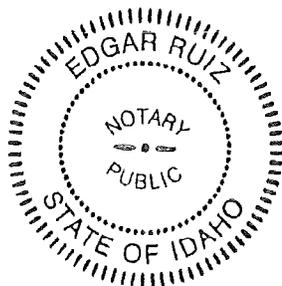
STATE OF IDAHO )

)ss.

County of Ada Canyon

On this 20 day of January, 2018, before me, a Notary Public in and for said State, personally appeared THOMAS G. MAILE and COLLEEN MAILE, husband and wife, known to me to be the persons whose names are attached to the foregoing instrument, and acknowledged execution thereof to me.

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



Notary Public for Idaho

Residing at Canyon

My Commission Expires 10/26/2022



# City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.cityofkuna.com

State of Idaho )  
                  ) ss.

County of Ada )

Thomas Maile  
Name

885 W. Rust  
Address

Eqdo  
City

Id  
State

83616  
Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to B&A Engineers, Inc.  
Name Address

to submit the accompanying application pertaining to that property.

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

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

Dated this 12<sup>th</sup> day of July, 2016

Thomas Maile  
Signature

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

Jenny Hall  
Notary Public for Idaho

Residing at: Boise

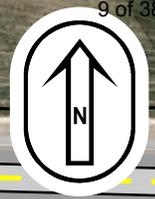
My commission expires: 1-13-2022



Exhibit  
A2d

# AERIAL MAP

## *E Kuna Rd*

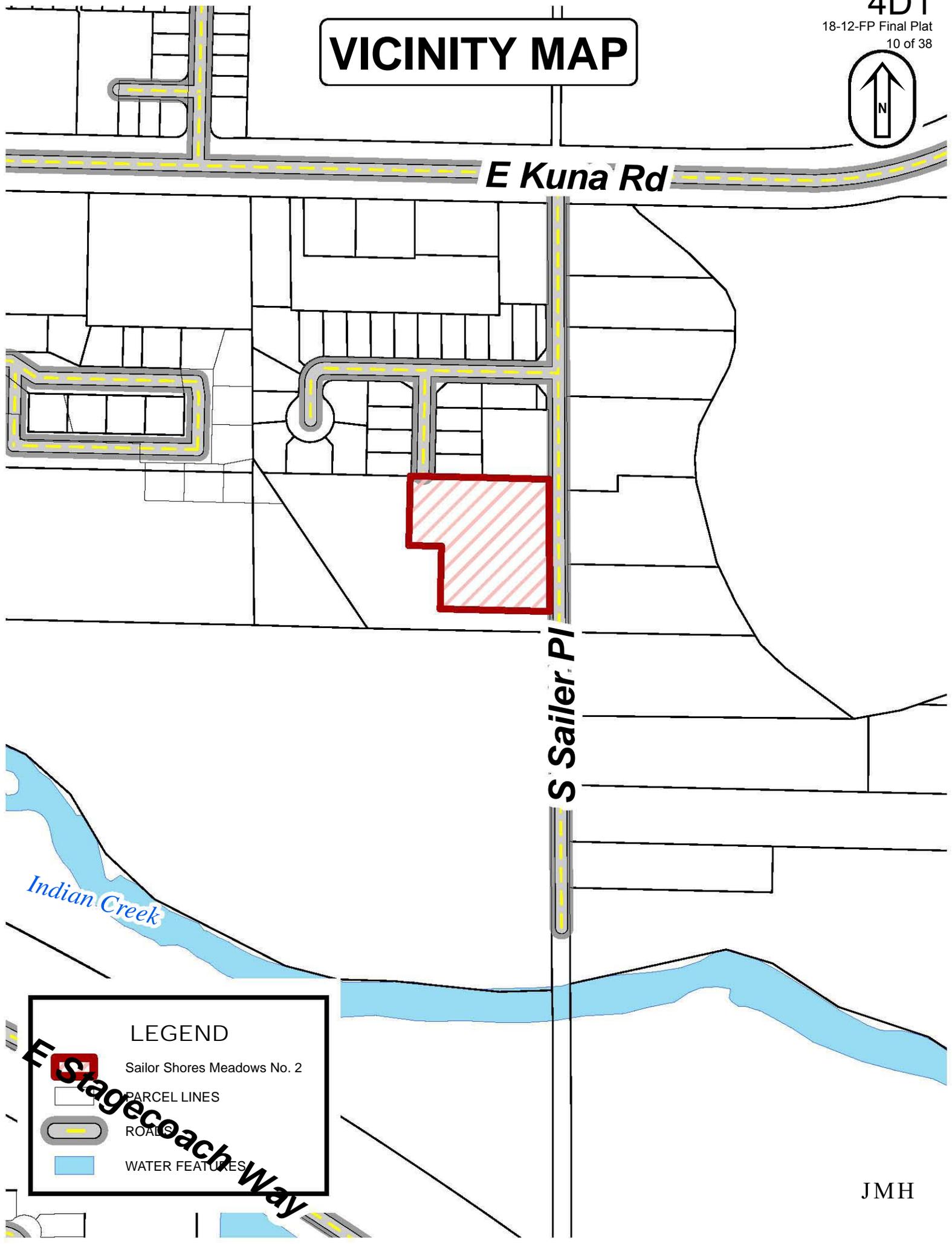
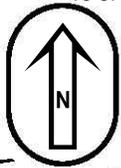


## *S Sailer Pl*

**LEGEND**

-  Sailor Shores Meadows No. 2
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

# VICINITY MAP



**LEGEND**

-  Sailor Shores Meadows No. 2
-  PARCEL LINES
-  ROAD
-  WATER FEATURES

**S Sailer Pl**

**E Kuna Rd**

*Indian Creek*

**E Stagecoach Way**

DRAFT

5.5.1.6.3 Mail boxes and sidewalk abutments around such mailboxes or any service facility, berg, fencing and landscaping abutting common areas, public and private streets or land conveyed for any public or quasi-public purpose.

5.5.1.6.4 Security and privacy gate(s) at the entrance to the Property.

5.5.2 Duties. In addition to duties necessary and proper to carry out the power delegated to the Association by this Declaration, and the Articles and Bylaws, without limiting the generality thereof, the Association or the Association's agent, if any, shall have the authority and the obligation to conduct all business affairs of the Association and to perform, without limitation, each of the following duties:

5.5.2.1 Operation and Maintenance of Sailor Shores Meadows Common Area Operate, maintain, and otherwise manage or provide for the operation, maintenance and management of the Sailor Shores Meadows Common Area, including but not limited to, the repair and replacement of property damaged or destroyed by casualty loss and the maintenance and repair of the private streets and streetlights.

Specifically, the Association shall, at Grantors sole discretion, operate and maintain all properties owned by Grantor which are designated by Grantor for temporary or permanent use by Members of the Association. Such properties may include those lands intended for open space uses.

Additionally, the Association shall maintain the security and privacy gate or gates installed on the Sailor Shores Meadows Common Area of the Property.

5.5.2.2 Reserve Account. Establish and fund a reserve account with a reputable banking institution or savings and loan association or title insurance company authorized to do business in the State of Idaho, which reserve account shall be dedicated to the costs of repair, replacement, maintenance and improvement of the Sailor Shores Meadows Common Area.

5.5.2.3 Maintenance of Berms and Fences. Maintain any and all berms, fences, and/or landscaping within the Sailor Shores Meadows Common Area.

5.5.2.4 Taxes and Assessments. Pay all real and personal property taxes and Assessments separately levied against the Sailor Shores Meadows Common Area or against Sailor Shores Meadows Subdivision, the Association and/or any other property owned by the Association. Such taxes and Assessments may be contested or compromised by the Association, provided, however, that such taxes and Assessments are paid or a bond insuring payment is posted prior to the sale or disposition of any property to satisfy the payment of such taxes and Assessments. In addition, the Association shall pay all other federal, state or local taxes, including income or corporate taxes, if any, levied against the Association.

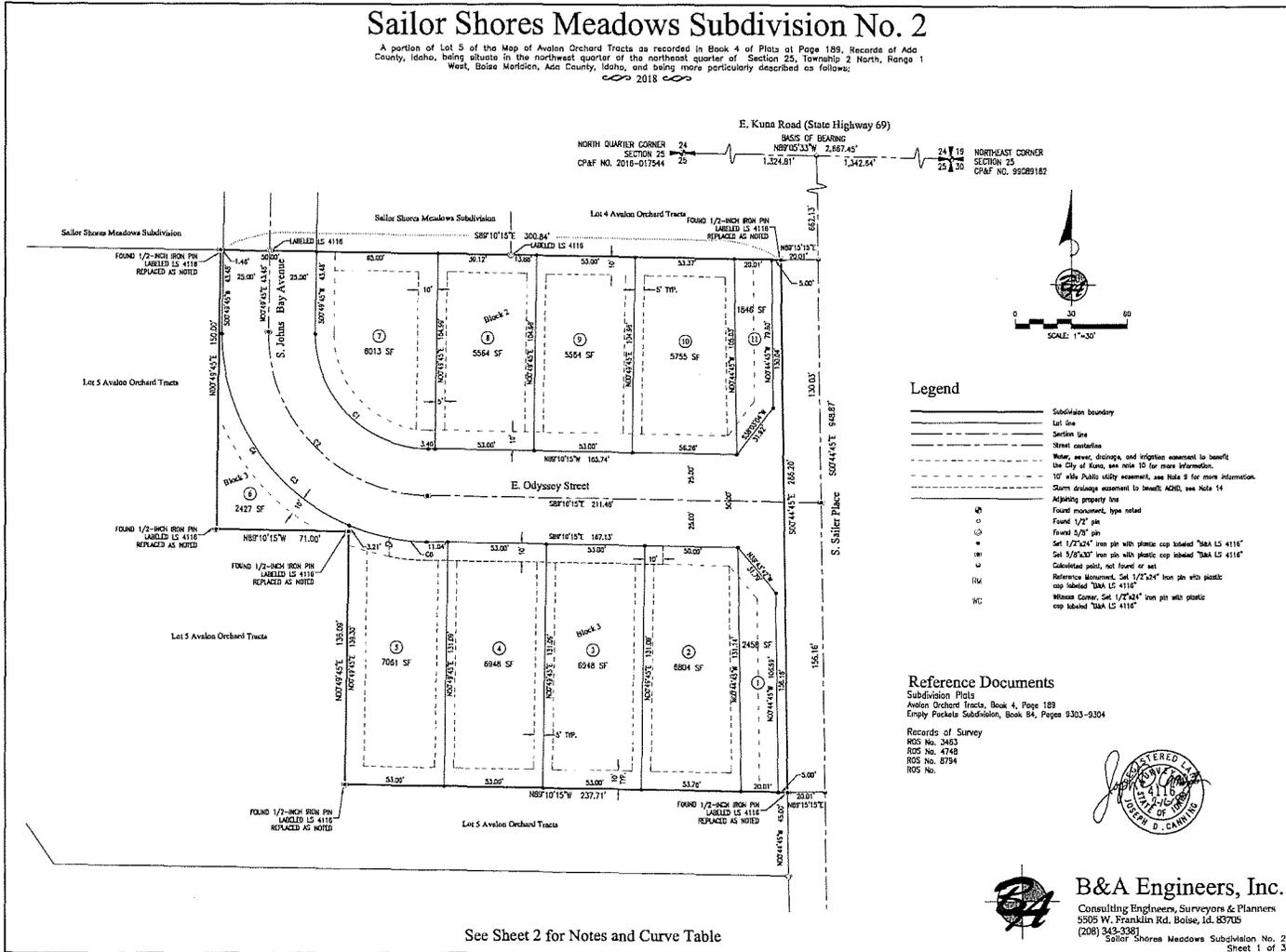




# Sailor Shores Meadows Subdivision No. 2

A portion of Lot 5 of the Map of Avalon Orchard Tracts as recorded in Book 4 of Plats at Page 189, Records of Ada County, Idaho, being situated in the northwest quarter of the northeast quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows.

© 2018



See Sheet 2 for Notes and Curve Table

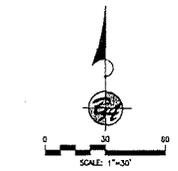
**Legend**

- Subdivision boundary
- Lot line
- Section line
- Street centerline
- Water, sewer, drainage and irrigation easement to benefit the City of Kuna, see note 10 for more information.
- 10' wide Public utility easement, see Note 9 for more information.
- Storm drainage easement to benefit ACD, see Note 14
- Adjoining property line
- Found monument, type noted
- Found 1/2" pin
- Found 5/8" pin
- Set 1/2"x24" iron pin with plastic cap labeled "BAA LS 4118"
- Set 5/8"x30" iron pin with plastic cap labeled "BAA LS 4118"
- Calculated point, not found or set
- Reference Monument, Set 1/2"x24" iron pin with plastic cap labeled "BAA LS 4118"
- Witness Corner, Set 1/2"x24" iron pin with plastic cap labeled "BAA LS 4118"

**Reference Documents**

Subdivision Plats  
Avalon Orchard Tracts, Book 4, Page 189  
Empty Pockets Subdivision, Book 84, Pages 8303-8304

Records of Survey  
RDS No. 3463  
RDS No. 4748  
RDS No. 8794  
RDS No.

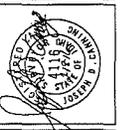


**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, Id. 83705  
(208) 343-3381  
Sailor Shores Meadows Subdivision No. 2  
Sheet 1 of 3

APPROVED BY CITY OF KUNA ENGINEER

\_\_\_\_\_  
SIGNATURE DATE

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



**Final Plat**  
Sailor Shores Meadows Subdivision No. 2  
A PORTION OF LOTS 1, 2 & 3 OF THE MAP OF AVALON ORCHARD TRACTS AS RECORDED IN BOOK 4 OF PLATS AT PAGE 189, RECORDS OF ADA COUNTY, IDAHO, BEING SITUATED IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO.

REVISIONS	DATE	BY
1	12-12-2017	JPM
2	12-12-2017	JPM
3	12-12-2017	JPM
4	12-12-2017	JPM
5	12-12-2017	JPM
6	12-12-2017	JPM

SCALE	SHEET NO.
AS SHOWN	2
DATE	
BY	
CHECKED BY	
DATE	
SCALE	
DATE	

2

# Sailor Shores Meadows Subdivision No. 2

## Notes

- This property lies within the Boise-Kuna Irrigation District and the Kuna Municipal Irrigation District. All lots within this subdivision are subject to assessments. Irrigation water will be provided by the Kuna Municipal Irrigation District in compliance with Idaho Code Section §31-2802(1)(b).
- All references to Homeowners' Association herein are to the Sailor Shores Meadows Subdivision Homeowners' Association and the owners of the lots within said subdivision, jointly.
- Any subdivision of this plot shall comply with the applicable zoning regulations in effect at the time of the subdivision and may require amendment of the development agreement.
- 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 deed report for Sailor Shores Meadows Subdivision No. 2.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lot 11 Block 2, and Lots 1 & 6, Block 3, are designated as common area lots to be owned and maintained by the Homeowners' Association. This ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna. The Homeowners' Association is responsible for payment of irrigation assessments. In the event the Homeowners' Association fails to pay assessments, each residential lot is responsible for a fractional share of the assessment, as determined by the City of Kuna.
- No easement shown or designated herein shall preclude low construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
- Public utility easement is hereby dedicated as follows:  
• 10-foot wide along public rights-of-ways.
- Water, sewer, drainage, and irrigation easements are hereby dedicated to the City of Kuna for the installation and maintenance of lines as shown herein (unless otherwise dimensioned).  
• 10-foot wide along public rights-of-ways, rear lot lines and the exterior boundary.  
• 10-foot wide centered on interior lot lines (unless otherwise dimensioned).
- Direct lot access to S. Sailor Place is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Kuna.
- 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 Section §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 conditions 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 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".
- Portions of Lots 2 through 5, Block 3 are vacant to and contain the ACHD storm water drainage system. This lot is encumbered by that certain Final Amended Master Perpetual Storm Water Drainage Easement, recorded on November 10, 2013 as Instrument No. 2013-103286, 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 §40-2002 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system.
- This development is subject to a License Agreement, Inst. No. \_\_\_\_\_ to benefit the Ada County Highway District.

Curve Table					
CURVE	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH	CHORD BEARING
C1	26.61'	83.21'	97°00'00"	5.441610'	84.86'
C2	135.86'	88.51'	97°00'00"	5.441610'	122.34'
C3	175.10'	111.51'	97°00'00"	5.441610'	157.89'
C4	133.13'	111.51'	67°30'25"	5.350702'	124.53'
C5	43.07'	111.51'	27°06'25"	5.260702'	42.26'
C6	20.23'	111.51'	10°23'59"	5.835629'	20.23'



## Certificate of Owner

KNOW ALL MEN BY THESE PRESENTS: That the undersigned does hereby certify that it is the owner of a certain tract of land to be known as SAILOR SHORES MEADOWS SUBDIVISION NO. 2, and that it intends to include the following described land in this plat:

A portion of Lot 5 of the Map of Avalon Orchard Tracts as recorded in Book 4 of Plats at Page 189, Records of Ada County, Idaho, being situated in the northwest quarter of the northeast quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of said Section 25; thence N89°05'33"W, 1,342.64 feet along the northerly boundary of said Section 25 and the centerline of East Kuna Road to the centerline of South Sailor Place, which bears S89°05'33"E, 1,324.81 feet from the northeast corner of said Section 25; thence S89°04'45"E, 862.13 feet along the centerline of South Sailor Place; thence S89°15'15"W, 200.01 feet to the westerly right-of-way of South Sailor Place, which is the Point of Beginning;

- Thence S07°44'45"E, 286.20 feet along the westerly right-of-way of South Sailor Place;
- Thence N89°10'15"W, 237.71 feet;
- Thence N07°49'45"E, 136.09 feet;
- Thence N89°10'15"W, 71.00 feet;
- Thence N07°49'45"E, 150.00 feet;
- Thence S89°10'15"W, 300.84 feet to the Point of Beginning.

Comprising 1.78 acres, more or less.

See Sheet 3 for Signature



**B & A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, Id. 83705  
(208) 343-3381  
Sailor Shores Meadows Subdivision No. 2  
Sheet 2 of 3

APPROVED BY CITY OF KUNA ENGINEER

\_\_\_\_\_  
SIGNATURE DATE

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

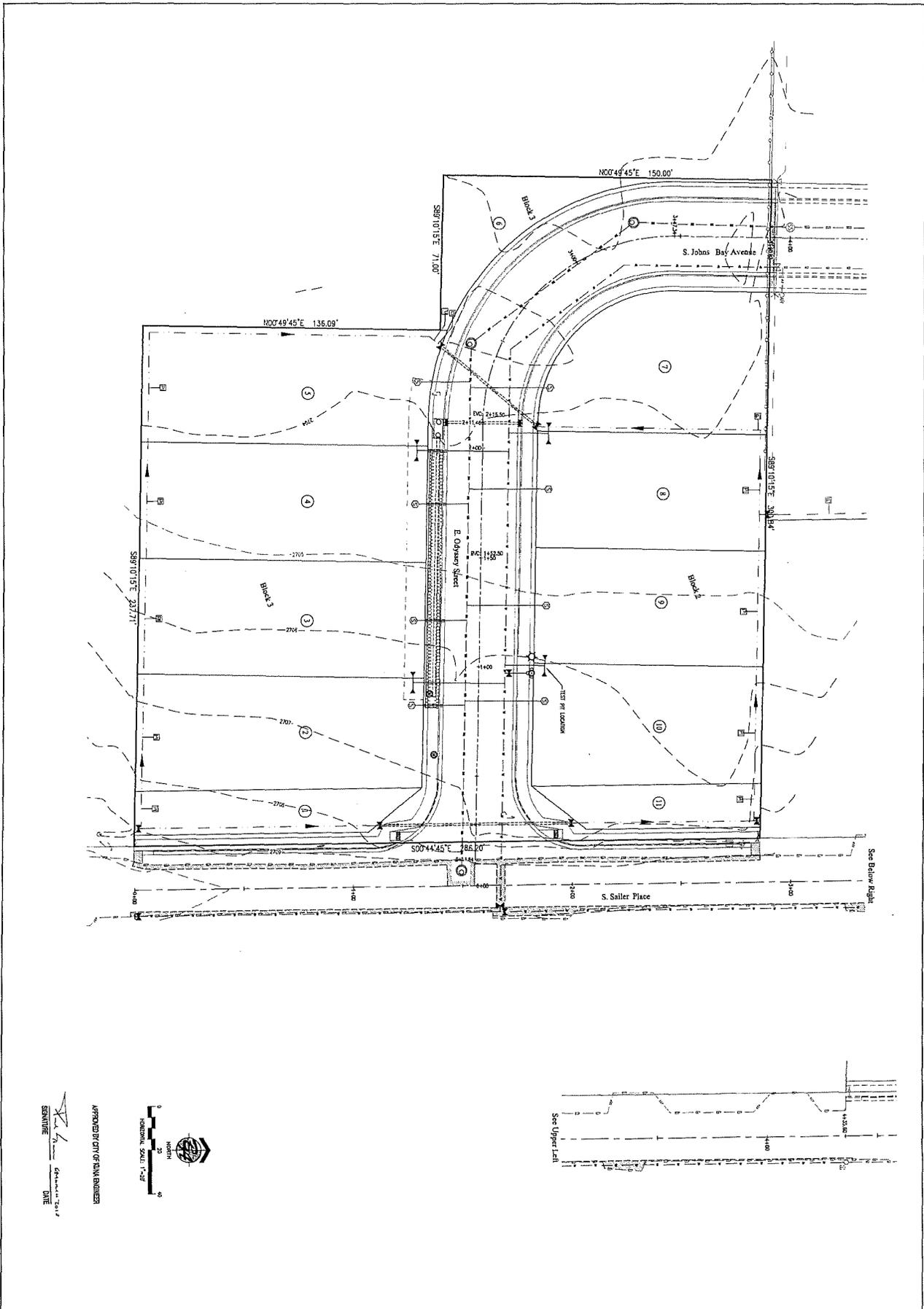


Final Plat  
Sailor Shores Meadows Subdivision No. 2  
A PORTION OF LOTS 1 & 3 OF THE AVALON ORCHARD TRACTS AS RECORDED IN BOOK 4 AT PAGE 189, IN THE RECORDS OF ADA COUNTY, IDAHO, BEING SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

REV.	DATE	BY	DESCRIPTION
1	08/20/2018	JAC	PREPARED FOR REVIEW
2	08/20/2018	JAC	FOR REVIEW
3	08/20/2018	JAC	FOR REVIEW
4	08/20/2018	JAC	FOR REVIEW
5	08/20/2018	JAC	FOR REVIEW
6	08/20/2018	JAC	FOR REVIEW
7	08/20/2018	JAC	FOR REVIEW
8	08/20/2018	JAC	FOR REVIEW
9	08/20/2018	JAC	FOR REVIEW
10	08/20/2018	JAC	FOR REVIEW

DATE: 08/20/2018  
DRAWN BY: JAC  
CHECKED BY: JAC  
DATE: 08/20/2018  
SCALE: AS SHOWN  
SHEET NO. 2.1

2.1



APPROVED BY CITY OF BOISE ENGINEER

DATE

SCALE: 1" = 40'

NORTH

NATIONAL SCALE 1" = 40'

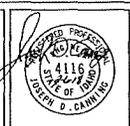
SCALE	1" = 40'
DATE	NOVEMBER 28, 2017
DESIGN BY	DAVID HOFFMAN/AMK
CHECKED BY	J.D. GANNON
PROJECT NO.	17011
DRAWING FILE NAME	SAILOR SHORES 2 - CIVIL PLANS.DWG

REV.	DESC.	DATE/BY
A	CITY OF BOISE COMMENTS DATED DECEMBER 8, 2017	12-08-17 BJK
B	CITY OF BOISE COMMENTS DATED DECEMBER 8, 2017	12-08-17 BJK
C	IDAHO COUNTY TROWER CORRECT COMMENTS DATED DEC. 26, 2017	12-26-17 BJK

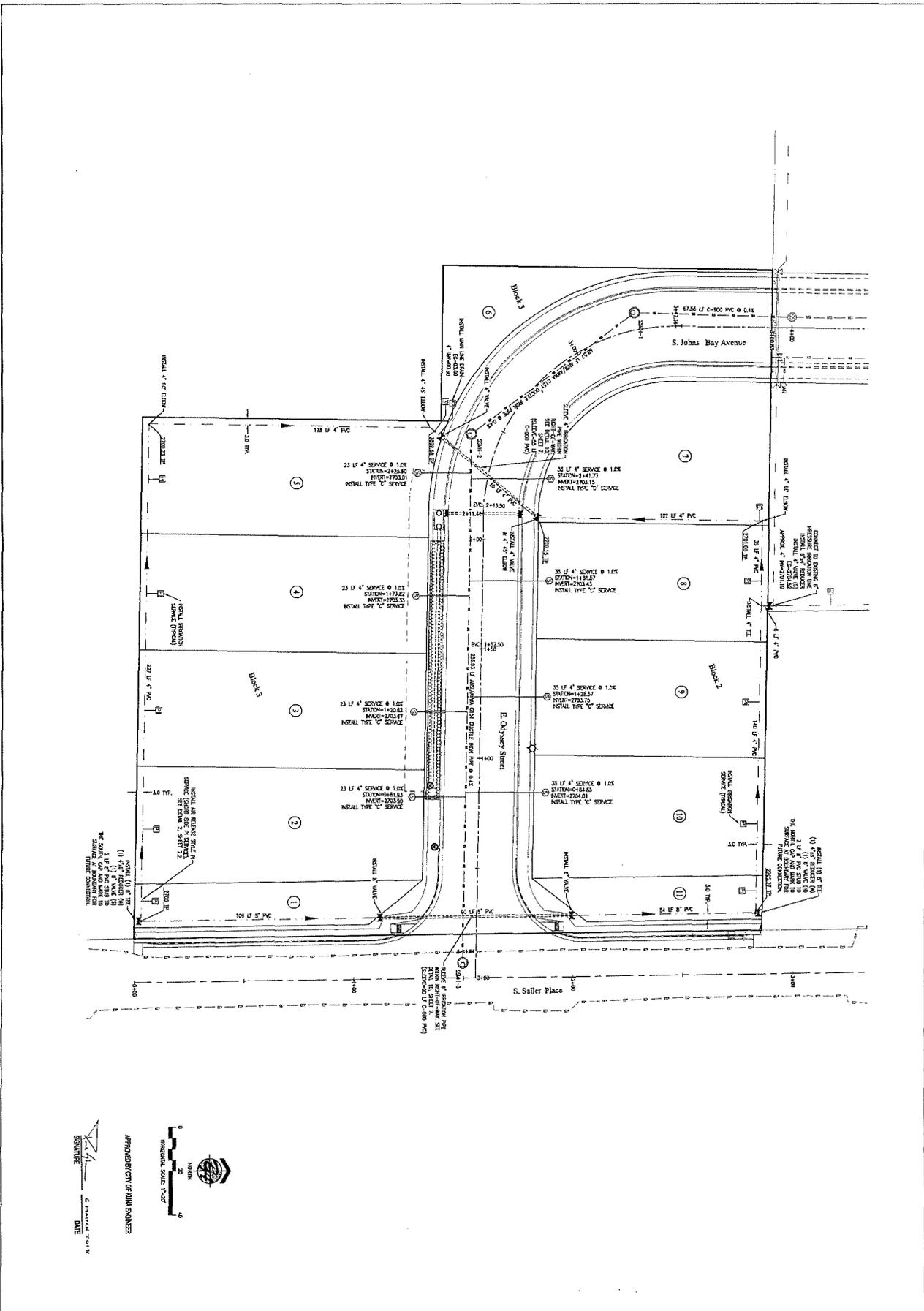
**Site Composite Plan**  
**Sailor Shores Meadows Subdivision No. 2**

A PORTION OF LOTS 1 & 3 OF THE AVALON ORCHARD TRACTS SUBDIVISION AS RECORDED IN BOOK 4, AT PAGE 183, IN THE OFFICE OF THE ADA COUNTY RECORDS.

SITUE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE WAZEVAN, BOISE CITY, ADA COUNTY, IDAHO.



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



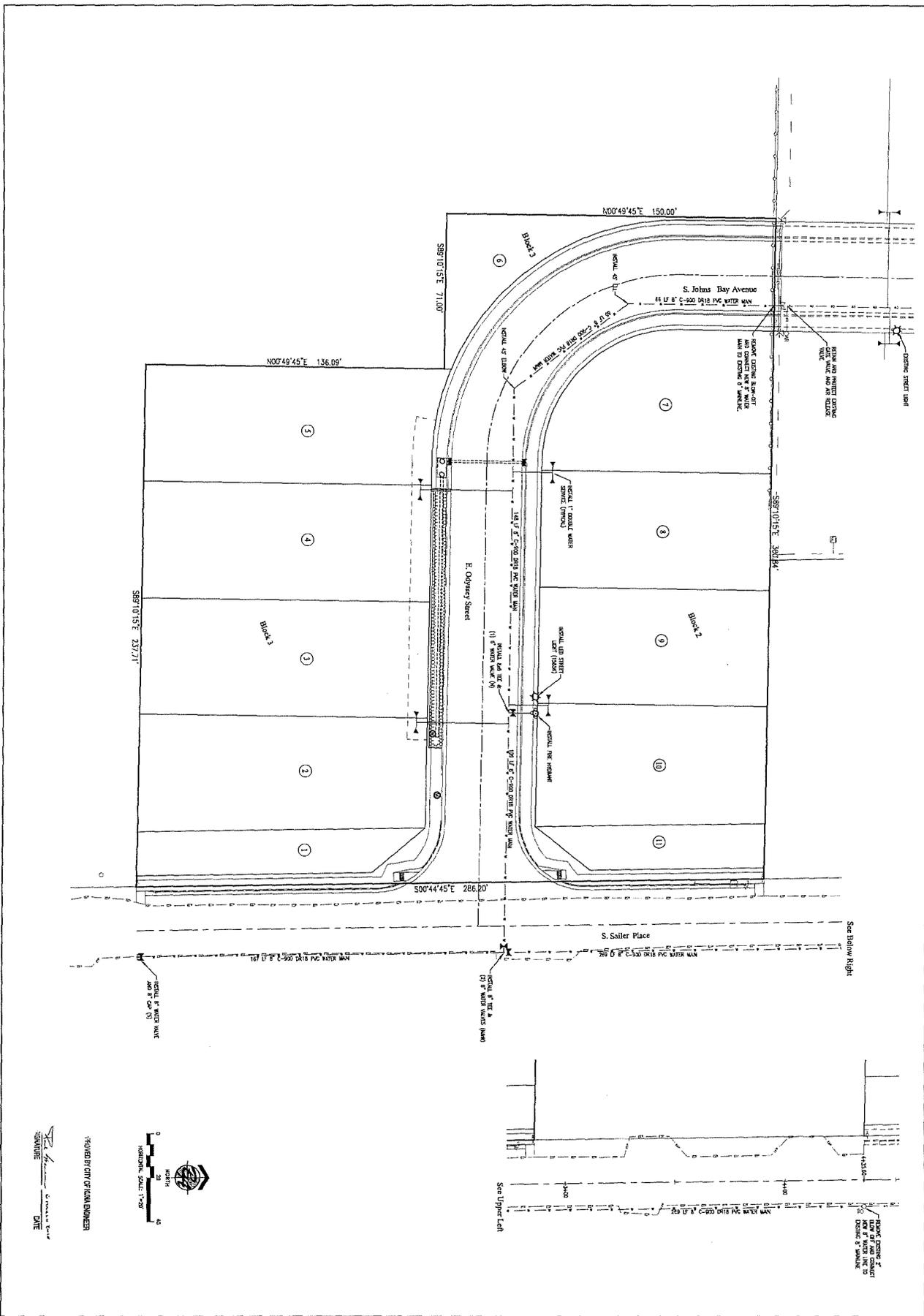
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 DATE NOVEMBER 23, 2017  
 DRAWN BY: B.A.S./D.B./J.M.K.  
 CHECKED BY: J.D. DANZON  
 PROJECT NO. 18-12-FP  
 SHEET NO. 3.1

REV.	DESC.	DATE/BY
1	CITY OF BOISE COMMENTS DATED DECEMBER 5, 2017	12-05-17 J.M.K.
2	CITY OF FRANK COMMENTS DATED DECEMBER 8, 2017	12-08-17 J.M.K.
3	ADJ. COUNTY HEALTH DISTRICT COMMENTS DATED DEC. 29, 2017	12-29-17 J.M.K.

**Composite Sewer & Pressure Irrigation Plan**  
**Sailors Meadows Subdivision No. 2**  
 A PORTION OF LOTS 1 & 3 OF THE AVONCHARD TRACTS SUBDIVISION, AS RECORDED IN BOOK 4 AT PAGE 169, IN THE OFFICE OF THE ADA COUNTY RECORDER, SITUATE IN THE NORTHWEST QUARTER OF THE NORTH EAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.



**B&A Engineers, Inc.**  
 Consulting Engineers, Surveyors & Planners  
 3505 W. Franklin Rd. Boise, ID 83705  
 (208) 343-5381



SCALE: AS SHOWN

DATE: NOVEMBER 28, 2017

DRAWN BY: BAC/AM/D/S/M/C

CHECKED BY: J.S. GARDING

PROJECT NO.: 1803

DRAWING FILE NAME: SAILOR SHORES 1 COOK PLAN(S)

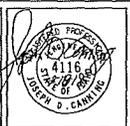
APPROVED BY CITY OF PALM BEACH ENGINEERS

DATE: 01/18/18

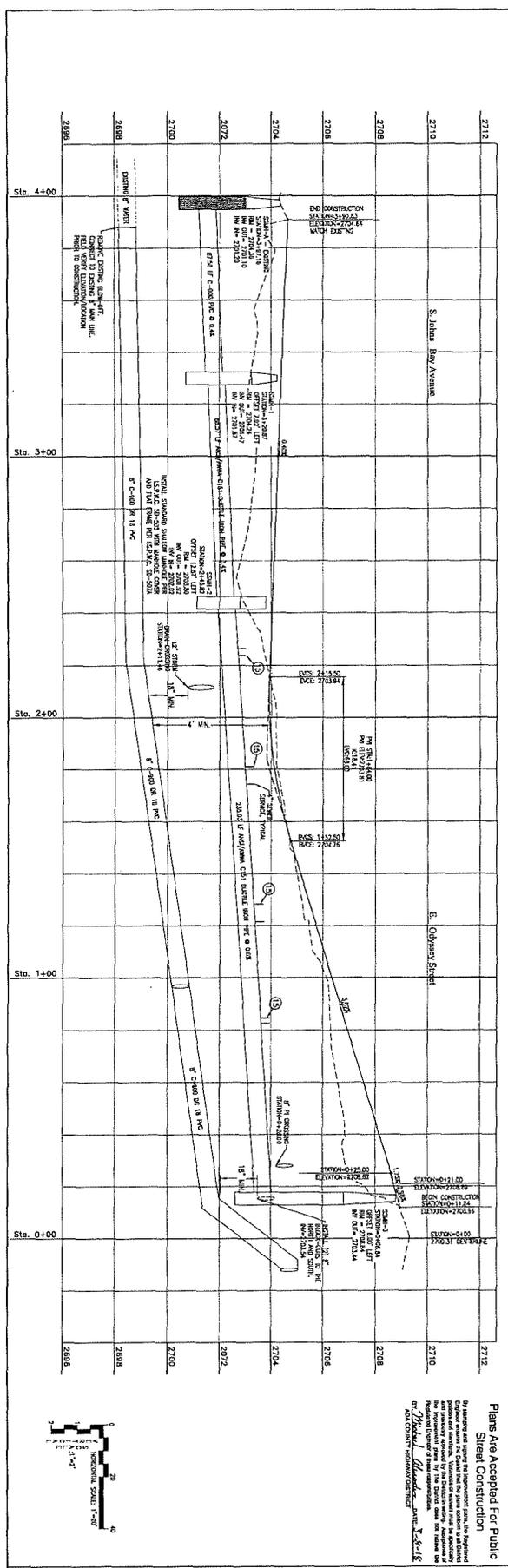
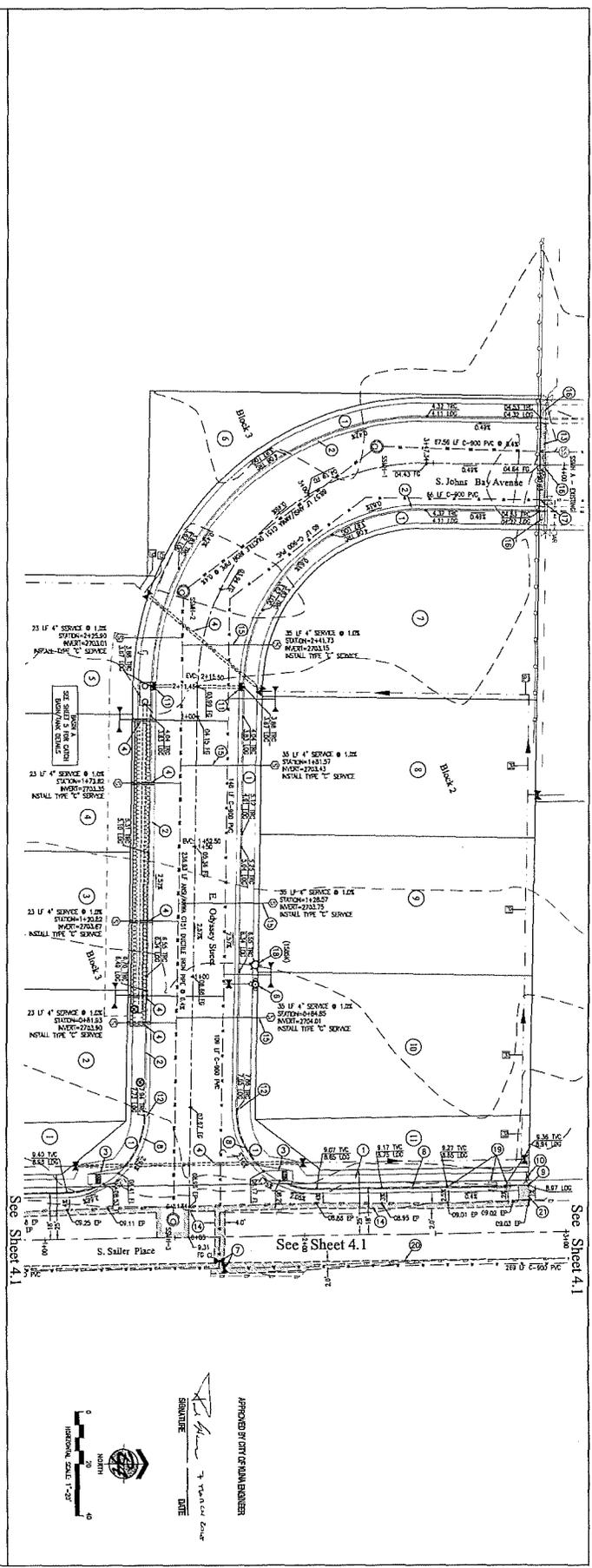
REV.	DESC.	DATE/BY
A	CITY OF PALM BEACH COMMENTS DATED DECEMBER 5, 2017	1-23-18 RMC
B	CITY OF PALM BEACH COMMENTS DATED NOVEMBER 9, 2017	1-23-18 RMC
C	ADA COUNTY HIGHWAY DISTRICT COMMENTS DATED DEC. 20, 2017	1-23-18 RMC

**Composite Water & Street Light Plan**  
**Sailor Shores Meadows Subdivision No. 2**

A PORTION OF LOTS 1 & 3 OF THE HULLON BROWARD TRACTS SUPERVISION, AS RECORDED IN BOOK 4 AT PAGE 169, IN THE OFFICE OF THE ADA COUNTY RECORDER, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KERN CITY, ADA COUNTY, IDAHO.



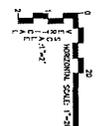
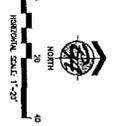
**B&A Engineers, Inc.**  
 Consulting Engineers, Surveyors & Planners  
 5505 W. Franklin Rd. Boise, Id. 83705  
 (208) 343-3381



Plans Are Accepted For Public Street Construction

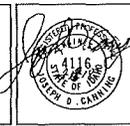
By accepting and signing the Department's form, the Engineer certifies that the proposed street construction complies with the applicable provisions of the City of Boise, Idaho, and the applicable provisions of the Idaho Statewide Uniform Building Code, and that the proposed street construction is in accordance with the applicable provisions of the Idaho Statewide Uniform Building Code.

APPROVED BY CITY OF BOISE ENGINEER  
 SIGNATURE: \_\_\_\_\_  
 DATE: \_\_\_\_\_



Plan/Profile - S. Johns Bay & Odyssey Street  
 Sailer Shores Meadows Subdivision No. 2

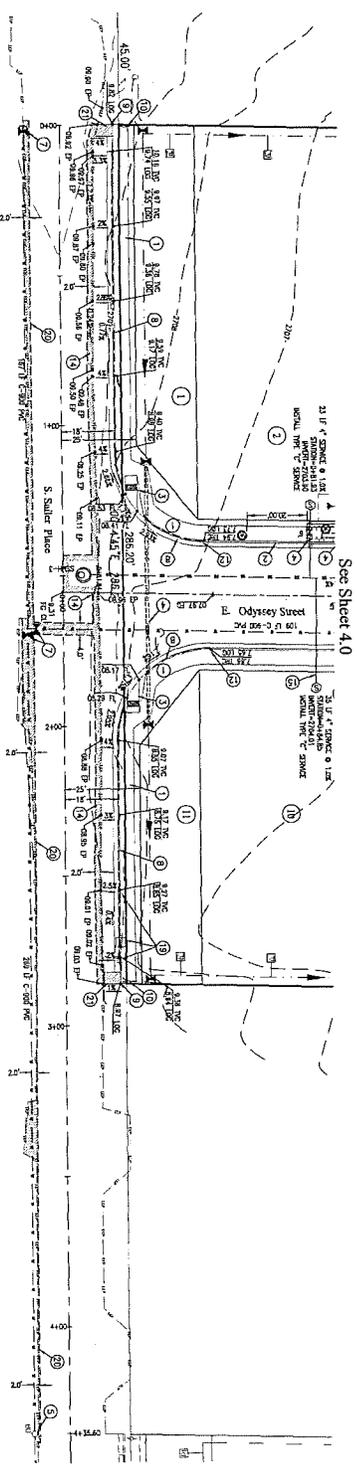
A PORTION OF LOTS 1 & 3 OF THE AVALON GROUND TRACTS SUBDIVISION, AS RECORDED IN BOOK 4 AT PAGE 183, IN THE OFFICE OF THE ADA COUNTY RECORDER, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, BOISE CITY, ADA COUNTY, IDAHO.



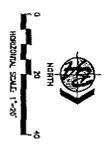
**B&A Engineers, Inc.**  
 Consulting Engineers, Surveyors & Planners  
 5505 W. Franklin Rd. Boise, Id. 83705  
 (208) 343-3381

REV.	DESC.	DATE/BY
A	ISSUE FOR PERMITS	11-15-18 JMK
B	ISSUE FOR PERMITS	11-15-18 JMK
C	ADA COUNTY NORTH DISTRICT EXAMINER'S DATED DEC. 30, 2018 - 23-18 JMK	12-13-18 JMK

SCALE: AS SHOWN  
 DATE: NOVEMBER 18, 2017  
 DRAWN BY: JMK  
 CHECKED BY: JMK  
 DEIGNED BY: JMK  
 PROJECT NO.:  
 SITE:  
 DRAWING FILE NAME: SAILER SHORES 2 COND PLANING



See Sheet 4.0



APPROVED BY CITY OF IDAHO ENGINEERS

*[Signature]*  
DATE: 3/1/2017

Plans Are Accepted For Public  
Street Construction

For purposes and subject to the requirements of the Uniform Rules of Practice and Procedure for the City of Boise, the City Engineer has reviewed and approved the plans for public street construction and the City Engineer's approval is hereby certified. The City Engineer's approval is not a guarantee of the accuracy or completeness of the information provided on these plans.

BY: *[Signature]* DATE: 3/1/17  
CITY ENGINEER

REV.	DESC.	DATE/BY
1	ISSUE FOR PUBLIC COMMENTS DATED DECEMBER 5, 2017	12-05-17 BJK
2	CITY OF IDAHO COMMENTS DATED DECEMBER 8, 2017	12-08-17 BJK
3	FOR COUNTY HEALTH DEPARTMENT COMMENTS DATED DEC 28, 2017	12-28-17 BJK

**Right-of-Way Improvements - S. Sailor Place**  
**Sailor Shores Meadows Subdivision No. 2**

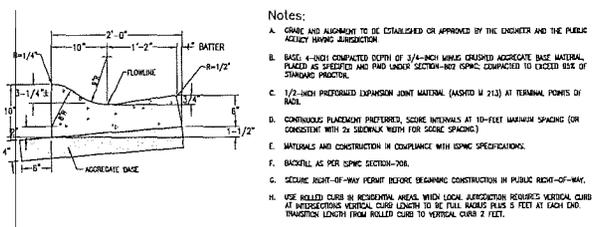
A PORTION OF LOTS 1 & 3 OF THE AVALON ORCHARD TRACTS SUBDIVISION AS RECORDED IN BOOK 441 PAGE 169, IN THE OFFICE OF THE ADA COUNTY RECORDER, SITUATE IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, ADA COUNTY, IDAHO.



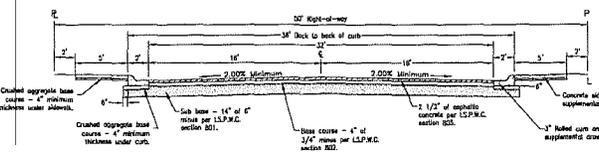
**B&A Engineers, Inc.**  
Consulting Engineers, Surveyors & Planners  
5505 W. Franklin Rd. Boise, Id. 83705  
(208) 343-3381



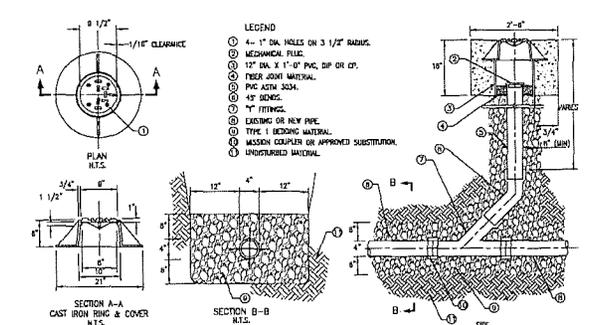




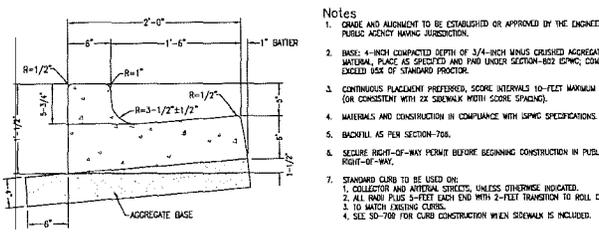
1 Typical 3" Rolled Curb And Gutter  
REF: DAWG STANDARDS FOR PUBLIC WORKS CONSTRUCTION, ADOPT SUPPLEMENTAL STD DWG. SD-702. NOT TO SCALE.



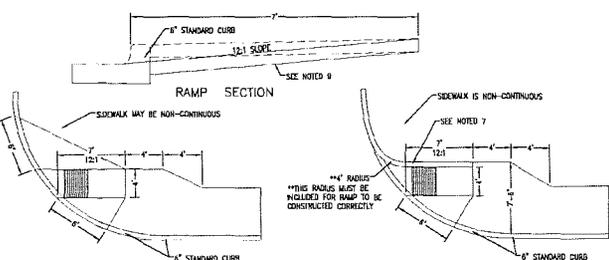
2 Typical Local Street Section  
NOT TO SCALE



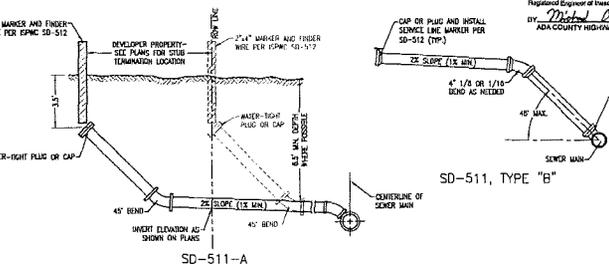
3 Standard 4" Traffic Rated Clean-out  
REF: DAWG STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-504. NOT TO SCALE.



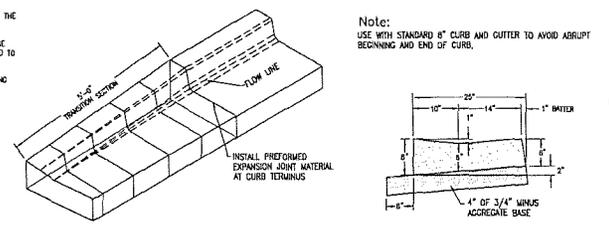
4 Typical 6" Vertical Curb & Gutter  
REF: DAWG STANDARDS FOR PUBLIC WORKS CONSTRUCTION, ADOPT SUPPLEMENTAL STD DWG. SD-701. NOT TO SCALE.



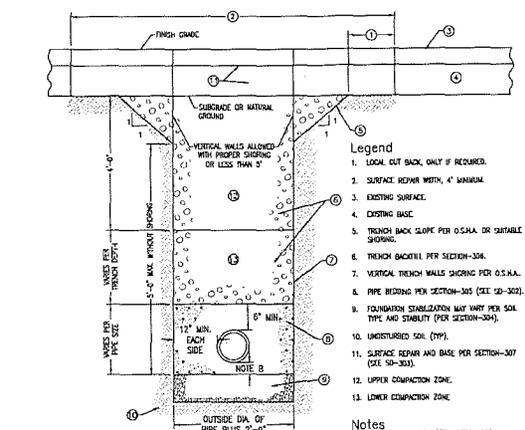
5 Pedestrian Ramp - Type "C"  
REF: DAWG STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-712-C. NOT TO SCALE.



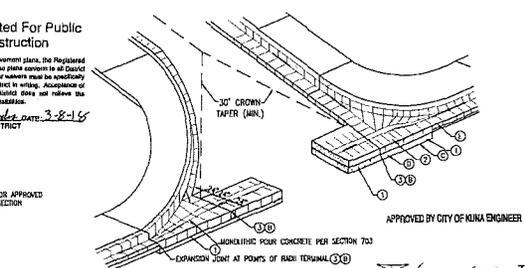
6 Standard Sewer Service Connection  
REF: DAWG STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-511 & SD-511-A. NOT TO SCALE.



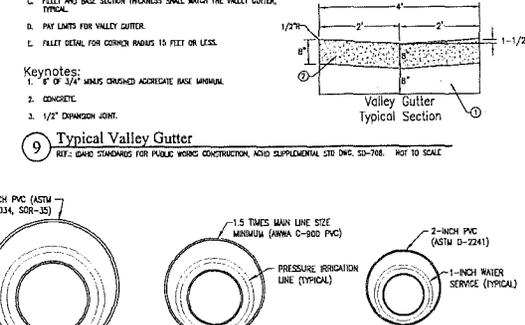
7 Curb Terminus  
REF: DAWG STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-700. NOT TO SCALE.



8 Typical Trench Detail  
REF: DAWG STANDARDS FOR PUBLIC WORKS CONSTRUCTION, STD DWG. SD-301. NOT TO SCALE.



9 Typical Valley Gutter  
REF: DAWG STANDARDS FOR PUBLIC WORKS CONSTRUCTION, ADOPT SUPPLEMENTAL STD DWG. SD-708. NOT TO SCALE.



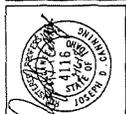
10 Pipe Sleeve Section Detail  
NOT TO SCALE

- Notes:
- GRADE AND ALIGNMENT TO BE ESTABLISHED OR APPROVED BY THE ENGINEER AND THE PUBLIC AGENCY HAVING JURISDICTION.
  - BASE: 4-INCH COMPACTED DEPTH OF 3/4-INCH MINUS CRUSHED AGGREGATE BASE MATERIAL, PLACED AS SPECIFIED AND PAID UNDER SECTION-802 C/M/C, COMPACTED TO EXCEED 95% OF STANDARD PROCTOR.
  - 1/2-INCH PREFORMED EXPANSION JOINT MATERIAL (ASTM D 2113) AT TERMINAL POINTS OF CURB.
  - CONTINUOUS PLACEMENT PREFERRED, SCORE INTERVALS 10-FEET MAXIMUM SPACING (OR CONSISTENT WITH 2X SIDEWALK WIDTH SCORE SPACING).
  - MATERIALS AND CONSTRUCTION IN COMPLIANCE WITH SPWC SPECIFICATIONS.
  - BACKFILL AS PER SECTION-704.
  - SECURE RIGHT-OF-WAY PERMIT BEFORE BEGINNING CONSTRUCTION IN PUBLIC RIGHT-OF-WAY.
  - USE ROLLED CURB IN RESIDENTIAL AREAS, WITH LOCAL JURISDICTION REQUIRES VERTICAL CURB AT INTERSECTIONS, VERTICAL CURB LENGTH TO BE FULL RADIUS PLUS 5 FEET AT EACH END, TRANSITION LENGTH FROM ROLLED CURB TO VERTICAL CURB 2 FEET.

- Notes:
- THIS TYPE OF RAMP MAY BE USED FOR LARGE COMMERCIAL APPROACHES WHERE THE STANDARD CONCRETE APPROACH IS NOT REQUIRED. THESE ALSO MAY BE USED FOR ALLEY AND PRIVATE STREET APPROACHES WHERE:
    - THE SIDEWALK IS NOT REQUIRED TO CONTINUE AROUND THE RAMP.
    - A SECOND RAMP IS NOT REQUIRED TO MAINTAIN PEDESTRIANS ACROSS THE PRIMARY STREET.
  - CURB ON THE RADIUS MUST BE 8" STANDARD FOR SHOWN DIMENSIONS.
  - ALL RAMP SURFACES MUST BE 12:1 SLOPE TO CONFORM TO ADA REQUIREMENTS.
  - THIS TYPE OF CORNER MUST HAVE A SINGLE RAMP TURNED PARALLEL TO THE PRIMARY STREET.
  - CORNER RADIUS IS 15' MINIMUM. THE DISTRICT MAY REQUIRE LARGER SIZES WHERE LARGER VEHICLE TURNING IS EXPECTED.
  - THE RAMP THROAT WIDTH MUST BE 3 FEET MEASURED PERPENDICULAR TO THE 3 FEET THROAT SIDE, THE RAMP THROAT DEPTH MUST BE 3 FEET MEASURED FROM THE FACE OF THE CURB TO THE BACK OF THE APPROACH, THE 7 FOOT SIDE OF THE RAMP THROAT MUST BE PARALLEL WITH THE EXPECTED PATH OF THE PEDESTRIAN AND NOT PERPENDICULAR TO THE CURB (FOR EXAMPLE, PARALLEL WITH THE CROSS WALK STRIPES ON THE PRIMARY STREET CURB).
  - THE RAMP HING MUST BE 8 FEET MEASURED AT THE CURB FACE FOR 8" STANDARD CURB, THE HING MUST FROM THE SIDE IS ESTABLISHED AND REDUCED WITH A WOOD SUBSTITUTE THAT IS 4 INCHES HIGH AT THE FACE OF THE STANDARD CURB AND 9 INCHES HIGH AT THE BACK OF THE RAMP AND PARALLEL LONGITUDINALLY WITH THE RAMP.
  - ALL RAMP MUST HAVE A MINIMUM 4 FOOT X 4 FOOT LANDING SPACING THEM FOR PEDESTRIANS.
  - ALL CONCRETE ALLOWING THE RADIUS WIDTH AND AROUND THE RAMP SHALL BE 3 INCHES THICK WITH 4 INCHES OF 3/4 INCH AGGREGATE BASE.
  - RAMP CROSS SLOPE TO BE 1:25 @ 0.5%.  
 Planes Are Accepted For Public Street Construction  
 BY: *Michael Alexander* DATE: 3-8-18  
 ADA COUNTY HIGHWAY DISTRICT

- Legend
- LOCAL CUT BACK, ONLY IF REQUIRED.
  - SURFACE REPAIR WITH 4" MINIMUM.
  - EXISTING SURFACE.
  - EXISTING BASE.
  - TRENCH BACK SLOPE PER O.S.H.A. OR SUTABLE SHOWING.
  - TRENCH BACKFILL PER SECTION-306.
  - VERTICAL TRENCH WALLS SLOPING PER O.S.H.A.
  - PIPE BEDDING PER SECTION-305 (SEE SD-302).
  - FOUNDATION STABILIZATION MAY VARY PER SOA TYPE AND STABILITY (PER SECTION-304).
  - UNDISTURBED SOIL (TOP).
  - SURFACE REPAIR AND BASE PER SECTION-307 (SEE SD-303).
  - UPPER COMPACTION ZONE.
  - LOWER COMPACTION ZONE.
- Notes:
- TRENCH EXCAVATION PER SECTION 301.
  - PIPE BEDDING PER SECTION 305.
  - BACKFILL AND COMPACTION PER SECTION 306.

**B & A Engineers, Inc.**  
 Consulting Engineers, Surveyors & Planners  
 5603 W. Franklin Rd., Boise, Idaho 83725  
 (208) 343-1381



**Construction Details**  
 Sailor Shores Meadows Subdivision No. 2  
 A PORTION OF LOTS 1 & 2 OF THE ANGLON OCEANO BEACHS SUBDIVISION, TRACT 100, IN THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, T12N, R10E, S4E, BOISE DISTRICT, KUNA CITY, ADA COUNTY, IDAHO.

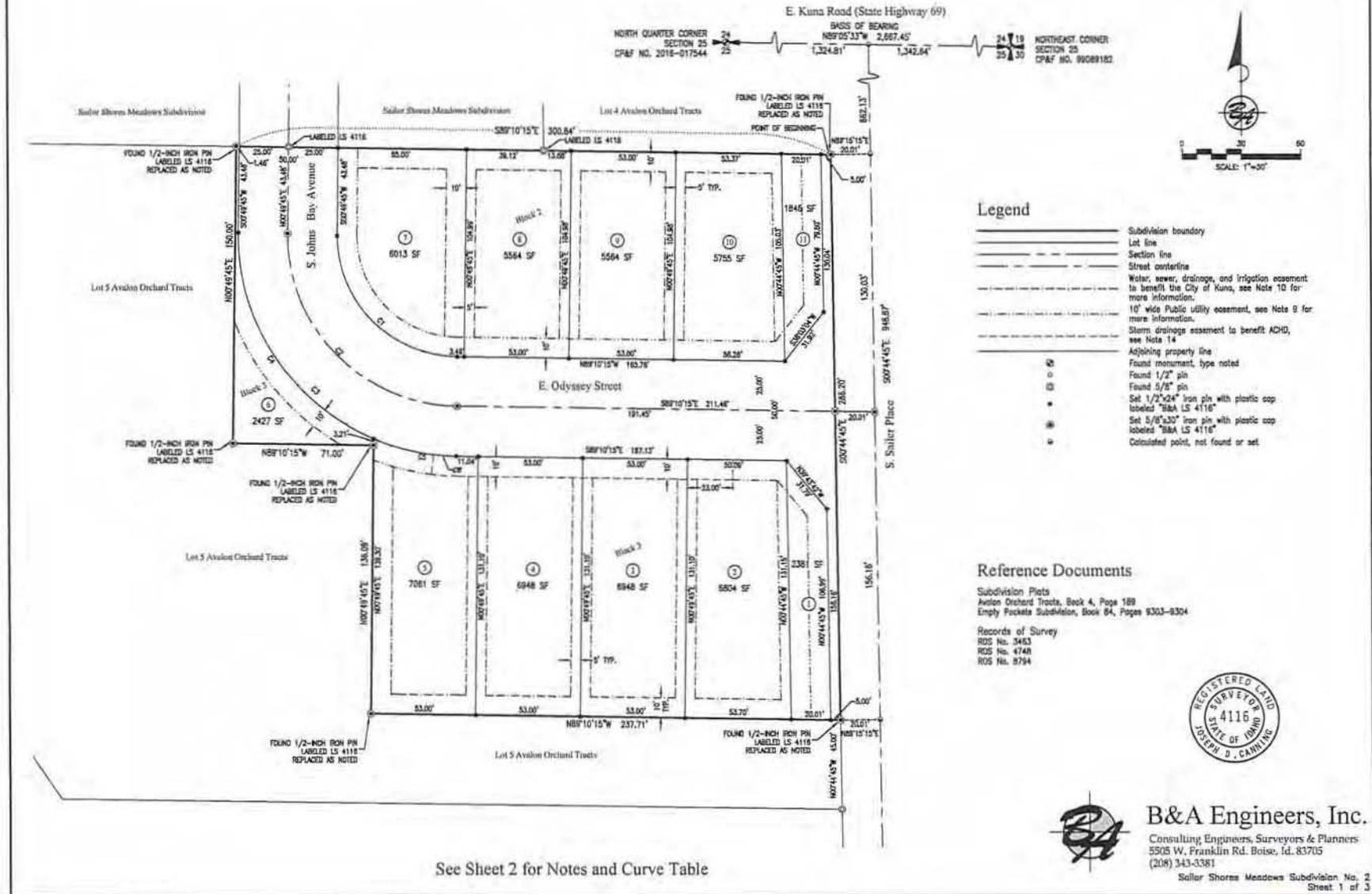
DATE	BY	REVISION
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11/15/17	DAVID	REVISED PER COMMENTS DATE: 11/15/17
12/15/17	DAVID	REVISED PER COMMENTS DATE: 12/15/17
01/15/18	DAVID	REVISED PER COMMENTS DATE: 01/15/18
02/15/18	DAVID	REVISED PER COMMENTS DATE: 02/15/18
03/15/18	DAVID	REVISED PER COMMENTS DATE: 03/15/18
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# Sailor Shores Meadows Subdivision No. 2

A portion of Lot 5 of the Map of Avalon Orchard Tracts as recorded in Book 4 of Plats at Page 189, Records of Ada County, Idaho, being situate in the northwest quarter of the northeast quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:  
2018



See Sheet 2 for Notes and Curve Table

Exhibit  
A4



# Sailor Shores Meadows Subdivision No. 2

## Notes

- This property lies within the Boise-Kuna Irrigation District and the Kuna Municipal Irrigation District. All lots within this subdivision are subject to assessments. Irrigation water will be provided by the Kuna Municipal Irrigation District in compliance with Idaho Code Section §31-3805(1)(b).
- All references to Homeowners' Association hereon are to the Sailor Shores Meadows Subdivision Homeowners' Association and the owners of the lots, within said subdivision, jointly, as may be amended from time to time.
- Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the resubdivision and may require amendment of the development agreement.
- Building setback 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 Sailor Shores Meadows Subdivision No. 2.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lot 11 Block 2, and Lots 1 & 6, Block 3; are designated as common area lots to be owned and maintained by the Homeowners' Association. This ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna. The Homeowners' Association is responsible for payment of irrigation assessments. In the event the Homeowners' Association fails to pay assessments, each residential lot is responsible for a fractional share of the assessment, as determined by the City of Kuna.
- No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
- Public utility easement is hereby reserved as follows:  
• 10-foot wide along public rights-of-ways.
- Water, sewer, drainage, and irrigation easements are hereby reserved for the City of Kuna for the installation and maintenance of lines as shown hereon (unless otherwise dimensioned).  
• 10-foot wide along public rights-of-ways, rear lot lines and the exterior boundary.  
• 10-foot wide centered on interior lot lines (unless otherwise dimensioned).
- Direct lot access to S. Sailer Place is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Kuna.
- 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 Section §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 conditions 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 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."
- Portions of Lots 2 through 5, Block 3 are servient to and contains the ACHD storm water drainage system. This lot is encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement, recorded on November 10, 2018 as Instrument No. 2015-10225, 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.
- This development is subject to a License Agreement, Inst. No. \_\_\_\_\_ to benefit the Ada County Highway District.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	88.81'	61.51'	90°00'00"	S44°10'15"E	88.88'
C2	135.68'	66.51'	90°00'00"	S44°10'15"E	122.34'
C3	175.15'	111.51'	90°00'00"	S44°10'15"E	157.89'
C4	132.13'	111.51'	87°53'35"	S33°07'02"E	124.53'
C5	43.02'	111.51'	22°06'25"	S78°07'02"E	42.76'
C6	11.53'	111.51'	65°52'21"	S86°12'54"E	11.52'

## Certificate of Owner

KNOW ALL MEN BY THESE PRESENTS: That the undersigned does hereby certify that it is the owner of a certain tract of land to be known as SAILOR SHORES MEADOWS SUBDIVISION NO. 2, and that it intends to include the following described land in this plat:

A portion of Lot 5 of the Map of Avalon Orchard Tracts as recorded in Book 4 of Plats at Page 189, Records of Ada County, Idaho, being situate in the northwest quarter of the northeast quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the northeast corner of said Section 25; thence N89°05'33"W, 1,342.64 feet along the northerly boundary of said Section 25 and the centerline of East Kuna Road to the centerline of South Sailer Place, which bears S89°05'33"E, 1,324.81 feet from the northwest corner of the northeast quarter of said Section 25; thence S00°44'45"E, 662.13 feet along the centerline of South Sailer Place; thence S89°15'15"W, 20.01 feet to the westerly right-of-way of South Sailer Place, which is the Point of Beginning;

Thence S00°44'45"E, 286.20 feet along the westerly right-of-way of South Sailer Place;

Thence N69°10'15"W, 237.71 feet;

Thence N00°49'45"E, 136.09 feet;

Thence N89°10'15"W, 71.00 feet;

Thence N00°49'45"E, 150.00 feet;

Thence S89°10'15"E, 300.84 feet to the Point of Beginning.

Comprising 1.78 acres, more or less.

See Sheet 3 for Owner's Signature



**B&A Engineers, Inc.**

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

Sailor Shores Meadows Subdivision No. 2  
Sheet 2 of 3



# City of Kuna

## Findings of Fact and Conclusions of Law

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

**To:** Kuna City Council

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

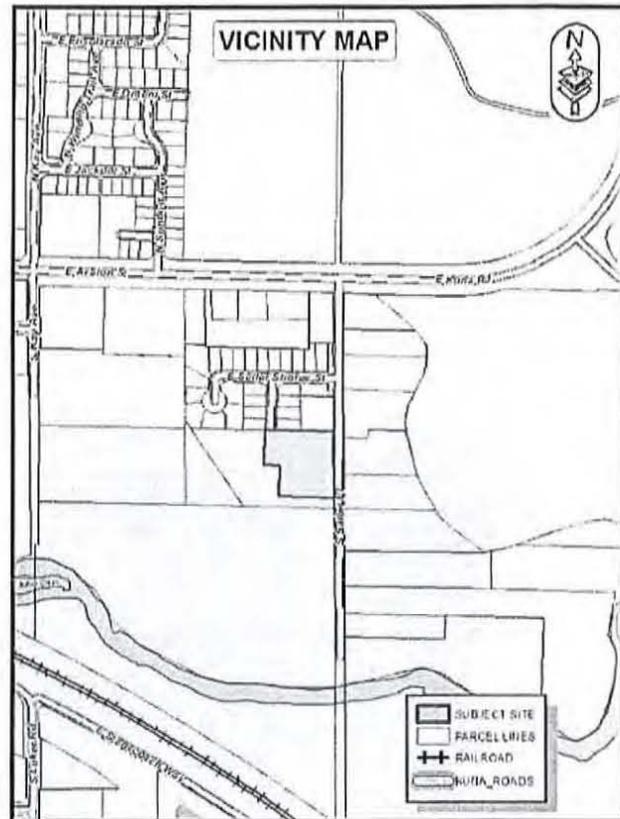
**Location:** 600 feet south of the corner of S. Sailor Place and Kuna Road, Kuna, Idaho 83634

**Planner:** Trevor Kesner, Planner II

**Hearing Date:** July 5, 2017  
**Findings:** July 18, 2017

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

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



**Table of Contents:**

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

**A. Course of Proceedings**

1. Proposing a Preliminary Plat for a residential subdivision is designated in Kuna City Code (KCC), 1-14-3 as a public hearing matter, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body. These land use requests provided proper public notice and followed the requirements set forth in Idaho Code, Chapter 65-Local Land Use Planning Act.

**a. Notifications**

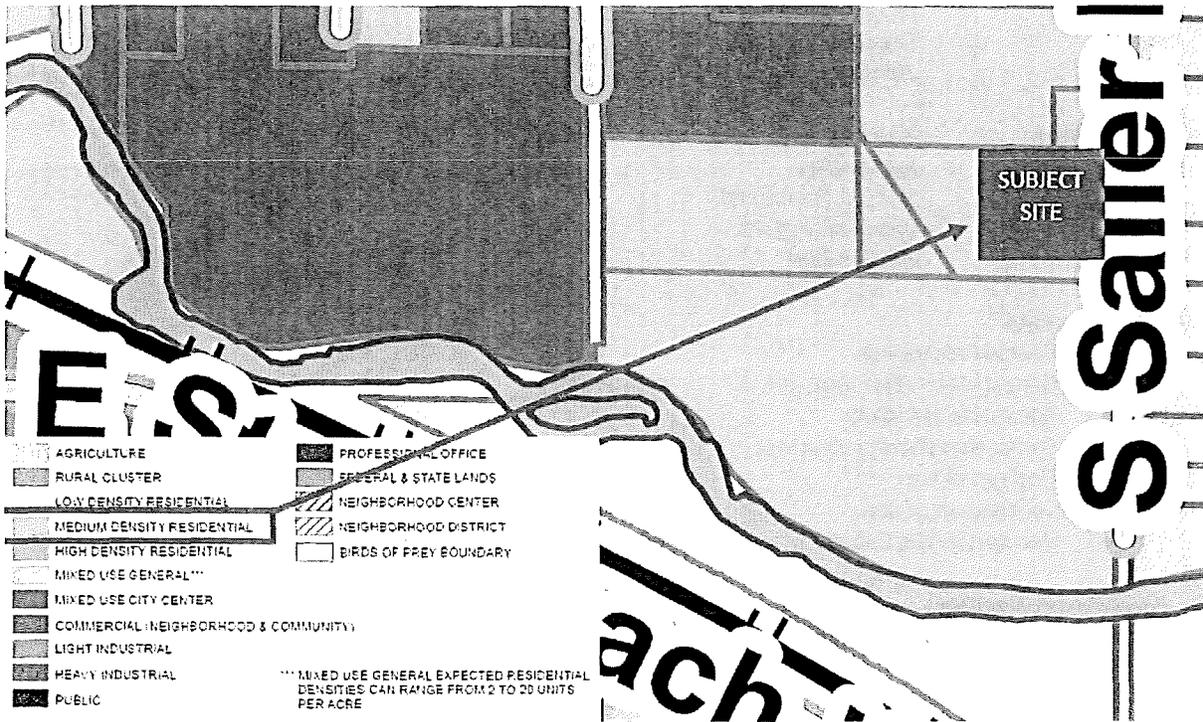
- i. Agencies April 18, 2017
- ii. 300' Property Owners June 8, 2017
- iii. Kuna, Melba Newspaper June 7, 2017
- iv. Site Posted June 08, 2017

2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks approval for a Preliminary Plat (residential subdivision), known as Sailor Shores Meadows Subdivision #2.



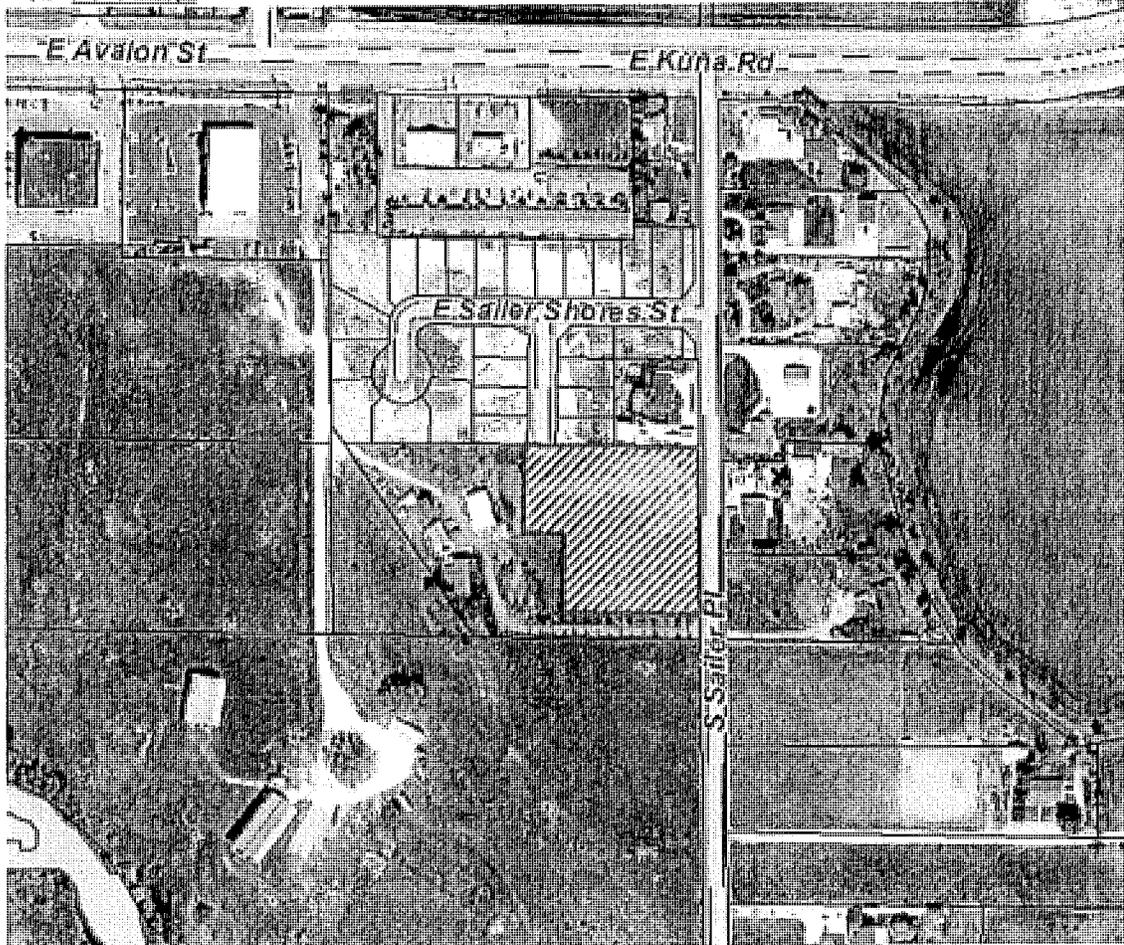
**B. General Project Facts, Staff Analysis:**

1. **Request:** A preliminary plat from Thomas Maile to subdivide an approximately 1.78-acre parcel within an existing R-6 zone into eight (8) residential building lots and three (3) common lots. The subject site is located approximately 600 feet south of the intersection of Kuna Road and Sailer Place, and is addressed as 245 S. Sailer Place, Kuna, Idaho
  
2. The applicant has submitted all the necessary documents and materials for review and has held the appropriate neighborhood meeting (two attendees) and has posted the site in accordance with KCC 5-1A-8 posting requirements.
  
3. **History:** The subject site has historically been used for agricultural-related uses (pasture).
  
4. **Legal Description:** A legal description was included with the application documents (deed).
  
5. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use map indicates the site has a designation of Medium Density Residential. In accordance with KCC 5-3-2, staff views this residential use request as compatible with the Comprehensive Plan.



**6. Surrounding Land Uses:**

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

**6.1 Aerial Map:**

**6.2 Parcel Numbers:** APN: R0615251730

**6.3 Parcel Sizes and Current Zoning:**

Acres: 1.78 acres

Zoning: R-6

**6.4 Services:**

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

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

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

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

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

**C. Applicable Standards:**

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

**D. Comprehensive Plan Analysis:**

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

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

**GOALS AND POLICIES – Property Rights**

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

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

**Economic Development Goals and Objectives - Section 5 - Summary:**

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

*Comment: The application complies with the comprehensive plan by providing a mix of lot sizes and sidewalk connectivity throughout the subdivision to meet this goal. The subdivision is also located near future greenbelt connections at the terminus of Sailer Place.*

**Land Use Goals and Objectives - Section 6 - Summary:**

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

*Comment: The project complies with the land use plan as adopted by the City by incorporating the following; open space (common lots) and varied housing choices and types to promote desirable, cohesive community character and a quality neighborhood that is cohesive with the existing neighborhood.*

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

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

*Comment: Kuna has adequate services to serve this development. This application will extend the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion.*

Transportation Goals and Objectives - Section 9 - Summary:

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

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

Housing Goals and Objectives - Section 12 - Summary:

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

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

Community Design Goals and Objectives - Section 13 - Summary:

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

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

**E. Findings of Fact:**

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

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

**F. Conclusions of Law:**

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

**G. Decision by the Commission:**

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

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

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

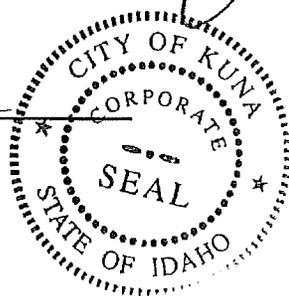
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground.
4. Compliance with Idaho Code Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters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

DATED: this 18th day of July 2017.

Joe Stear, Mayor  
Kuna City

ATTEST:

Chris Engels  
Kuna City Clerk





City of Kuna  
Planning and Zoning Department

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

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: [www.cityofkuna.com](http://www.cityofkuna.com)

July 20, 2017

Thomas Maile  
885 W. Rush Road  
Eagle, Idaho 83616

Joe Canning  
B&A Engineers  
5505 W. Franklin Rd.  
Boise, ID 83705

*Action Letter*

**RE: 17-02-S (Subdivision) – Sailer Shores Meadows Subdivision No. 2**

Dear Thomas:

This letter is to notify you of the action taken by the Kuna City Council (Council) on the above referenced application. The Council voted 4-0 at their July 5, 2017, public hearing to **approve** case #17-02-S – Sailer Shores Meadows No. 2 Residential Subdivision. The Council made findings on this action at their subsequent July 18, 2017. A copy of the signed findings is enclosed with this letter.

The Council reached this determination based on the submitted application materials for the case and any discussion at the hearing.

*Pursuant to Idaho Code §67-6535, this letter is to further inform you that to the extent a decision has been made on a site-specific land use request, and applicant has a right to request a regulatory takings analysis under Idaho Code §67-8003.*

Should you have any questions, please feel free to contact me at (208) 387-7731 or via email at: [tkesner@kunaid.gov](mailto:tkesner@kunaid.gov).

Respectfully,

Trevor Kesner, MCRP  
Planner II  
Kuna Planning and Zoning Department

Encl: Findings of Fact and Conclusions of Law

Exhibit

A2b



CENTRAL  
DISTRICT  
HEALTH  
DEPARTMENT

MAIN OFFICE • 707 N. ARMSTRONG PL. • BOISE, ID 83704-0825 • (208) 375-5211 • FAX 327-8500

RECEIVED

MAY 29 2018

CITY OF KUNA

*"To improve the health of our communities by identifying sustainable solutions to community health issues,  
developing partnerships for implementation of strategies, and demonstrating our success through measurement of outcomes."*

18-0350

May 23, 2018

Christopher D. Rich  
Ada County Recorder  
200 West Front Street  
Boise, ID 83702

RE: Sailor Shores Meadows Subdivision No. 2

Dear Mr. Rich:

Central District Health Department has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given May 23, 2018.

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Kuna the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

*Serving Valley, Elmore, Boise, and Ada Counties*

Ada / Boise County Office  
707 N. Armstrong Pl.  
Boise, ID 83704  
Enviro. Health: 327-7499  
Reproductive Health: 327-7400  
Immunizations: 327-7450  
Senior Nutrition: 327-7460  
WIC: 327-7488  
FAX: 327-8500

Elmore County Office  
520 E. 8th St. North  
Mountain Home, ID 83647  
Enviro. Health: 587-9225  
Family Health: 587-4407  
WIC: 587-4409  
FAX: 587-3521

Valley County Office  
703 N. 1st St.  
McCall, ID 83638  
Ph. 634-7194  
FAX: 634-2174

If you have any questions, please call 208-327-8517.

Sincerely,



Lori Badigian, R.E.H.S.  
Senior Environmental Health Specialist

cc: D & A Engineers, Inc. – David Crawford  
SSM2 Company – Tom Maile  
City of Kuna

LB:bk



## 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: 18-13-FP (Final Plat):  
Springhill Sub. No. 1

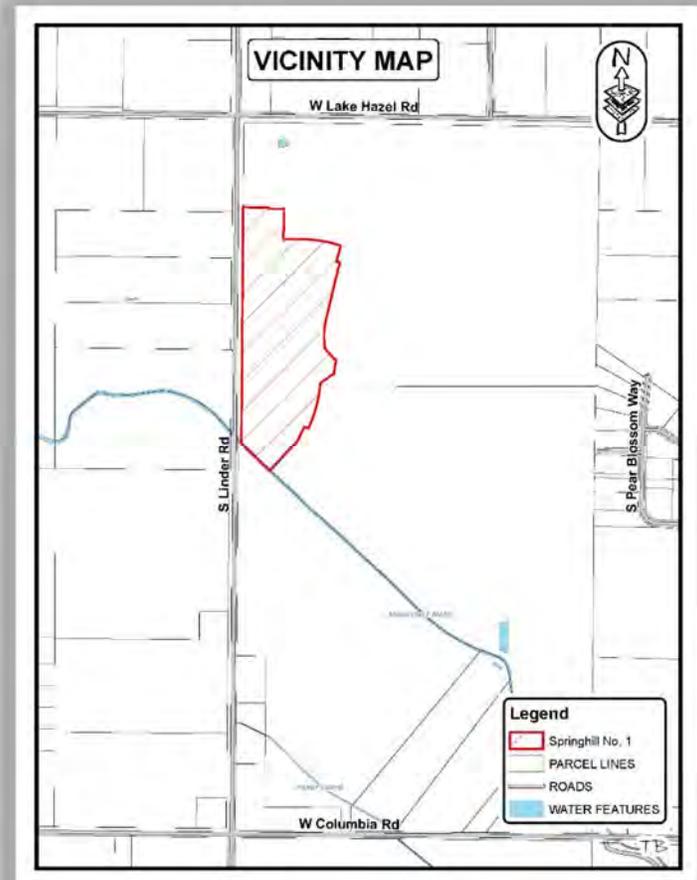
Location: 650 feet South of Lake Hazel  
Road and East of Linder Road,  
Kuna, Idaho 83634

Planner: Troy Behunin  
Planner III

Meeting Date: July 3, 2018

Owner: DB Development, LLC  
2228 W. Piazza St.  
Meridian, ID 83642  
[timothyeck@me.com](mailto:timothyeck@me.com)

Representative: Bailey Engineers  
AJ Lopez  
4242 N. Brookside Ln.  
Boise, ID 83714  
208.859.8252  
[Ajlopez@baileyengineers.com](mailto:Ajlopez@baileyengineers.com)



#### A. General Project Facts, Staff Analysis:

1. The applicant is requesting Final Plat approval for Springhill Subdivision No. 1, containing seventy-five (75) residential building lots and eight (8) common lots on a total of approximately 23.58 acres (Ada County Assessor Parcel No. S1301233950).
2. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks final plat approval for the Springhill Subdivision No. 1. The proposed final plat is in substantial conformance with the approved preliminary plat.

#### B. 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.

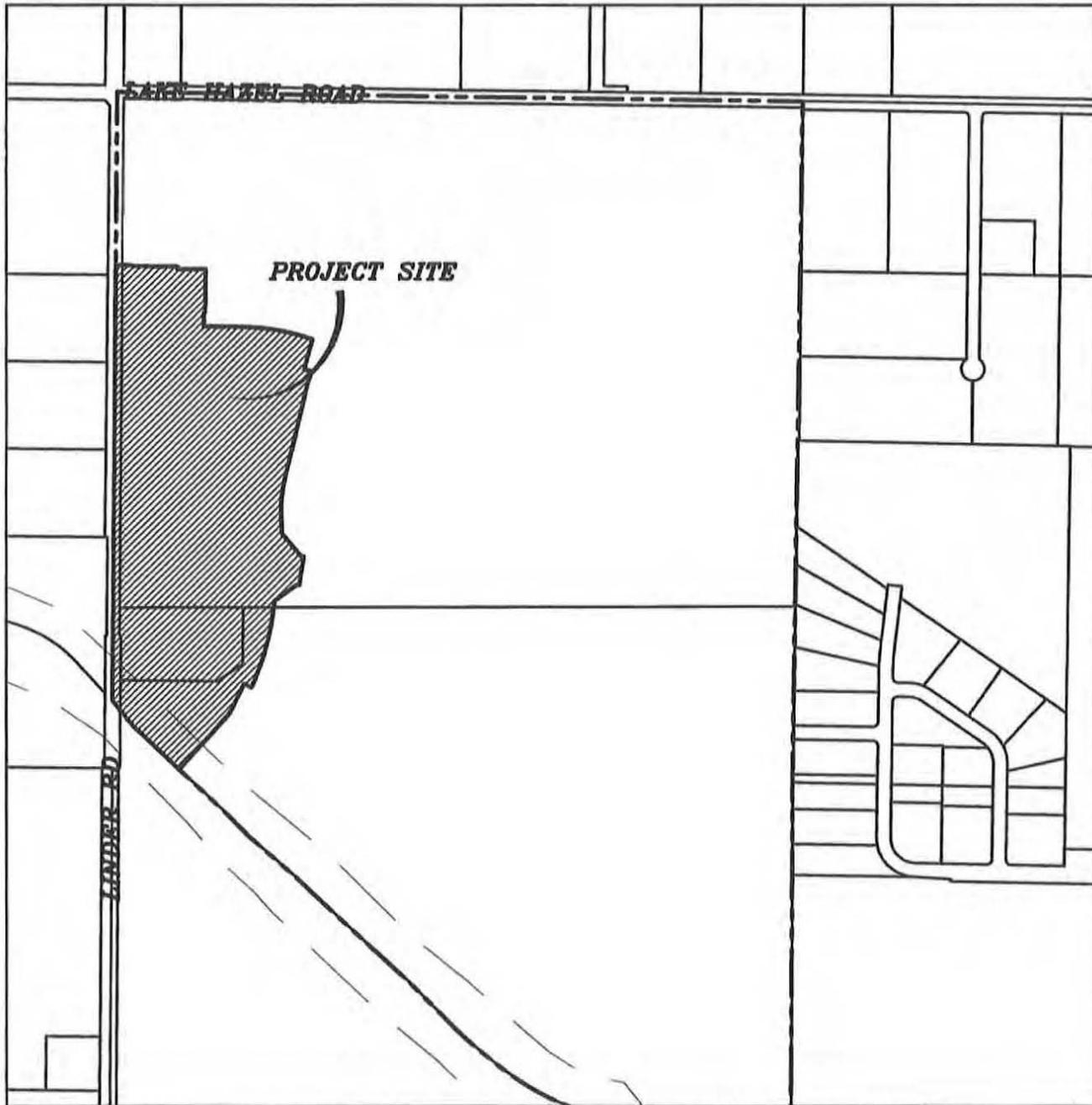
#### C. Staff Analysis:

1. Staff has determined that the proposed final plat for the Springhill Subdivision No. 1 is in substantial conformance with the approved preliminary plat.

2. Applicant shall correct any technical or requested changes by public works, City Engineer or staff, on the final plat as recommended.
3. Applicant shall follow all staff recommendations in this report, or the public works department memo.
4. Water Rights shall be annexed in to the KMID prior to recordation of the plat.
5. 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.

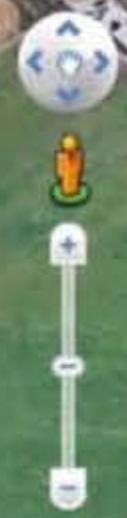
# VICINITY MAP SPRINGHILL SUBDIVISION NO. 1

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



VICINITY MAP  
1" = 600'

received  
5.7.18





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)	18-13-FP
Project name	SPRINGHILL NO. 1.
Date Received	5.7.18
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

### Contact/Applicant Information

Owners of Record: <u>DB Development, LLC</u>	Phone Number: <u>208-850-0591</u>
Address: <u>2328 W. Piazza St.</u>	E-Mail: <u>timothyeck@me.com</u>
City, State, Zip: <u>Meridian, ID 83646</u>	Fax #: _____
Applicant (Developer): <u>Timothy Eck</u>	Phone Number: <u>208-850-0591</u>
Address: <u>6152 Half Moon Ln.</u>	E-Mail: <u>timothyeck@me.com</u>
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____
Engineer/Representative: <u>AJ Lopez w/BE</u>	Phone Number: <u>208-859-8252</u>
Address: <u>4242 N. Brookside Ln.</u>	E-Mail: <u>ajlopez@baileyengineers.com</u>
City, State, Zip: <u>Boise, ID 83714</u>	Fax #: _____

### Subject Property Information

Site Address: _____	
Site Location (Cross Streets): <u>Lake Hazel / Linder Rd</u>	
Parcel Number (s): <u>S1301212405, S1301325461, &amp; S1301233903</u>	
Section, Township, Range: <u>Sec. 1; T.2N; R-1W. 8M, Kuna, Ada</u>	
Property size: <u>23.58 Acres</u>	
Current land use: <u>Farm</u>	Proposed land use: <u>Residential</u>
Current zoning district: _____	Proposed zoning district: _____

**received**  
5.7.18

**Project Description**

Project / subdivision name: Springhill Sub. No 1  
 General description of proposed project / request: 83 lot residential subdivision  
75 buildable; 8 common.

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

Amenities provided with this development (if applicable): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No  
 Please describe the existing buildings: old Farmhouse

Any existing buildings to remain?  Yes  No  
 Number of residential units: \_\_\_\_\_ Number of building lots: 75  
 Number of common and/or other lots: 8

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

Minimum Square footage of structure (s): \_\_\_\_\_  
 Gross density (DU/acre-total property): \_\_\_\_\_ Net density (DU/acre-excluding roads): \_\_\_\_\_  
 Percentage of open space provided: \_\_\_\_\_ Acreage of open space: \_\_\_\_\_  
 Type of open space provided (i.e. landscaping, public, common, etc.): \_\_\_\_\_

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

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

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

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

Applicant's Signature: AJ Lopez Date: \_\_\_\_\_

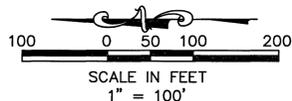
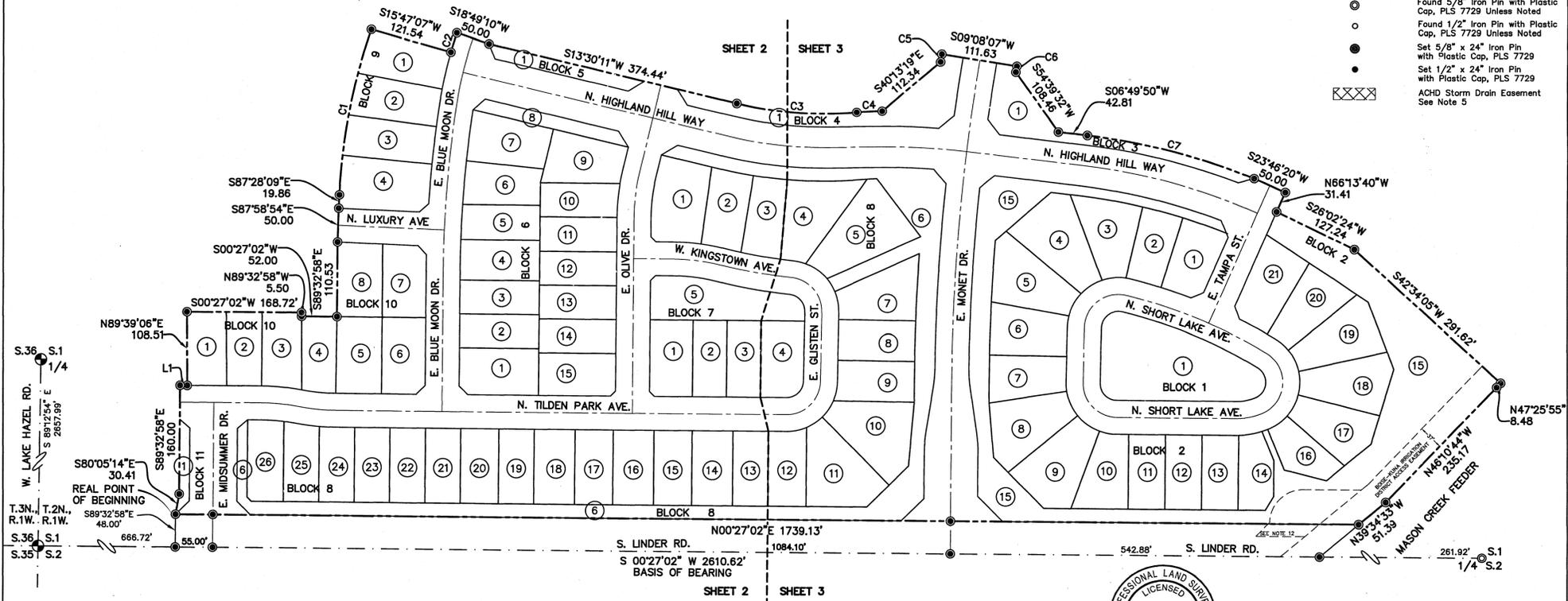


- NOTES:**
1. Lot lines common to a public right-of-way line in Block 2 have a TEN (10) foot easement. Lot lines common to a public right-of-way line in Blocks 6-10 have a SIXTEEN (16) foot easement. All rear lot lines have a TEN (10) foot easement. Said easements as shown on the plat drawing are designated as permanent public utilities, property drainage, and irrigation easements. Each side of interior lot lines have a FIVE (5) foot wide public utilities, property drainage, and irrigation easement as shown. Where a City of Kuna Pressure Irrigation main is constructed, said side lot line easements are TEN (10) feet wide as shown.
  2. This subdivision is subject to a City of Kuna Development Agreement Recorded as Instrument No. \_\_\_\_\_ records of Ada County, Idaho. Any re-subdivision of this Plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision and may require amendment of the Development Agreement.
  3. Lot 1, Block 1, Lot 15, Block 2, Lot 1, Block 3, Lot 1, Block 4, Lot 1, Block 5, Lot 8, Block 6, Lot 5, Block 7, Lot 6, Block 8 and Lot 1, Block 11 are designated as common area lots to be owned and maintained by the Springhill Subdivision Homeowner's Association. This ownership and maintenance commitment may not be dissolved without the express consent of Kuna City. The Springhill Subdivision Homeowner's Association is responsible for the payment of irrigation assessments. In the event Springhill Subdivision Homeowner's Association fails to pay assessments, each residential lot is responsible for a fractional share of the assessment. All common lots contain a blanket utility and City of Kuna Pressure Irrigation Easement.
  4. Lot 14, Block 2 is a non-buildable lot which contains a City of Kuna Sewer Lift Station. Maintenance of the sewer lift station and all appurtenances is the responsibility of the City of Kuna. Landscaping outside of the fenced area of the Sewer lift station will be maintained by the Springhill Subdivision Homeowner's Association per Note 3 above.
  5. All of Lot 1, Block 1 and a portion of Lot 6, Block 8 is servient to and contains the ACHD Storm Water Drainage System. This lot is 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 for in full (the "Master Easement"). The Master Easement and the Storm Drainage System are dedicated to the ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
  6. Irrigation water will be provided by Kuna Municipal Irrigation District in compliance with Idaho Code Section 31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights from the Boise-Kuna Irrigation District and will be obligated for assessments from City of Kuna. The City of Kuna will own, operate and maintain the system.
  7. Minimum building setbacks shall be in accordance with the City of Kuna applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and/or required.
  8. 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."
  9. Direct lot access to N. Linder Rd. or E. Monet Dr. is prohibited.
  10. Lot 15, Block 2 has claimed a 37' wide Boise-Kuna Irrigation District Easement for the operation and maintenance of the Mason Creek Feeder as shown and dimensioned.
  11. A portion of this subdivision is located with Zone A as shown on the FIRM Panel 250 of 875, Ada County, Idaho and incorporated areas. A building permit shall not be issued for any lot that is located within the mapped floodplain until a Flood Plan Development Permit is obtained for the individual lot. Each lot within the mapped floodplain shall require an individual Flood Plan Development Permit.
  12. Lots 15, Block 2 has an existing United States of America access easement, Instrument No. 9153035.

PLAT SHOWING  
**SPRINGHILL SUBDIVISION NO. 1**  
LOCATED IN THE WEST 1/2 OF SECTION 1 TOWNSHIP 2 NORTH,  
RANGE 1 WEST, B.M., KUNA, ADA COUNTY, IDAHO  
2017

Curve Table					Line Table			
Curve #	Radius	Length	Chord	Bearing	Delta	Line #	Direction	Length
C1	862.09	248.66	248.79	N79°41'18"W	16°35'35"	L1	S00°27'02"W	10.58
C2	625.00	29.81	29.81	N72°50'55"W	2°43'57"			
C3	550.00	177.47	176.70	S04°15'33"W	18°29'16"			
C4	550.00	37.51	37.50	S03°01'53"E	3°54'25"			
C5	3020.00	11.62	11.62	N80°48'10"W	0°13'14"			
C6	2980.00	8.74	8.74	S80°40'26"E	0°10'05"			
C7	945.00	254.42	253.65	S14°32'36"W	15°25'32"			

- LEGEND**
- Subdivision Boundary
  - Section Line
  - - - Easement line (See Note 1)
  - Street Centerline
  - Lot Line
  - Lot Number
  - Found Aluminum cap
  - Found 5/8" Iron Pin with Plastic Cap, PLS 7729 Unless Noted
  - Found 1/2" Iron Pin with Plastic Cap, PLS 7729 Unless Noted
  - Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
  - Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
  - XXXX ACHD Storm Drain Easement See Note 5



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

SEE SHEET 4 FOR LINE & CURVE TABLES

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

**APPROVED**  
KUNA CITY ENGINEER  
*[Signature]* 6/19/17  
OFFICIAL DATE

NO.	DATE	DESCRIPTION
04-10-2017		PHASE 1 UPDATE
05-08-2017		CITY OF KUNA & ACHD
06-06-2017		LAYOUT CHANGES

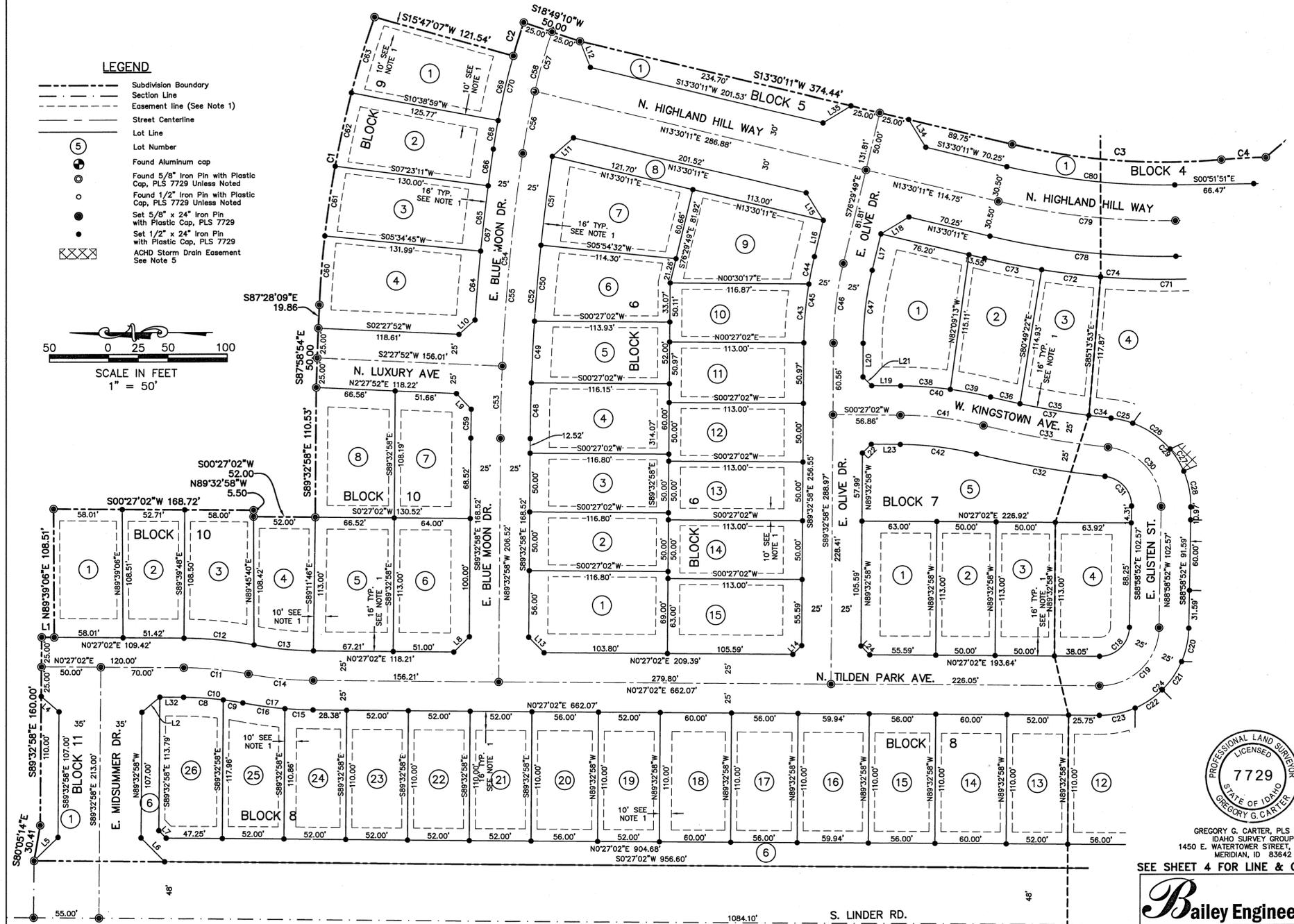
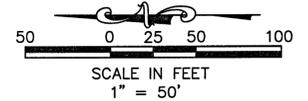
**Bailey Engineering, Inc.**  
CIVIL ENGINEERING | PLANNING | CADD  
4242 N. BROOKSIDE LANE  
BOISE, ID 83714  
TEL 208-938-0013  
www.baileyengineers.com

DRAWN BY: KSC CHECKED BY: DAVID A. BAILEY P.E. PROJECT: C2016-006 DATE: 03-13-2017

**FINAL PLAT**  
SPRINGHILL SUBDIVISION NO. 1  
NE KUNA FARM, LLC. SHEET 2.1

# SPRINGHILL SUBDIVISION NO. 1

- LEGEND**
- Subdivision Boundary
  - - - Section Line
  - - - Easement line (See Note 1)
  - Street Centerline
  - Lot Line
  - Lot Number
  - Found Aluminum cap
  - Found 5/8" Iron Pin with Plastic Cap, PLS 7729 Unless Noted
  - Found 1/2" Iron Pin with Plastic Cap, PLS 7729 Unless Noted
  - Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
  - Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
  - XXXX ACHD Storm Drain Easement See Note 5



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

SEE SHEET 4 FOR LINE & CURVE TABLES

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

SHEET 2 OF 6

**APPROVED**  
 KUNA CITY ENGINEER  
*CCC* 6/19/20  
 OFFICIAL DATE

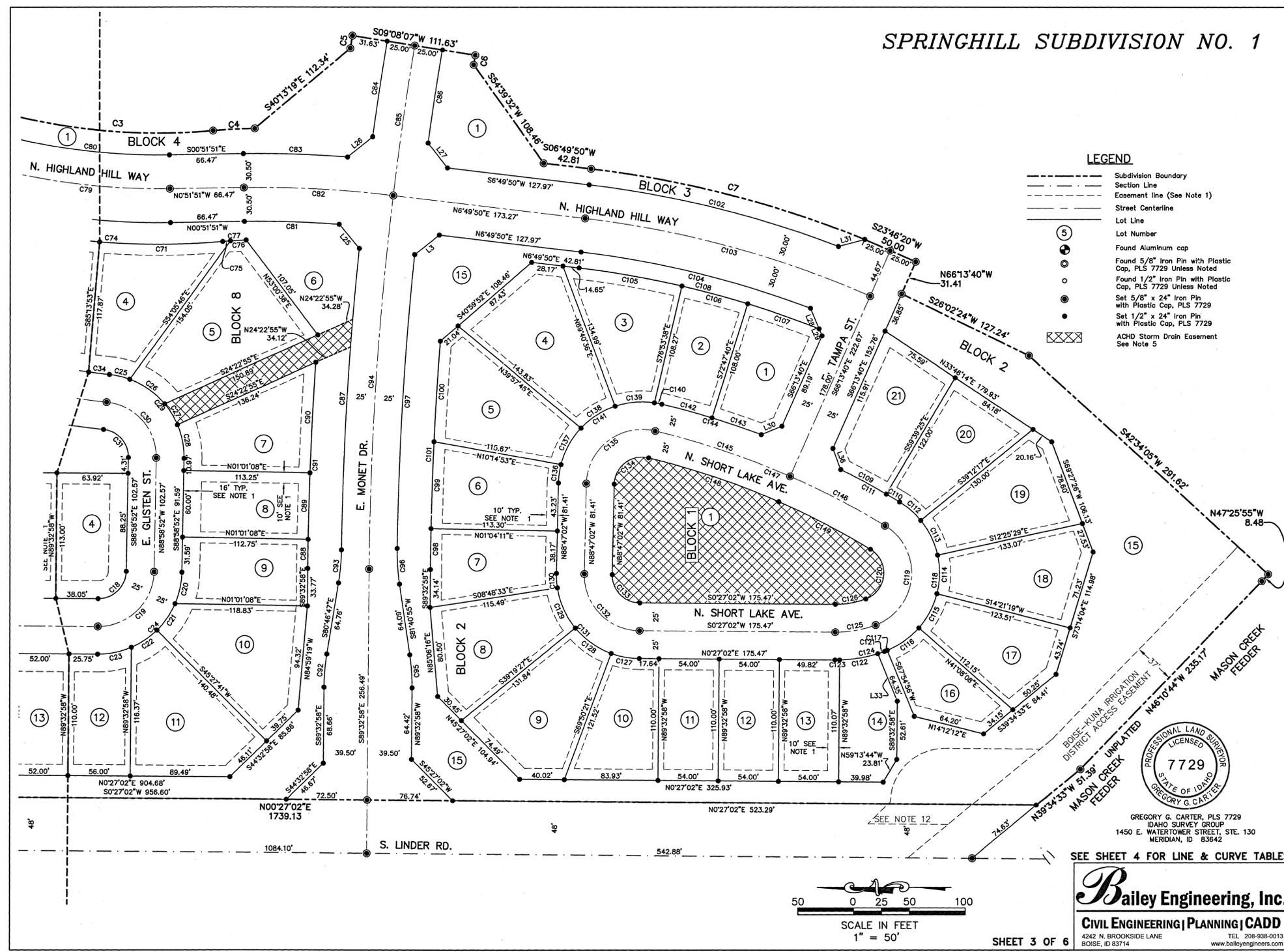
NO.	DATE	DESCRIPTION
04-10-2017	04-10-2017	PHASE 1 UPDATE
05-08-2017	05-08-2017	CITY OF KUNA & ACHD
06-06-2017	06-06-2017	LAYOUT CHANGES

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

DRAWN BY: KSC CHECKED BY: DAVID A. BAILEY P.E. PROJECT: C2016-006 DATE: 03-13-2017

**FINAL PLAT**  
 SPRINGHILL SUBDIVISION NO. 1  
 NE KUNA FARM, LLC. SHEET 2.2

# SPRINGHILL SUBDIVISION NO. 1

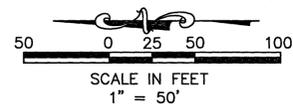


**LEGEND**

- Subdivision Boundary
- - - Section Line
- - - Easement Line (See Note 1)
- Street Centerline
- Lot Line
- ⑤ Lot Number
- Found Aluminum cap
- Found 5/8" Iron Pin with Plastic Cap, PLS 7729 Unless Noted
- Found 1/2" Iron Pin with Plastic Cap, PLS 7729 Unless Noted
- Set 5/8" x 24" Iron Pin with Plastic Cap, PLS 7729
- Set 1/2" x 24" Iron Pin with Plastic Cap, PLS 7729
- ⊗ ACHD Storm Drain Easement
- See Note 5



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



SHEET 3 OF 6

SEE SHEET 4 FOR LINE & CURVE TABLES

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

**APPROVED**  
KUNA CITY ENGINEER  
*Ull* 6/19/22  
OFFICIAL DATE

NO.	DATE	DESCRIPTION
04-10-2017	PHASE 1 UPDATE	
05-08-2017	CITY OF KUNA & ACHD	
06-06-2017	CITY OF KUNA	

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

DRAWN BY: KSC CHECKED BY: DAVID A. BAILEY P.E. PROJECT: C2016-006 DATE: 03-13-2017

**FINAL PLAT**

SPRINGHILL SUBDIVISION NO. 1  
NE KUNA FARM, LLC.

SHEET  
**23**

SPRINGHILL SUBDIVISION NO. 1

Curve Table					Curve Table					Curve Table								
Curve #	Radius	Length	Chord	Bearing	Delta	Curve #	Radius	Length	Chord	Bearing	Delta	Curve #	Radius	Length	Chord	Bearing	Delta	
C1	862.09	248.66	248.79	N79°14'18"W	16°35'35"	C65	1775.59	56.00	56.00	S83°31'02"E	1°48'28"	C129	75.00	39.94	39.47	N65°56'05"E	30°30'48"	
C2	625.00	29.81	29.81	N72°50'55"W	2°43'57"	C66	1775.59	31.50	31.50	S82°06'20"E	1°00'59"	C130	75.00	13.12	13.11	N86°12'14"E	10°01'29"	
C3	550.00	177.47	176.70	S04°15'33"W	18°29'16"	C67	1775.59	146.30	146.26	N83°57'28"W	4°43'16"	C131	75.00	118.81	106.77	S45°50'00"W	90°45'57"	
C4	550.00	37.51	37.50	S03°01'53"E	3°54'25"	C68	625.00	24.51	24.51	S80°28'26"E	2°14'49"	C132	50.00	79.21	71.18	S45°50'00"W	90°45'57"	
C5	3020.00	11.62	11.62	N80°48'10"W	0°13'14"	C69	625.00	56.02	56.00	S76°46'57"E	5°08'08"	C133	25.00	39.60	35.59	S45°50'00"W	90°45'57"	
C6	2980.00	8.74	8.74	S80°40'26"E	0°10'05"	C70	625.00	110.34	110.19	N76°32'23"W	10°06'54"	C134	25.00	44.68	38.97	N37°34'54"W	102°24'16"	
C7	945.00	254.42	253.65	S14°32'36"W	15°25'32"	C71	650.00	209.74	208.83	S04°15'33"W	18°29'16"	C135	50.00	89.36	77.94	N37°34'54"W	102°24'16"	
C8	275.00	33.55	33.53	N03°56'43"E	6°59'22"	C72	650.00	50.01	50.00	S06°58'22"W	4°24'30"	C136	75.00	16.88	16.84	S82°20'14"E	12°53'36"	
C9	275.00	16.73	16.73	N09°10'58"E	3°29'09"	C73	650.00	49.08	49.06	S11°20'24"W	4°19'33"	C137	75.00	37.87	37.47	S61°25'32"E	28°55'47"	
C10	275.00	50.28	50.21	N05°41'17"E	10°28'31"	C74	650.00	209.74	208.83	S04°15'33"W	18°29'16"	C138	75.00	36.81	36.44	S32°54'01"E	28°07'16"	
C11	300.00	54.85	54.77	N05°41'17"E	10°28'31"	C75	450.00	7.01	7.01	N04°32'19"W	0°53'33"	C139	75.00	35.78	35.44	S05°10'26"E	27°19'54"	
C12	325.00	59.42	59.34	S05°41'17"W	10°28'31"	C76	450.00	14.09	14.09	N03°11'44"W	1°47'38"	C140	75.00	6.71	6.71	S11°03'23"W	5°07'42"	
C13	275.00	50.28	50.21	S05°41'17"W	10°28'31"	C77	450.00	21.10	21.10	N03°38'30"W	2°41'11"	C141	75.00	134.05	116.90	N37°34'54"W	102°24'16"	
C14	300.00	54.85	54.77	N05°41'17"E	10°28'31"	C78	630.50	158.10	157.69	N06°19'10"E	14°22'01"	C142	747.00	46.74	46.73	S15°24'47"W	3°35'06"	
C15	325.00	23.64	23.64	N02°32'05"E	4°10'06"	C79	600.00	150.45	150.06	N06°19'10"E	14°22'01"	C143	747.00	46.80	46.79	S19°00'00"W	3°35'22"	
C16	325.00	35.78	35.76	N07°46'20"E	6°18'25"	C80	569.50	142.80	142.43	S06°19'10"W	14°22'01"	C144	747.00	93.53	93.47	N17°12'28"E	7°10'27"	
C17	325.00	59.42	59.34	S05°41'17"W	10°28'31"	C81	969.50	85.12	85.09	N01°39'04"E	5°01'50"	C145	722.00	127.92	127.76	N18°41'47"E	10°09'08"	
C18	25.00	39.02	35.18	S44°15'55"E	89°25'54"	C82	1000.00	134.30	134.20	N02°59'00"E	7°41'41"	C146	722.00	96.12	96.05	N27°35'10"E	7°37'40"	
C19	50.00	78.04	70.36	N44°15'55"W	89°25'54"	C83	1030.50	93.51	93.48	S01°44'08"W	5°11'58"	C147	722.00	224.04	223.15	N22°30'37"E	17°46'46"	
C20	75.00	29.13	28.95	N77°51'12"W	22°15'20"	C84	3081.72	87.14	87.13	S81°24'46"E	1°37'12"	C148	697.00	123.49	123.33	N18°41'47"E	10°09'08"	
C21	75.00	29.04	28.86	N55°38'02"W	22°11'01"	C85	3035.00	136.38	136.36	S81°32'56"E	2°34'28"	C149	697.00	92.79	92.72	N27°35'10"E	7°37'40"	
C22	75.00	27.76	27.60	N33°56'22"W	21°12'20"	C86	3010.00	84.69	84.69	N81°23'55"W	1°36'44"							
C23	75.00	31.14	30.91	N11°26'35"W	23°47'13"	C87	3071.23	272.75	272.66	S86°40'37"E	5°05'18"							
C24	75.00	117.07	105.54	S44°15'55"E	89°25'54"	C88	3090.00	26.24	26.24	N89°18'23"W	0°29'11"							
C25	75.00	18.67	18.62	S13°18'40"W	14°15'45"	C89	3090.00	60.00	60.00	N88°30'24"W	1°06'45"							
C26	75.00	38.89	38.46	S35°17'55"W	29°42'45"	C90	3090.00	99.83	99.82	N87°01'30"W	1°51'04"							
C27	75.00	22.25	22.16	S58°39'06"W	16°59'38"	C91	3090.00	186.07	186.04	N87°49'28"W	3°27'00"							
C28	75.00	31.25	31.02	S79°05'02"W	23°52'13"	C92	197.00	30.15	30.12	S85°09'53"E	8°46'11"							
C29	75.00	111.05	101.18	N48°35'58"E	84°50'21"	C93	203.00	29.94	29.91	S85°00'19"E	8°27'03"							
C30	50.00	74.04	67.46	S48°35'58"W	84°50'21"	C94	3025.00	337.96	337.78	S86°21'34"E	6°22'48"							
C31	25.00	37.02	33.73	N48°35'58"E	84°50'21"	C95	197.00	30.15	30.12	S86°03'59"W	8°46'06"							
C32	813.00	110.16	110.08	N10°03'42"E	7°45'50"	C96	203.00	32.33	32.30	S86°14'41"W	9°07'32"							
C33	788.00	106.78	106.70	S10°03'42"W	7°45'50"	C97	3010.00	265.74	265.65	N86°39'48"W	5°03'30"							
C34	763.00	18.98	18.97	S06°53'32"W	1°25'30"	C98	2980.00	36.90	36.90	N89°11'41"W	0°42'34"							
C35	763.00	59.04	59.03	S09°49'17"W	4°26'01"	C99	2980.00	78.43	78.42	N88°05'10"W	1°30'28"							
C36	763.00	25.37	25.37	S12°59'27"W	1°54'19"	C100	2980.00	91.08	91.08	N86°27'24"W	1°45'04"							
C37	763.00	103.39	103.31	S10°03'42"W	7°45'50"	C101	2980.00	206.41	206.37	N87°33'55"W	3°58'07"							
C38	325.00	41.95	41.92	S04°08'54"W	7°23'45"	C102	930.50	231.07	230.47	S13°56'40"W	14°13'41"							
C39	325.00	34.59	34.57	S10°53'42"W	6°05'50"	C103	900.00	266.12	265.15	N15°18'05"E	16°58'30"							
C40	325.00	76.54	76.36	N07°11'49"E	13°29'35"	C104	869.50	212.56	212.03	N13°50'02"E	14°00'25"							
C41	300.00	70.65	70.49	S07°11'49"W	13°29'35"	C105	855.00	93.65	93.60	N09°58'06"E	6°16'32"							
C42	275.00	64.76	64.61	N07°11'49"E	13°29'35"	C106	855.00	61.17	61.16	N15°09'21"E	4°05'58"							
C43	325.00	50.20	50.15	S85°07'30"E	8°50'57"	C107	855.00	67.99	67.97	N19°29'00"E	4°33'21"							
C44	325.00	23.84	23.84	S78°35'55"E	4°12'12"	C108	855.00	224.73	224.08	N14°21'37"E	15°03'35"							
C45	325.00	74.04	73.88	N83°01'24"W	13°03'09"	C109	747.00	46.85	46.84	S28°32'46"W	3°35'36"							
C46	300.00	68.34	68.19	N83°01'24"W	13°03'09"	C110	747.00	13.78	13.78	S30°52'17"W	1°03'26"							
C47	275.00	62.65	62.51	N83°01'24"W	13°03'09"	C111	747.00	60.63	60.61	N29°04'29"E	4°39'02"							
C48	1725.59	47.49	47.49	N88°45'40"W	1°34'36"	C112	75.00	25.39	25.27	S41°05'51"W	19°23'42"							
C49	1725.59	52.05	52.05	N87°06'31"W	1°43'42"	C113	75.00	35.06	34.74	S64°11'07"W	26°46'48"							
C50	1725.59	64.85	64.85	N85°10'04"W	2°09'12"	C114	75.00	35.06	34.74	N89°02'05"W	26°46'48"							
C51	1725.59	76.23	76.23	N82°49'32"W	2°31'52"	C115	75.00	35.06	34.74	N62°15'17"W	26°46'48"							
C52	1725.59	240.62	240.43	N85°33'17"W	7°59'22"	C116	75.00	35.06	34.74	N35°28'28"W	26°46'48"							
C53	1750.59	61.53	61.53	N88°32'33"W	2°00'50"	C117	75.00	1.71	1.71	N21°25'58"W	1°18'12"							
C54	1750.59	181.44	181.36	N84°33'59"W	5°56'18"	C118	75.00	167.31	134.71	S84°41'26"E	127°49'07"							
C55	1750.59	242.97	242.77	N85°34'24"W	7°57'08"	C119	50.00	111.54	89.81	S84°41'26"E	127°49'07"							
C56	600.00	53.41	53.39	N79°02'50"W	5°06'01"	C120	25.00	55.77	44.90	S84°41'26"E	127°49'07"							
C57	600.00	52.51	52.50	N73°59'23"W	5°00'53"	C121	125.00	7.31	7.30	N19°06'25"W	3°20'54"							
C58	600.00	105.92	105.79	N76°32'23"W	10°06'54"	C122	125.00	34.84	34.73	N09°26'54"W	15°58'09"							
C59	1775.59	24.68	24.68	S89°09'05"E	0°47'47"	C123	125.00	4.18	4.18	N00°30'24"W	1°54'51"							
C60	862.09	58.84	58.83	N85°34'46"W	3°54'39"	C124	125.00	46.32	46.06	S10°09'55"E	21°13'54"							
C61	862.09	60.18	60.16	N81°37'27"W	3°59'58"	C125	100.00	37.08	36.84	S10°09'55"E	21°13'54"							
C62	862.09	63.41	63.40	N77°31'02"W	4°12'52"	C126	75.00	27.79	27.63	S10°09'55"E	21°13'54"							
C63	862.09	67.23	67.21	N73°10'33"W	4°28'06"	C127	75.00	25.80	25.68	N10°18'26"E	19°42'49"							
C64	1775.59	58.80	58.80	S85°22'10"E	1°53'51"	C128	75.00	39.94	39.47	N35°25'16"E	30°30'50"							

Line #	Direction	Length
L1	S00°27'02"W	10.58
L2	N40°27'50"W	19.85
L3	N38°35'59"W	28.32
L4	N41°21'54"E	19.85
L5	S44°32'58"E	28.28
L6	S45°27'02"W	28.28
L7	N45°27'02"E	8.79
L8	S44°32'58"E	18.38
L9	N46°51'20"E	18.19
L10	S41°55'37"E	18.19
L11	N41°27'29"W	23.82
L12	S68°28'02"W	23.82
L13	S45°27'02"W	18.38
L14	S44°32'58"E	10.49
L15	N58°30'11"E	27.58
L16	S76°29'49"E	31.81
L17	N76°29'49"W	31.81
L18	N31°29'49"W	27.58
L19	S00°27'02"W	24.45
L20	N89°32'58"W	28.15
L21	S45°27'02"W	10

## CITY OF KUNA CONDITIONS OF APPROVAL

*Statement of Conformance*

I. Standard Conditions of Approval: The following list details the tasks (in order) that the applicant and/or owner must complete before the approval of Springhill Subdivision will be considered final. Please note that you have one year from the date of the written decision of the council to complete these tasks and submit a final plat unless a time extension is granted. 1. The applicant and/or owner shall obtain written approval of the plat from the agencies noted below. The approval may be either on agency letterhead referring to the approved

City Council Findings of Facts, Conclusions of Law – Springhill Subdivision Page 25 of 26

use or may be written/stamped upon a copy of the approved plat. All site improvements are prohibited prior to approval of these agencies:

- a) The City Engineer must approve the sewer hook-up. **DONE**
- b) The Kuna Fire District must approve all fire flow requirements and/or building plans. **DONE**
- c) The Boise-Kuna Irrigation District must approve all proposed modifications to the existing irrigation system. **DONE**
- d) The City Engineer must approve a surface drainage run-off plan. As recommended by Central District Health Department, the plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties". **DONE**

2. The final plat shall be meet the final plat specifications listed in Section 6-2-4 of the Kuna City Code. **DONE**

3. The final plat shall be in substantial conformance with the approved preliminary plat. 4. Prior to approval by the Kuna City Council, the plat shall contain the following certificates and/or endorsements:

- a) signature of the owner(s), **DONE**
- b) certificate of the plat surveyor, **DONE**
- c) certificate of the County Surveyor, **DONE**
- d) endorsement of the Central District Health Department, **DONE**
- e) endorsement of the Ada County Highway District **DONE**

5. The following statements shall appear on the face of the final plat:

- a) This development recognizes Idaho Code §22-4503, Right to Farm Act, which states: "No agricultural operation or an appurtenance to it shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after the same has been in operation for more than one (1) year, when the operation was not a nuisance at the time the operation began;

**received**  
5.7.18

provided, that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appurtenance to it." **PLEASE SEE NOTE 8**

b) Any resubdivision of this plat shall comply with the applicable regulations in effect at the time of the resubdivision. *Please See Note 7*

c) Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and this approval. **PLEASE SEE NOTE 7**

6. No building permits will be issued until the final plat is recorded through the County Recorder's Office and parcel numbers have been issued by the County Assessor's Office.

7. All public rights of way shall be dedicated and constructed to standards of the Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District rights of way requires a permit. For information regarding the requirements to

obtain a permit, contact Ada County Highway District Development Services at 387-6100.

- 8. 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. *complied*
- 9. Compliance with Section 31-3805 of the Idaho Code pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the specific requirements of the Boise Project Board of Control is required. *Complied*
- 10. Installation of fire protection facilities as specifically required by the Kuna Fire District is required. *Complied*
- 11. There shall be easements provided for utilities, drainage, and irrigation abutting to all public street right-of-way and subdivision boundaries, and where considered necessary, centered on the interior property lines. Said easements shall have a minimum width of ten feet (10'). *Complied, please see plat*
- 12. All submittals of required compliance letters and plans (lighting, landscaping, drainage, and development) must be accompanied by your application file numbers. *will comply*
- 13. No construction, grading, filling, clearing, or excavation of any kind shall be initiated until the applicant has received approval of a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading. *complied*
- 14. Individual lot pressurized irrigation shall be provided. The Kuna City Engineer must approve an irrigation plan prior to submitting the final plat for approval. *w/comply*
- 15. Lighting within the development shall comply with the Kuna City Code. *will comply*
- 16. One tree per lot shall be provided by the developer. *w/comply*
- 17. All surety and surety agreements shall comply with the Kuna City Code. *will comply*

*O. Dean Obrey*

O. Dean Obrey  
Kuna City Mayor

Attest:

*Lynda Burgess*  
Lynda Burgess  
Kuna City Clerk





## City of Kuna

### Council Findings of Fact & Conclusions of Law

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

To: **City Council**

File Numbers: **17-08-ZC** (Rezone), and  
**17-12-S** (Subdivision).

Location: SWC of Deer Flat and  
 School Avenue, Kuna.

Planner: Troy Behunin, Planner III

Hearing date: June 19, 2018  
*Findings of Fact:* July 3, 2018

Owner: **Kolo, LLC**  
 Logan Patten  
 P.O. Box 412  
 Kuna, ID 83634  
 208.880.9546  
[logan@libinc.net](mailto:logan@libinc.net)

Representative: **AllTerra Consulting**  
 Jay Walker  
 849 E. State St.  
 Eagle, ID 83616  
 208.484.4479  
[jwalker@allterraconsulting.com](mailto:jwalker@allterraconsulting.com)



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- |                          |                                 |
|--------------------------|---------------------------------|
| A. Process and Noticing  | I. Findings of Fact for Council |
| 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. Recommendation to Council    |
| G. Applicable Standards  | O. Order of Decision - Council  |
| H. Procedural Background |                                 |

#### A. Process and Noticing:

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

**a. Notifications**

- |                            |   |
|----------------------------|---|
| i. Neighborhood Meeting    | September 16, 2017 (seven (7) persons attended) |
| ii. Agency Comment Request | January 17, 2018                                |
| iii. 300' Property Owners  | June 11, 2018                                   |
| iv. Kuna, Melba Newspaper  | May 23, 2018                                    |
| v. Site Posted             | June 8, 2018                                    |

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

Applicant, Jay Walker with AllTerra Consulting, on behalf of Kolo, LLC (Owner), requests approval for a rezone of approximately 3.46 acres from R-6 (Med. Dens. Residential) to C-1 (Neighborhood Commercial), and a preliminary plat for the same lands. The applicant proposes to subdivide the parcels into nine (9) buildable lots and 3 common lots. This site is located at the SWC Deer Flat and School Avenue.

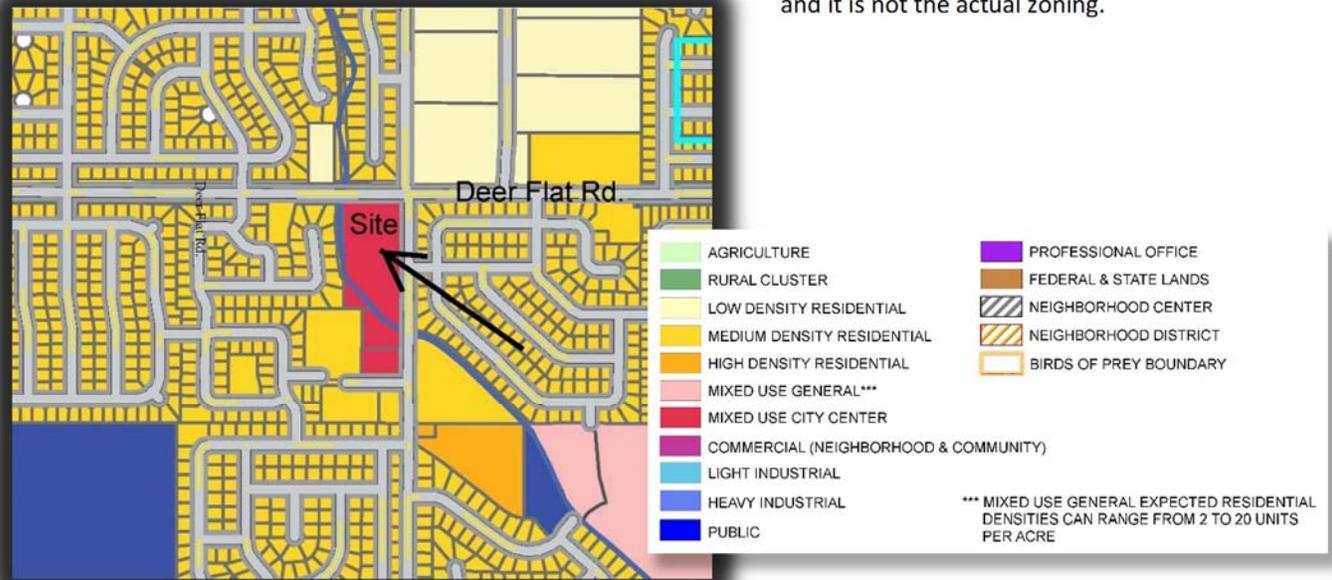
**C. Aerial Map:***©Copyrighted***D. Site History:**

This site was annexed into Kuna in March 2016 and has historically been used for small agricultural purposes and farm property for many years.

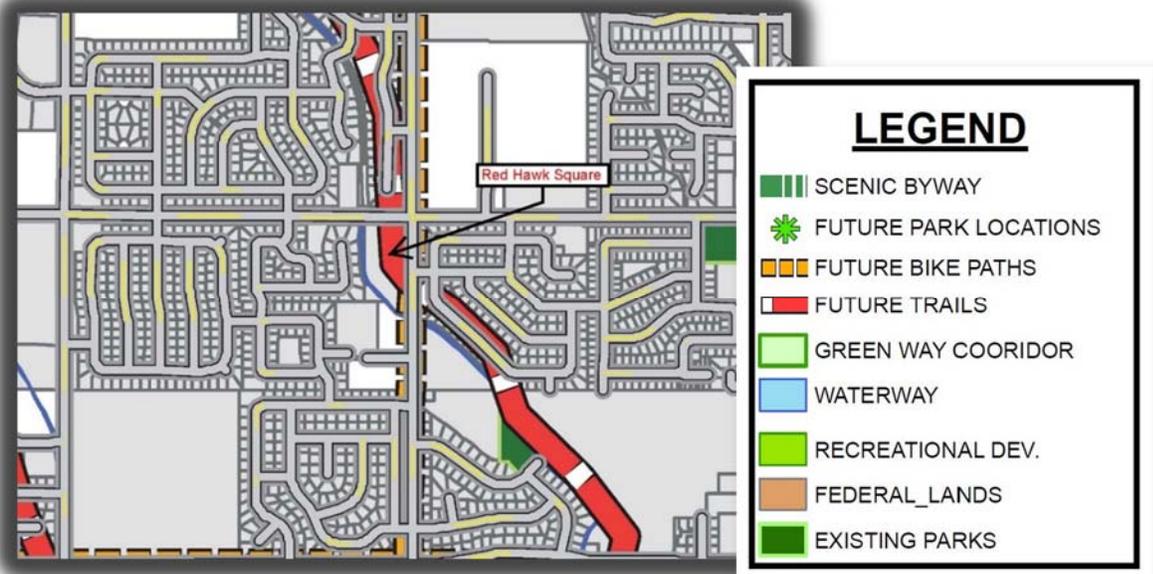
**E. General Projects Facts:**

See Below:

1. **Comprehensive Plan Map:** The Comp Plan Map designation for this site is Mixed-Use. The Future Land Use Map (Comprehensive Plan Map) is intended to serve as a guide for the decision making body for the City. The map indicates a land use designation and it is not the actual zoning.



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail within the site. Applicant has proposed open space and landscape treatment next to the existing Teed Lateral. Staff recommends a foot path at least 10 feet in width to provide and maintain the necessary connections.



3. **Surrounding Land Uses:**

North	R-6	Medium Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	R-6	Medium Density Residential – Kuna City
West	R-6	Medium Density Residential – Kuna City

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

Parcel Size (Approximately)	Current Zone: (R-6) Medium Density Residential	Parcel Number
3.46 acres	R-6	S1323212410

5. **Services:**

- 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 Deer Flat Road (north) and School Avenue (east) and has significant frontage on both classified roadways. There are two proposed points of access for the project; one on Deer Flat, and one on School Avenue Road, to align with the adjacent Subdivision entrance – W. White Fang. There is an internal driveway proposed to serve the interior lots.

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.

9. **Agency Responses:**

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

- *Kuna City Engineer and Public Works* *Exhibit B 1*
- *Ada County Highway District (ACHD)* *Exhibit B 2*
- *Boise Project Board of Control* *Exhibit B 3*
- *Boise Kuna Irrigation District* *Exhibit B 4*
- *Central Dist. Health Dept. (CDHD)* *Exhibit B 5*
- *COMPASS* *Exhibit B 6*
- *Dept. of Environmental Quality (DEQ)* *Exhibit B 7*
- *Id Transportation Dept. (ITD)* *Exhibit B 8*

F. **Staff Analysis:**

In March of 2016 (15-03-AN), this property was annexed into Kuna city limits with an R-6 (Med. Den. Res.) zone. The project touches two classified roads (Deer Flat and School Ave,) and all public utilities are adjacent to the site. The applicant seeks a rezone for this approximately 3.46 acre site from R-6 (Med. Den. Res.) to the C-1 (Neighborhood Commercial) zone and approval for a preliminary plat for the same lands in order to develop the property into nine (9) commercial lots and three common lots.

In following the Comp Plan Map, the applicant proposes to introduce a true mixed-use development to this part of Kuna, through creation of these nine commercial lots. Six of the lots will be for commercial uses, while the remaining three lots will also be commercial in nature, but are proposed as townhouse style multi-family dwellings. The townhome style use, is intended to act as a buffer between the commercial uses and the existing residential uses south on Larry Calhoun’s land. *Staff views this request as an infill development.*

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's 17-08-ZC and 17-12-S, 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. City of Kuna Design Review Code Title 5, Chapter 4
4. City of Kuna Landscape Code Title 5, Chapter 17.
5. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

**H. Procedural Background:**

On June 19, 2018, the Council considered Case No's 17-08-ZC and 17-12-S, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

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

Based on the record contained in Case No's 17-08-ZC and 17-12-S, including the exhibits, staff's report and the public testimony at the public hearing, the Council of Kuna, Idaho, hereby *approves* the proposed Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 17-08-ZC, 17-12-S, for the *Red Hawk Square Subdivision*.

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

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

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

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

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

2. The Council has the authority to approve Case No's 17-08-ZC and 17-12-S. At a Council regular meeting on June 19, 2018, Kuna's Council voted to *approve* Case No's 17-08-ZC and 17-12-S.

**Comment:** *On June 19, 2018, Council voted to approve Case No's 17-08-ZC and 17-12-S.*

3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on June 19, 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 held a public hearing on the subject application on June 19, 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's 17-08-ZC and 17-12-S, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map as amended.

**Comment:** *The Comp Plan has listed numerous goals for providing commercial uses and variety in housing options in Kuna. The Kuna Planning Map designates this property as Mixed-Uses. As this is a proposed mixed-use so therefore the project 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 regular public hearing on June 19, 2018.*

#### **J. Factual Summary:**

This site is located at the southwest corner (SWC) of Deer Flat and School Avenue. Applicant proposes a rezone from R-6 (Med. Den. Residential) to C-1 (Neighborhood Commercial) for approximately 3.46 acres and a preliminary plat for the same lands, creating a commercial subdivision with nine (9) buildable lots and three (3) common lots. Applicant proposes six common commercial lots and three multi-family dwellings lots. Applicant proposes landscaping for the three common lots. The site will take access from two points, one on Deer Flat Road, and one from School Avenue to line up with W. White Fang Street.

#### **K. Comprehensive Plan Analysis:**

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

##### Community Vision Statement:

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

**Comment:** *The proposed preliminary plat as proposed follows the community vision and provides a way to achieve the commercial and housing goals as stated and adopted.*

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

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

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

**Comment:** The proposed application complies with these elements of the comprehensive plan by providing a non-standard housing type meeting this goal.

Land Use Goals and Objectives - Section 6 - Summary:

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

Infill Development:

Encourage infill development of vacant or underutilized land to create greater densities in the core of the City and allow density bonuses as a means to bring about these increased densities (Pg. 76 – 6.2 & Goal 2, Policy 1).

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 (Pg. 88).

**Comment:** The proposed preliminary plat requests an C-1 zone, for commercial and residential mixed-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, Pg. 155).

Infill Development:

Encourage infill housing development to reduce urban sprawl (Objective 2.1 – Policy 5 – Pg. 168)

**Comment:** Applicant proposes medium density residential which will contribute to availability of varied types and home sizes in a logical and orderly manner while providing a quality Infill development.

Community Design Goals and Objectives - Section 13 - Summary:

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

Neighborhoods:

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

**Comment:** *Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes connections to future neighborhoods by adding pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes 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 Titles 5 and 6 of the KCC.*

2. The site is physically suitable for the rezone and a C-1 commercial subdivision.

**Comment:** *The 3.46 acre (approximate) project includes a request for a rezone from R-6 (Medium Density) to C-1 (Neighborhood commercial). The site appears to be compatible with the proposal.*

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

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

4. The Rezone and Subdivision proposals are not likely to cause adverse public health problems.

**Comment:** *The proposed Rezone and Subdivision for the property follows all Kuna City Codes. The proposed 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.

- 6.

**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 both farms and residential uses and are adjacent to an arterial and collector road.*

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

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

**M. Conclusions of Law:**

1. Based on the evidence contained in Case No's 17-08-ZC and 17-12-S, Kuna's Council finds Case 17-08-ZC and 17-12-S generally comply with Kuna City Code.
2. Based on the evidence contained in Case No's 17-08-ZC and 17-12-S, Council finds Case No's 17-08-ZC and 17-12-S are generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

**N. Recommendation to Council:**

Based on the facts outlined in staff's report and the public testimony during the public hearing with the Planning and Zoning Commission of Kuna, Idaho, the Commission hereby recommends *approval* to Council for Case No's 17-08-ZC and 17-12-S, a subdivision preliminary plat request Jay Walker (AllTerra Consulting) on behalf of Kolo, LLC, with the following conditions of approval:

- *Applicant shall follow the conditions as stated in the staff report,*
- *Applicant shall work with J&M Sanitation to provide the correct placement of trash enclosure, as well as the materials preferred by the city, CMU and the steel gate,*
- *Applicant shall work with staff to provide the required break up in the number of parking stalls with landscape islands,*
- *Applicant shall install pathway along the teed canal.*

**O. Order of Decision of the City Council:**

Based on the facts outlined in staff's report and the public testimony during the public hearing with the Council of Kuna, Idaho, the Council hereby *approves* Case No's 17-08-ZC and 17-12-S, a subdivision preliminary plat request Jay Walker (AllTerra Consulting) on behalf of Kolo, LLC, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
  - a. The City Engineer shall approve the sewer hook-ups.
  - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
  - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
  - d. The *Boise-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 will place a 10' paved walking trail along the Teed Lateral.
13. Applicant will follow staff, City engineers and other agency recommended requirements as applicable.
14. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 3<sup>rd</sup>, day of July, 2018,

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Briana Buban-Vonder Haar, Acting Mayor  
Pursuant to Idaho Code 50-608

ATTEST:

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Chris Engels  
Kuna City Clerk

**CITY OF KUNA, IDAHO**

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Report on Audited  
Basic  
Financial Statements  
and  
Other Information

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For the Year Ended September 30, 2017

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**Independent Auditor’s Report**

To the Honorable Mayor  
and City Council  
City of Kuna, Idaho

**Report on the Financial Statements**

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Kuna, Idaho** (the City), as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements as listed in the table of contents.

**Management’s Responsibility for the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor’s Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity’s preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

**Opinions**

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Kuna, Idaho**, as of September 30, 2017, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that the schedule of employer's share of net pension liability, schedule of employer contributions, and budgetary comparison information as listed in the table of contents be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The City has omitted management's discussion and analysis that accounting principles generally accepted in the United States of America require to be presented to supplement the basic financial statements. Such missing information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. Our opinion on the basic financial statements is not affected by this missing information.

### *Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the **City of Kuna, Idaho's** basic financial statements. The combining nonmajor fund financial statements and the supplemental schedules of revenues by source and expenditures by object – budget and actual – General fund are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The combining nonmajor fund financial statements are the responsibility of management and were derived from and relate directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining nonmajor fund financial statements are fairly stated in all material respects in relation to the basic financial statements as a whole.

The schedules of revenues by source and expenditures by object – budget and actual – General fund have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on them.

### **Other Reporting Required by Government Auditing Standards**

In accordance with *Government Auditing Standards*, we have also issued our report dated June 11, 2018, on our consideration of **City of Kuna, Idaho's** internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance

*Bailey & Co.*

Nampa, Idaho  
June 11, 2018

**City of Kuna, Idaho**  
Statement of Net Position  
September 30, 2017

	Governmental Activities	Business-type Activities	Total
<b>Assets</b>			
Current Assets:			
Cash and Cash Equivalents	\$ 3,300,349	\$ 10,283,283	\$ 13,583,632
Prepaid Items	26,083	55,507	81,590
Receivables, Net:			
Property Taxes	45,199	0	45,199
Interest	629	1,805	2,434
Accounts	12,772	647,970	660,742
Intergovernmental	780,280	0	780,280
Capital Assets:			
Land and Construction in Progress	1,502,853	2,183,641	3,686,494
Buildings, Net	382,607	32,242,712	32,625,319
Equipment, Net	259,904	616,695	876,599
Improvements, Net	445,056	16,208,350	16,653,406
Total Capital Assets	<u>2,590,420</u>	<u>51,251,398</u>	<u>53,841,818</u>
Total Assets	<u>6,755,732</u>	<u>62,239,963</u>	<u>68,995,695</u>
<b>Deferred Outflows</b>			
Pension	<u>131,747</u>	<u>224,843</u>	<u>356,590</u>
<b>Liabilities</b>			
Current Liabilities:			
Accounts Payable and Other Current Liabilities	1,175,161	1,042,152	2,217,313
Long-Term Liabilities:			
Due Within One Year:			
Compensated Absences	71,620	109,626	181,246
Due in More Than One Year:			
Compensated Absences	7,398	0	7,398
Net Pension Liability	436,205	590,853	1,027,058
Total Liabilities	<u>1,690,384</u>	<u>1,742,631</u>	<u>3,433,015</u>
<b>Deferred Inflows</b>			
Pension	<u>50,399</u>	<u>110,488</u>	<u>160,887</u>
<b>Net Position</b>			
Net Investment in Capital Assets	2,590,420	51,251,398	53,841,818
Restricted for:			
Other Purposes	583,021	48	583,069
Unrestricted	1,973,255	9,360,241	11,333,496
Total Net Position	<u>\$ 5,146,696</u>	<u>\$ 60,611,687</u>	<u>\$ 65,758,383</u>

The accompanying notes are an integral  
part of the financial statements.



**City of Kuna, Idaho**  
Balance Sheet -  
Governmental Funds  
September 30, 2017

	General	Late Comer's Fee	Nonmajor Governmental Funds	Total Governmental Funds
<b>Assets</b>				
Cash and Cash Equivalents	\$ 2,064,717	\$ 500,051	\$ 735,581	\$ 3,300,349
Prepaid Items	26,083	0	0	26,083
Receivables, Net:				
Property Taxes	45,199	0	0	45,199
Interest	345	271	13	629
Accounts	359	12,413	0	12,772
Intergovernmental	307,364	0	472,916	780,280
Total Assets	<u>2,444,067</u>	<u>512,735</u>	<u>1,208,510</u>	<u>4,165,312</u>
<b>Deferred Outflows</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Assets and Deferred Outflows	<u>\$ 2,444,067</u>	<u>\$ 512,735</u>	<u>\$ 1,208,510</u>	<u>\$ 4,165,312</u>
<b>Liabilities</b>				
Accounts Payable	\$ 218,431	\$ 445,578	\$ 443,100	\$ 1,107,109
Benefits and Wages Payable	50,306	0	0	50,306
Payroll Taxes Payable	17,746	0	0	17,746
Total Liabilities	<u>286,483</u>	<u>445,578</u>	<u>443,100</u>	<u>1,175,161</u>
<b>Deferred Inflows</b>				
Unavailable Property Taxes	<u>40,340</u>	<u>0</u>	<u>0</u>	<u>40,340</u>
<b>Fund Balances:</b>				
Nonspendable	26,083	0	0	26,083
Assigned	0	0	182,389	182,389
Unassigned	2,091,161	67,157	0	2,158,318
Restricted	0	0	583,021	583,021
Total Fund Balances	<u>2,117,244</u>	<u>67,157</u>	<u>765,410</u>	<u>2,949,811</u>
Total Liabilities, Deferred Inflows, and Fund Balances	<u>\$ 2,444,067</u>	<u>\$ 512,735</u>	<u>\$ 1,208,510</u>	<u>\$ 4,165,312</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
 Reconciliation of the Balance Sheet of the Governmental  
 Funds to the Statement of Net Position  
 September 30, 2017

Total Fund Balances - Governmental Funds	\$	2,949,811
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Amounts reported for governmental activities in the Statement of Net Position are different because of the following:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in governmental funds. The cost of assets consist of:

Land and Construction in Progress	\$	1,502,853	
Buildings, Net of \$362,991 Accumulated Depreciation		382,607	
Equipment, Net of \$655,708 Accumulated Depreciation		259,904	
Improvements, Net of \$243,663 Accumulated Depreciation		<u>445,056</u>	
			2,590,420

In the government-wide statements, deferred inflows represent acquisitions of net position that are applicable to a future reporting period and deferred outflows represent the consumption of resources that are applicable to a future reporting period. These deferrals consist of:

Deferred outflows related to net pension liability		131,747	
Deferred inflows related to net pension liability		<u>(50,399)</u>	
			81,348

Long-term liabilities applicable to the City's governmental activities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. Long-term liabilities at year end consist of:

Compensated Absences		(79,018)	
Net Pension Liability		<u>(436,205)</u>	
			(515,223)

Property taxes receivable will be collected this year, but are not available soon enough to pay for current period's expenditures, and therefore, are unavailable in the funds.

		<u>40,340</u>
Net Position of Governmental Activities	\$	<u><u>5,146,696</u></u>

The accompanying notes are an integral  
 part of the financial statements.

**City of Kuna, Idaho**  
Statement of Revenues, Expenditures, and  
Changes in Fund Balances -  
Governmental Funds  
For the Year Ended September 30, 2017

	General	Late Comer's Fee	Nonmajor Governmental Funds	Total Governmental Funds
<b>Revenues</b>				
Property Taxes	\$ 2,121,168	\$ 0	\$ 0	\$ 2,121,168
Licenses and Permits	18,364	0	0	18,364
Charges for Services	1,419,318	0	0	1,419,318
Grants and Contributions	0	0	736,786	736,786
Intergovernmental	1,081,494	0	0	1,081,494
Interest	3,580	2,436	216	6,232
Other	31,861	1,290,723	456,394	1,778,978
<b>Total Revenues</b>	<u>4,675,785</u>	<u>1,293,159</u>	<u>1,193,396</u>	<u>7,162,340</u>
<b>Expenditures</b>				
Current:				
General Administration	3,868,840	0	708,338	4,577,178
Capital Outlay	0	1,332,310	283,357	1,615,667
<b>Total Expenditures</b>	<u>3,868,840</u>	<u>1,332,310</u>	<u>991,695</u>	<u>6,192,845</u>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<u>806,945</u>	<u>(39,151)</u>	<u>201,701</u>	<u>969,495</u>
<b>Other Financing Sources (Uses)</b>				
Transfers In	218,624	0	608,075	826,699
Transfers Out	(608,075)	0	(218,624)	(826,699)
<b>Total Other Financing Sources (Uses)</b>	<u>(389,451)</u>	<u>0</u>	<u>389,451</u>	<u>0</u>
<b>Net Change in Fund Balances</b>	417,494	(39,151)	591,152	969,495
Fund Balances - Beginning	1,699,750	106,308	174,258	1,980,316
<b>Fund Balances - Ending</b>	<u>\$ 2,117,244</u>	<u>\$ 67,157</u>	<u>\$ 765,410</u>	<u>\$ 2,949,811</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
 Reconciliation of the Statement  
 of Revenues, Expenditures, and Changes in Fund Balances  
 of the Governmental Funds to the Statement of Activities  
 For the Year Ended September 30, 2017

Total Net Change in Fund Balance - Governmental Funds	\$	969,495
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Amounts reported for governmental activities in the Statement of Activities are different because of the following:

Capital outlays are reported in governmental funds as expenditures. However, in the Statement of Activities, the cost of those assets is allocated over their useful lives as depreciation expense. In the current period these amounts are:

Capital Outlay	\$	906,788	
Contributed Assets		18,074	
Depreciation Expense		<u>(97,536)</u>	
Net			827,326

Because some property taxes will not be collected for several months after the City's fiscal year ends, they are not considered as "available" revenues in the governmental funds and are, instead, counted as deferred inflows. They are, however, recorded as revenues in the Statement of Activities.		(6,385)
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Some expenses in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds.

Compensated Absences Liability Changes		(16,726)	
Net Pension Liability and Related Deferral Changes		<u>9,969</u>	
			<u>(6,757)</u>

Change in Net Position of Governmental Activities	\$	<u><u>1,783,679</u></u>
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The accompanying notes are an integral  
 part of the financial statements.

**City of Kuna, Idaho**  
Statement of Net Position -  
Proprietary Funds  
September 30, 2017

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
<b>Assets</b>			
Current Assets:			
Cash and Cash Equivalents	\$ 4,520,481	\$ 3,855,147	\$ 1,814,750
Prepaid Items	33,657	19,146	2,704
Interest Receivable	730	704	305
Accounts Receivable, Net	174,047	254,798	43,305
Total Current Assets	<u>4,728,915</u>	<u>4,129,795</u>	<u>1,861,064</u>
Noncurrent Assets:			
Capital Assets:			
Land and Construction in Progress	214,116	1,683,641	285,884
Buildings, Net	795,999	30,524,153	922,560
Equipment, Net	192,424	383,983	40,288
Improvements, Net	5,205,071	8,046,907	2,956,372
Total Noncurrent Assets	<u>6,407,610</u>	<u>40,638,684</u>	<u>4,205,104</u>
Total Assets	<u>11,136,525</u>	<u>44,768,479</u>	<u>6,066,168</u>
<b>Deferred Outflows</b>			
Pension	<u>91,405</u>	<u>110,111</u>	<u>23,327</u>
<b>Liabilities</b>			
Current Liabilities:			
Accounts Payable	104,923	215,163	177,614
Benefits and Wages Payable	22,015	23,716	6,045
Payroll Taxes Payable	6,262	8,327	1,805
Deposits from Others	289,875	0	0
Due to KeyBank LID	0	186,407	0
Compensated Absences	50,046	46,186	13,394
Total Current Liabilities	<u>473,121</u>	<u>479,799</u>	<u>198,858</u>
Long-term Liabilities:			
Net Pension Liability	<u>241,771</u>	<u>286,630</u>	<u>62,452</u>
Total Long-term Liabilities	<u>241,771</u>	<u>286,630</u>	<u>62,452</u>
Total Liabilities	<u>714,892</u>	<u>766,429</u>	<u>261,310</u>
<b>Deferred Inflows</b>			
Pension	<u>47,407</u>	<u>53,560</u>	<u>9,521</u>
<b>Net Position</b>			
Net Investment in Capital Assets	6,407,610	40,638,684	4,205,104
Restricted	0	0	0
Unrestricted	4,058,021	3,419,917	1,613,560
Total Net Position	<u>\$ 10,465,631</u>	<u>\$ 44,058,601</u>	<u>\$ 5,818,664</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Net Position -  
Proprietary Funds (continued)  
September 30, 2017

	Business-type Activities - Enterprise Funds		
	Trash	Well Mitigation	Total
<b>Assets</b>			
Current Assets:			
Cash and Cash Equivalents	\$ 92,905	\$ 0	\$ 10,283,283
Prepaid Items	0	0	55,507
Interest Receivable	18	48	1,805
Accounts Receivable, Net	175,820	0	647,970
Total Current Assets	<u>268,743</u>	<u>48</u>	<u>10,988,565</u>
Noncurrent Assets:			
Capital Assets:			
Land and Construction in Progress	0	0	2,183,641
Buildings, Net	0	0	32,242,712
Equipment, Net	0	0	616,695
Improvements, Net	0	0	16,208,350
Total Noncurrent Assets	<u>0</u>	<u>0</u>	<u>51,251,398</u>
Total Assets	<u>268,743</u>	<u>48</u>	<u>62,239,963</u>
<b>Deferred Outflows</b>			
Pension	<u>0</u>	<u>0</u>	<u>224,843</u>
<b>Liabilities</b>			
Current Liabilities:			
Accounts Payable	0	0	497,700
Benefits and Wages Payable	0	0	51,776
Payroll Taxes Payable	0	0	16,394
Deposits from Others	0	0	289,875
Due to KeyBank LID	0	0	186,407
Compensated Absences	0	0	109,626
Total Current Liabilities	<u>0</u>	<u>0</u>	<u>1,151,778</u>
Long-term Liabilities:			
Net Pension Liability	0	0	590,853
Total Long-term Liabilities	<u>0</u>	<u>0</u>	<u>590,853</u>
Total Liabilities	<u>0</u>	<u>0</u>	<u>1,742,631</u>
<b>Deferred Inflows</b>			
Pension	<u>0</u>	<u>0</u>	<u>110,488</u>
<b>Net Position</b>			
Net Investment in Capital Assets	0	0	51,251,398
Restricted	0	48	48
Unrestricted	268,743	0	9,360,241
Total Net Position	<u>\$ 268,743</u>	<u>\$ 48</u>	<u>\$ 60,611,687</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Revenues, Expenses, and Changes  
in Fund Net Position - Proprietary Funds  
For the Year Ended September 30, 2017

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
<b>Operating Revenues</b>			
Charges for Services	\$ 1,783,227	\$ 2,766,138	\$ 1,018,602
Hook Ups	700,660	0	0
Delinquent Fees	52,800	35,970	14,246
Miscellaneous	479,636	62,075	176,565
Total Operating Revenues	<u>3,016,323</u>	<u>2,864,183</u>	<u>1,209,413</u>
<b>Operating Expenses</b>			
Salaries and Benefits	589,071	673,274	165,418
Contractor Services	27,068	35,015	10,923
Maintenance and Operations	362,193	751,717	272,864
Depreciation	399,186	1,816,686	182,624
Total Operating Expenses	<u>1,377,518</u>	<u>3,276,692</u>	<u>631,829</u>
<b>Operating Income (Loss)</b>	<u>1,638,805</u>	<u>(412,509)</u>	<u>577,584</u>
<b>Nonoperating Revenues (Expenses)</b>			
Interest Earned	7,452	7,590	4,974
Total Nonoperating Revenues (Expenses)	<u>7,452</u>	<u>7,590</u>	<u>4,974</u>
Income (Loss) Before Transfers	<u>1,646,257</u>	<u>(404,919)</u>	<u>582,558</u>
<b>Transfers and Capital Contributions</b>			
Transfers In	251,836	0	0
Transfers Out	0	0	0
Capital Contributions	0	0	163,724
Net Transfers and Capital Contributions	<u>251,836</u>	<u>0</u>	<u>163,724</u>
Change in Net Position	1,898,093	(404,919)	746,282
Net Position - Beginning	8,567,538	44,463,520	5,072,382
Net Position - Ending	<u>\$ 10,465,631</u>	<u>\$ 44,058,601</u>	<u>\$ 5,818,664</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Revenues, Expenses, and Changes  
in Fund Net Position - Proprietary Funds (continued)  
For the Year Ended September 30, 2017

	Business-type Activities - Enterprise Funds		
	Trash	Well Mitigation	Total
<b>Operating Revenues</b>			
Charges for Services	\$ 1,753,386	\$ 0	\$ 7,321,353
Hook Ups	0	0	700,660
Delinquent Fees	0	0	103,016
Miscellaneous	0	0	718,276
Total Operating Revenues	<u>1,753,386</u>	<u>0</u>	<u>8,843,305</u>
<b>Operating Expenses</b>			
Salaries and Benefits	0	0	1,427,763
Contractor Services	0	0	73,006
Maintenance and Operations	1,749,560	0	3,136,334
Depreciation	0	0	2,398,496
Total Operating Expenses	<u>1,749,560</u>	<u>0</u>	<u>7,035,599</u>
<b>Operating Income (Loss)</b>	<u>3,826</u>	<u>0</u>	<u>1,807,706</u>
<b>Nonoperating Revenues (Expenses)</b>			
Interest Earned	202	545	20,763
Total Nonoperating Revenues (Expenses)	<u>202</u>	<u>545</u>	<u>20,763</u>
Income (Loss) Before Transfers	<u>4,028</u>	<u>545</u>	<u>1,828,469</u>
<b>Transfers and Capital Contributions</b>			
Transfers In	0	0	251,836
Transfers Out	0	(251,836)	(251,836)
Capital Contributions	0	0	163,724
Net Transfers and Capital Contributions	<u>0</u>	<u>(251,836)</u>	<u>163,724</u>
Change in Net Position	4,028	(251,291)	1,992,193
Net Position - Beginning	264,715	251,339	58,619,494
Net Position - Ending	<u>\$ 268,743</u>	<u>\$ 48</u>	<u>\$ 60,611,687</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
**Statement of Cash Flows -**  
**Proprietary Funds**  
**For the Year Ended September 30, 2017**

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
<b>Cash Flows From Operating Activities</b>			
Receipts from Customers	\$ 2,502,650	\$ 2,881,366	\$ 1,041,188
Payments to Suppliers for Goods or Services	(399,219)	(750,406)	(158,659)
Payments to Employees for Services	(590,282)	(674,361)	(164,201)
Other Receipts	479,636	62,075	176,565
Net Cash Provided (Used) by Operating Activities	<u>1,992,785</u>	<u>1,518,674</u>	<u>894,893</u>
<b>Cash Flows From Noncapital</b>			
<b>Financing Activities</b>			
Transfers In (Out)	<u>251,836</u>	<u>0</u>	<u>0</u>
<b>Cash Flows From Capital and Related</b>			
<b>Financing Activities</b>			
Purchases and Construction of Capital Assets	<u>(612,768)</u>	<u>(874,876)</u>	<u>(727,940)</u>
Net Cash Used by Capital and Related Financing Activities	<u>(612,768)</u>	<u>(874,876)</u>	<u>(727,940)</u>
<b>Cash Flows From Investing Activities</b>			
Interest and Dividends	<u>7,062</u>	<u>7,314</u>	<u>4,843</u>
Net Change in Cash and Cash Equivalents	1,638,915	651,112	171,796
<b>Cash and Cash Equivalents - Beginning</b>	<u>2,881,566</u>	<u>3,204,035</u>	<u>1,642,954</u>
<b>Cash and Cash Equivalents - Ending</b>	<u>\$ 4,520,481</u>	<u>\$ 3,855,147</u>	<u>\$ 1,814,750</u>
<b>Displayed As:</b>			
Cash and Cash Equivalents	<u>\$ 4,520,481</u>	<u>\$ 3,855,147</u>	<u>\$ 1,814,750</u>
	<u>\$ 4,520,481</u>	<u>\$ 3,855,147</u>	<u>\$ 1,814,750</u>
<b>Schedule of Noncash Transactions:</b>			
Land Contribution	\$ 0	\$ 0	\$ 163,724

The accompanying notes are an integral part of the financial statements.

**City of Kuna, Idaho**  
Statement of Cash Flows -  
Proprietary Funds (continued)  
For the Year Ended September 30, 2017

	Business-type Activities - Enterprise Funds		
	Trash	Well Mitigation	Total
<b>Cash Flows From Operating Activities</b>			
Receipts from Customers	\$ 1,751,107	\$ 0	\$ 8,176,311
Payments to Suppliers for Goods or Services	(1,749,560)	0	(3,057,844)
Payments to Employees for Services	0	0	(1,428,844)
Other Receipts	0	0	718,276
Net Cash Provided (Used) by Operating Activities	<u>1,547</u>	<u>0</u>	<u>4,407,899</u>
<b>Cash Flows From Noncapital Financing Activities</b>			
Transfers In (Out)	<u>0</u>	<u>(251,836)</u>	<u>0</u>
<b>Cash Flows From Capital and Related Financing Activities</b>			
Purchases and Construction of Capital Assets	<u>0</u>	<u>0</u>	<u>(2,215,584)</u>
Net Cash Used by Capital and Related Financing Activities	<u>0</u>	<u>0</u>	<u>(2,215,584)</u>
<b>Cash Flows From Investing Activities</b>			
Interest and Dividends	<u>196</u>	<u>530</u>	<u>19,945</u>
Net Change in Cash and Cash Equivalents	1,743	(251,306)	2,212,260
<b>Cash and Cash Equivalents - Beginning</b>	91,162	251,306	8,071,023
<b>Cash and Cash Equivalents - Ending</b>	<u>\$ 92,905</u>	<u>\$ 0</u>	<u>\$ 10,283,283</u>
<b>Displayed As:</b>			
Cash and Cash Equivalents	<u>\$ 92,905</u>	<u>\$ 0</u>	<u>\$ 10,283,283</u>
	<u>\$ 92,905</u>	<u>\$ 0</u>	<u>\$ 10,283,283</u>
<b>Schedule of Noncash Transactions:</b>			
Land Contribution	\$ 0	\$ 0	\$ 163,724

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Cash Flows -  
Proprietary Funds (continued)  
For the Year Ended September 30, 2017

	Business-type Activities - Enterprise Funds		
	Water	Sewer	Irrigation
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	\$ 1,638,805	\$ (412,509)	\$ 577,584
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	399,186	1,816,686	182,624
Changes in Assets, Liabilities, and Deferrals:			
(Increase) Decrease in Accounts Receivable	(41,437)	(48,618)	9,200
(Increase) Decrease in Prepaid Items	(2,181)	3,676	178
(Increase) Decrease in Deferred Outflows - Pension	76,167	89,430	21,300
Increase (Decrease) in Accounts Payable	(7,777)	32,650	124,950
Increase (Decrease) in Due to KeyBank LID	0	127,876	0
Increase (Decrease) in Benefits and Wages Payable	672	402	1,688
Increase (Decrease) in Payroll Taxes Payable	2,065	3,146	635
Increase (Decrease) in Deposits From Others	7,400	0	0
Increase (Decrease) in Unearned Revenues	0	0	(860)
Increase (Decrease) in Net Pension Liability	(33,400)	(39,204)	(9,299)
Increase (Decrease) in Deferred Inflows - Pension	(46,715)	(54,861)	(13,107)
Net Cash Provided by Operating Activities	<u>\$ 1,992,785</u>	<u>\$ 1,518,674</u>	<u>\$ 894,893</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
**Statement of Cash Flows -**  
**Proprietary Funds (continued)**  
**For the Year Ended September 30, 2017**

	<u>Business-type Activities - Enterprise Funds</u>		
	<u>Trash</u>	<u>Well Mitigation</u>	<u>Total</u>
Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:			
Operating Income (Loss)	\$ 3,826	\$ 0	\$ 1,807,706
Adjustments to Reconcile Operating Income to Net Cash Provided (Used) by Operating Activities:			
Depreciation	0	0	2,398,496
Changes in Assets, Liabilities, and Deferrals:			
(Increase) Decrease in Accounts Receivable	(2,279)	0	(83,134)
(Increase) Decrease in Prepaid Items	0	0	1,673
(Increase) Decrease in Deferred Outflows - Pension	0	0	186,897
Increase (Decrease) in Accounts Payable	0	0	149,823
Increase (Decrease) in Due to KeyBank LID	0	0	127,876
Increase (Decrease) in Benefits and Wages Payable	0	0	2,762
Increase (Decrease) in Payroll Taxes Payable	0	0	5,846
Increase (Decrease) in Deposits From Others	0	0	7,400
Increase (Decrease) in Unearned Revenues	0	0	(860)
Increase (Decrease) in Net Pension Liability	0	0	(81,903)
Increase (Decrease) in Deferred Inflows - Pension	0	0	(114,683)
Net Cash Provided by Operating Activities	<u>\$ 1,547</u>	<u>\$ 0</u>	<u>\$ 4,407,899</u>

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Statement of Fiduciary Net Position -  
Fiduciary Funds  
September 30, 2017

	Agency Funds
<b>Assets</b>	
Cash and Cash Equivalents	\$ 384,170
Total Assets	384,170
 <b>Deferred Outflows</b>	0
<b>Liabilities</b>	
Due to Others	384,170
Total Liabilities	384,170
 <b>Deferred Inflows</b>	0
 <b>Net Position</b>	\$ 0

The accompanying notes are an integral  
part of the financial statements.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2017

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity

The accompanying financial statements present the activities of **City of Kuna, Idaho** (the City), which has responsibility and control over all activities related to general operations, public safety, planning and zoning, and utilities within the City. The City receives funding from local, state, and federal government sources and must comply with all of the requirements of these funding source entities. However, the City is not included in any other governmental reporting entity as defined by generally accepted accounting principles. City Council members are elected by the public and have decision-making authority, the power to designate management, the ability to significantly influence operations, and the primary accountability for fiscal matters. In addition, the City's reporting entity does not contain any component units as defined by the Governmental Accounting Standards Board.

Basis of Presentation, Basis of Accounting

Basis of Presentation

*Government-wide Statements:* The Statement of Net Position and the Statement of Activities display information about the financial activities of the City, except for fiduciary activities. Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between the governmental and business-type activities of the City. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The Statement of Activities presents a comparison between direct expenses and program revenues for each activity of the business-type activities of the City and for each function of the City's governmental activities.

- Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function.
- Indirect expenses of the general government related to the administration and support of the City's programs, such as personnel and accounting (but not interest on long-term debt) are allocated to programs based on their percentage of total primary government expenses. Interest expenses are allocated to the programs that manage the capital assets financed with long-term debt.
- Program revenues include (a) charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes and state formula aid, are presented as general revenues.

*Fund Financial Statements:* The fund financial statements provide information about the City's funds, including fiduciary funds. Separate statements for each fund category - *governmental, proprietary, and fiduciary* - are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

The City reports the following major governmental funds:

- *General fund.* This is the City's primary operating fund. It accounts for all financial resources of the City, except those required to be accounted for in another fund.
- *Late Comer's Fee fund.* This fund accumulates monies received for new building permits to reimburse development agreements for oversizing of utility lines when installed in an initial development.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2017

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Proprietary fund operating revenues and expenses are related to providing water, sewer, irrigation, trash, and well mitigation services to the residents and businesses of the City and providing services to other parts of the City government. Revenue and expenses arising from capital and non-capital financing activities and from investing activities are presented as non-operating revenues or expenses.

The City has the following major enterprise funds:

- *Water fund.* This fund accounts for the activities of the City's water supply system, pumping stations, and collection systems.
- *Sewer fund.* This fund accounts for the operations and collections of the City's sewer system.
- *Irrigation fund.* This fund accounts for the operations and collections of the City's irrigation system.
- *Trash fund.* This fund accounts for the operations and collections of the City's trash services.
- *Well Mitigation fund.* This fund accounts for impact fees collected for addressing concerns of water shortages due to new wells.

Fiduciary funds consists of one agency fund. This fund accounts for other monies collected and held for others. The City is responsible for ensuring that all the assets reported in this fund is used for its intended purpose. The City's fiduciary activity is reported in a separate Statement of Fiduciary Net Position.

Basis of Accounting

The government-wide, proprietary, and fiduciary fund financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

Non-exchange transactions, in which the City receives value without directly giving equal value in return, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year in which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The City considers all revenues reported in the governmental funds to be available if they are collected within sixty days after year-end. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, and claims and judgments, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term liabilities and acquisitions under capital leases are reported as other financing sources.

Fund Balance Reporting in Governmental Funds

Different measurement focuses and bases of accounting are used in the government-wide Statement of Net Position and in the governmental fund Balance Sheet.

The City uses the following fund balance categories in the governmental fund financial statements:

- *Nonspendable.* Prepaid items that are permanently precluded from conversion to cash.
- *Restricted.* Balances constrained to a specific purpose by enabling legislation, external parties, or constitutional provisions.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

- *Assigned.* Limitations imposed on balances through intentions of the City Council or a body or official designated by the City Council.
- *Unassigned.* Balances available for any purpose.

The remaining fund balance classification (committed) is not applicable. However, if there had been committed funds, these amounts would have been decided by the City Council, the City's highest level of decision making authority, through a formal action.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants, and general revenues. Thus, when program expenses are incurred, there are both restricted and unrestricted resources available to finance the program. When both restricted and unrestricted resources are available for use, it is the City's intent to use restricted resources first, then unrestricted resources as they are needed.

There is also no formal policy regarding the use of committed, assigned, or unassigned fund balances. However, it is the City's intent that when an expenditure is incurred for purposes for which amounts in any of the unrestricted classifications of fund balance could be used, the City considers the committed amounts to be reduced first, followed by the assigned amounts, and then the unassigned amounts.

The City Council has authorized the City Treasurer to assign funds. As of September 30, 2017, \$182,389 has been assigned for capital improvement projects.

Details of restricted funds are as follows:

Fund	Purpose
Grant Fund	These are either grant awards that are restricted by the grant agreement or donations from outside parties who have placed restrictions on how funds they've donated must be spent.
Impact Fee	Fees that are collected at the time a new building permit is issued and restricted by Idaho Code 67-8210 for the development of parks as the City continues to grow.
Late Comers' Fund	Monies are held in a fiduciary capacity in an agency fund. Prior development agreements between the City and developers dictate that certain future monies received by the City are to be reimbursed to the developers and to the City following receipt.

Assets and Liabilities

Cash Equivalents

The City requires all cash belonging to the City to be placed in custody of the Treasurer. A "Pooled Cash" concept is therefore used in maintaining the cash and investment accounts in the accounting records. Under this method, all cash is pooled for investment purposes and each fund has equity in the pooled amount. All amounts included in the pooled cash and investment accounts are considered to be cash and cash equivalents. See Note 2.

Receivables

All trade and property tax receivables are shown net of an allowance for uncollectible amounts. However, the City believes all receivables are collectible and an allowance is unnecessary at this time.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2017

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Property Tax Calendar

The City receives tax revenue from Ada County. The County is responsible for property valuation and collection of tax levies. The taxes that have not been remitted to the City as at September 30, 2017 are considered by the City as a receivable.

The City levies its real property taxes through the county in September of each year based upon the assessed valuation as of the previous July 1. Property taxes are due in two installments on December 20 and June 20 and are considered delinquent on January 1 and July 1, at which time the property is subject to lien.

Capital Assets

Capital assets are reported at actual or estimated historical cost based on appraisals or deflated current replacement cost. Contributed assets are reported at estimated fair value at the time received.

Capitalization thresholds (the dollar value above which asset acquisitions are added to the capital asset accounts), depreciation methods, and estimated useful lives of capital assets reported in the government-wide statements and proprietary funds are shown below:

	Capitalization Policy	Depreciation Method	Estimated Useful Life
Buildings and Improvements	\$5,000	Straight-Line	15 - 40 Years
Equipment and Vehicles	\$5,000	Straight-Line	5 - 15 Years

General infrastructure assets acquired prior to October 1, 2003, are not reported in the basic financial statements. General infrastructure assets include all roads and bridges and other infrastructure assets acquired subsequent to October 1, 2003. However, the City does not report infrastructure such as roads and streets. These assets are owned and maintained by Ada County Highway District. The City has no control over this entity.

Depreciation is used to allocate the actual or estimated historical cost of all capital assets over their estimated useful lives.

Compensated Absences

The City uses the vesting method to compute compensated absences for vacation time.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Pensions

For purposes of measuring the net pension liability, related deferrals, and pension expense, information about the fiduciary net position of the Public Employee Retirement System of Idaho Base Plan (Base Plan) and additions to/deductions from the Base Plan's fiduciary net position have been determined on the same

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2017

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1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

basis as they are reported by the Base Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

2. CASH AND INVESTMENTS

Deposits

As of September 30, 2017, the carrying amount of the City's deposits was \$11,435,427 and the respective bank balances totaled \$11,445,988. \$500,000 of the total bank balance was insured by the FDIC.

Custodial Credit Risk – Deposits

Custodial credit risk is the risk that in the event of a bank failure, the government's deposits may not be returned. As of September 30, 2017, \$10,945,988 of the City's deposits were not covered by the federal depository insurance or by collateral held by the City's agent or pledging financial institution's trust department or agent in the name of the City, and thus were exposed to custodial credit risk. The City also keeps \$1,100 cash on hand.

The City of Kuna uses the following procedures to mitigate the bank default risk of loss associated with the City's demand deposits which exceed the FDIC insurance coverage limit of \$250,000 per financial institution:

- Partner with a large federally chartered bank with a solid history and strong credit worthiness rating;
- Subscribe to and monitor online rating agency reports regularly as provided by the "Big Three" rating agencies (Standard & Poor's, Moody's, Fitch Group);
- Monitor online FDIC information regarding financial institutions which have been on watch lists and/or which have failed recent stress tests;
- Monitor bank-specific online rating agency reports (Bauer Financial, Inc.; IDC Financial Publishing, Inc.; Veribanc) for bank rating information. The aforementioned entities offer very specific in-depth information for a fee, and also offer free high-level data.

The City does not have a formal policy limiting its exposure to custodial credit risk.

Custodial Risk – Investments

Custodial credit risk is the risk that an issuer or other counter party to an investment will not fulfill its obligations. The City does not have a formal policy limiting its custodial risk for investments. The City of Kuna uses the following procedures to mitigate the risk of loss associated with the City's investments:

The City's only investment resides with the Local Government Investment Pool (LGIP), a diversified investment pool comprised of funds from various Idaho government entities. The pool is managed by the Idaho State Treasurer's Office, which has *safety and preservation of principal* as its primary objective for the pool. An investment in the pool is not guaranteed by the FDIC nor any other government agency and, as it is with any investment, it is possible to lose money by investing in the LGIP. The City regularly monitors the diversified portfolio of the LGIP holdings and has placed a high level of trust in the Idaho State Treasurer's Office to effectively manage the City's investment in the pool.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2017

2. CASH AND INVESTMENTS (continued)

Interest Rate Risk

The City does not have a formal policy limiting investment maturities that would help manage its exposure to fair value losses from increasing interest rates.

Investments

The City participates in the State of Idaho Investment Pool, which has not been rated. The pool is not registered with the Securities and Exchange Commission or any other regulatory body. Oversight of the pool is with the State Treasurer, and Idaho Code defines allowable investments. The value of the City's investment in the pool is reported in the accompanying financial statements at amounts based on the City's amortized cost deposited in the pool. Participants have overnight availability to their funds, up to \$10 million. Withdrawals of more than \$10 million require 3 business day's notification. The State Treasurer does not provide any legally binding guarantees to support the value of the shares to participants. The City follows Idaho Statute that outlines qualifying investment options as follows:

Idaho Code authorizes the City to invest any available funds in obligations issued or guaranteed by the United States Treasury, the State of Idaho, local Idaho municipalities and taxing districts, the Farm Credit System, or Idaho public corporations, as well as time deposit accounts and repurchase agreements.

The City's investments at September 30, 2017 are summarized as follows:

Investment	Amortized Cost	Maturity in Years	
		Less Than 1	1-5
External Investment Pool	\$ 2,531,265	\$ 2,531,265	\$ 0

At year-end, the cash and investments were reported in the basic financial statements in the following categories:

	Governmental Activities	Business-type Activities	Total	Fiduciary Funds
Cash	\$ 2,702,464	\$ 8,419,513	\$ 11,121,977	\$ 314,560
Investments categorized as cash equivalents	597,885	1,863,770	2,461,655	69,610
	\$ 3,300,349	\$ 10,283,283	\$ 13,583,632	\$ 384,170

3. DUE FROM OTHER GOVERNMENTAL UNITS

Amounts due from other governmental units consist of state sales tax of \$78,189, liquor apportionment of \$35,552, and state revenue sharing of \$193,623 from the State of Idaho; a community development block grant of \$291,973 from the Idaho Department of Commerce; and a TMA/TAP grant of \$180,943 from the Idaho Department of Transportation for a total of \$780,280.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2017

4. COMPENSATED ABSENCES

Vacation leave is granted to all regular City employee after the first month of employment. In the event of termination, an employee is reimbursed for accumulated vacation leave. A summary of the current year activity and year-end liability is as follows:

	Beginning	Earned	Used	Ending	Current
Governmental Activities	\$ 62,292	\$ 88,346	\$ 71,620	\$ 79,018	\$ 71,620
Business-type Activities	110,751	135,707	136,832	109,626	109,626
	<u>\$ 173,043</u>	<u>\$ 224,053</u>	<u>\$ 208,452</u>	<u>\$ 188,644</u>	<u>\$ 181,246</u>

5. PENSION PLAN

Plan Description

The City contributes to the Base Plan, which is a cost-sharing multiple-employer defined benefit pension plan administered by the Public Employee Retirement System of Idaho (PERSI or System) that covers substantially all employees of the State of Idaho, its agencies and various participating political subdivisions. The cost to administer the plan is financed through the contributions and investment earnings of the plan. PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at [www.persi.idaho.gov](http://www.persi.idaho.gov).

Responsibility for administration of the Base Plan is assigned to the Board comprised of five members appointed by the Governor and confirmed by the Idaho Senate. State law requires that two members of the Board be active Base Plan members with at least ten years of service, and three members who are Idaho citizens and are not members of the Base Plan except by reason of having served on the Board.

Pension Benefits

The Base Plan provides retirement, disability, death and survivor benefits of eligible members or beneficiaries. Benefits are based on members' years of service, age, and highest average salary. Members become fully vested in their retirement benefits with five years of credited service (5 months for elected or appointed officials). Members are eligible for retirement benefits upon attainment of the ages specified for their employment classification. The annual service retirement allowance for each month of credited service is 2.0% (2.3% for police/firefighters) of the average monthly salary for the highest consecutive 42 months.

The benefit payments for the Base Plan are calculated using a benefit formula adopted by the Idaho Legislature. The Base Plan is required to provide a 1% minimum cost of living increase per year, provided the Consumer Price Index increases 1% or more. The PERSI Board has the authority to provide higher cost of living increases to a maximum of Consumer Price Index movement or 6%, whichever is less; however, any amount above the 1% minimum is subject to review by the Idaho Legislature.

Member and Employer Contributions

Member and employer contributions paid to the Base Plan are set by statute and are established as a percent of covered compensation. Contribution rates are determined by the PERSI Board within limitations, as defined by state law. The Board may make periodic changes to employer and employee contribution rates (expressed as percentages of annual covered payroll) that are adequate to accumulate sufficient assets to pay benefits when due.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2017

5. PENSION PLAN (continued)

The contribution rates for employees are set by statute at 60% of the employer rate for general employees and 72% for police and firefighters. As of June 30, 2017, it was 6.79% for general employees and 8.36% for police and firefighters. The employer contribution rate as a percent of covered payroll is set by the Retirement Board and was 11.32% for general employees and 11.66% for police and firefighters. The City's employer contributions were \$225,160 for the year ended September 30, 2017.

Pension Liabilities, Pension Expense (Revenue), and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

As of September 30, 2017, the City reported a liability for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions in the Base Plan pension plan relative to the total contributions of all participating PERSI Base Plan employers. As of June 30, 2017, the City's proportion was .0653378%.

For the year ended September 30, 2017, the City recognized pension expense of \$205,351. At September 30, 2017, the City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 142,272	\$ 92,524
Changes in assumptions or other inputs	18,992	0
Net difference between projected and actual earnings on pension plan investments	0	61,532
Changes in the employer's proportion and differences between the employer's contributions and the employer's proportionate contributions	135,179	6,831
City contributions subsequent to the measurement date	60,147	0
Total	\$ 356,590	\$ 160,887

\$60,147 reported as deferred outflows of resources related to pensions resulting from employer contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ending September 30, 2018.

The average of the expected remaining service lives of all employees that are provided with pensions through the System (active and inactive employees) determined at July 1, 2016, the beginning of the measurement period ended June 30, 2017, is 4.9 years and 5.5 years for the measurement period ended June 30, 2016.

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense (revenue) as follows:

Year Ended September 30,	
2018	\$ (19,526)
2019	\$ 132,792
2020	\$ 62,714
2021	\$ (40,414)

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2017

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5. PENSION PLAN (continued)

Actuarial Assumptions

Valuations are based on actuarial assumptions, the benefit formulas, and employee groups. Level percentages of payroll normal costs are determined using the Entry Age Normal Cost Method. Under the Entry Age Normal Cost Method, the actuarial present value of the projected benefits of each individual included in the actuarial valuation is allocated as a level percentage of each year's earnings of the individual between entry age and assumed exit age. The Base Plan amortizes any unfunded actuarial accrued liability based on a level percentage of payroll. The maximum amortization period for the Base Plan permitted under Section 59-1322, Idaho Code, is 25 years.

The total pension liability in the June 30, 2017 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.25%
Salary increases	4.25 - 10.00%
Salary inflation	3.75%
Investment rate of return	7.10%, net of investment expenses
Cost-of-living adjustments	1.00%

Mortality rates were based on the RP – 2000 combined table for healthy males or females as appropriate with the following offsets:

- Set back three years for teachers
- No offset for male police and firefighters
- Forward one year for female police and firefighters
- Set back one year for all general employees and beneficiaries

An experience study was performed for the period July 1, 2007 through June 30, 2013, which reviewed all economic and demographic assumptions other than mortality. Mortality and all economic assumptions were studied in 2014 for the period from July 1, 2009 through June 30, 2013. The total pension liability as of June 30, 2017 is based on the results of an actuarial valuation date of July 1, 2017.

The long-term expected rate of return on pension plan investments was determined using the building block approach and a forward-looking model in which best estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighing the expected future real rates of return by the target asset allocation percentage and by adding expected inflation.

Even though history provides a valuable perspective for setting the investment return assumption, the System relies primarily on an approach which builds upon the latest capital market assumptions. Specifically, the System uses consultants, investment managers, and trustees to develop capital market assumptions in analyzing the System's asset allocation. The assumptions and the System's formal policy for asset allocation are shown below. The formal asset allocation policy is somewhat more conservative than the current allocation of the System's assets.

The best-estimate range for the long-term expected rate of return is determined by adding expected inflation to expected long-term real returns and reflecting expected volatility and correlation. The capital market assumptions are as of January 1, 2017.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2017

5. PENSION PLAN (continued)

**Capital Market Assumptions**

<b>Asset Class</b>	<b>Expected Return*</b>	<b>Expected Risk</b>	<b>Strategic Normal</b>	<b>Strategic Ranges</b>
Equities			70%	66% - 77%
Broad Domestic Equity	9.15%	19.00%	55%	50% - 65%
International	9.25%	20.20%	15%	10% - 20%
Fixed Income	3.05%	3.75%	30%	23% - 33%
Cash	2.25%	0.90%	0%	0% - 5%
	<b>Expected Return</b>	<b>Expected Inflation</b>	<b>Expected Real Return</b>	<b>Expected Risk</b>
<b>Total Fund</b>				
Actuary	7.00%	3.25%	3.75%	N/A
Portfolio	6.58%	2.25%	4.33%	12.67%

\*Expected arithmetic return net of fees and expenses

**Actuarial Assumptions**

Assumed Inflation - Mean	3.25%
Assumed Inflation - Standard Deviation	2.00%
Portfolio Arithmetic Mean Return	8.42%
Portfolio Long-Term Expected Geometric Rate of Return	7.50%
Assumed Investment Expenses	0.40%
<b>Long-Term Expected Geometric Rate of Return, Net of Investment Expenses</b>	<b><u>7.10%</u></b>

Discount Rate

The discount rate used to measure the total pension liability was 7.10%. The projection of cash flows used to determine the discount rate assumed that contributions from plan members will be made at the current contribution rate. Based on these assumptions, the pension plan's net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability. The long-term expected rate of return was determined net of pension plan investment expense but without reduction for pension plan administrative expense.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.10%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.10%) or 1% higher (8.10%) than the current rate:

	1% Decrease (6.10%)	Current Discount Rate (7.10%)	1% Increase (8.10%)
City's proportionate share of the net pension liability (asset)	\$ 2,386,955	\$ 1,026,998	\$ (103,162)

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2017

5. PENSION PLAN (continued)

Pension Plan Fiduciary Net Position

Detailed information about the pension plan's fiduciary net position is available in the separately issued PERSI financial report.

PERSI issues a publicly available financial report that includes financial statements and the required supplementary information for PERSI. That report may be obtained on the PERSI website at [www.persi.idaho.gov](http://www.persi.idaho.gov).

6. TRANSFERS

\$	608,075	Transfer from the General fund to nonmajor funds for budgeted expenditures.
	218,624	Transfer from nonmajor funds to the General fund for unspent funds.
	251,836	Transfer from the Well Mitigation fund to the Water fund to close out the fund.
	<u>\$ 1,078,535</u>	

7. LEASE COMMITMENTS

The City is committed to several operating leases. The agreements call for monthly payments ranging from \$96 to \$349. The leases expire at various times through August 2022. Lease expense for the year totaled \$8,634. Future minimum lease payments are as follows:

Year Ending September 30,	Amount
2018	\$ 7,928
2019	7,928
2020	5,004
2021	4,188
2022	3,839
	<u>\$ 28,887</u>

8. OTHER COMMITMENTS

The City has two credit cards with credit limits totaling \$10,000. Total available credit on the cards as of September 30, 2017, was \$6,520.

9. RISK MANAGEMENT

The City is exposed to a considerable number of risks of loss including, but not limited to, a) damage to and loss of property and contents, b) employee torts, c) professional liabilities, i.e. errors and omissions, d) environmental damage, e) worker's compensation, i.e. employee injuries, and f) medical insurance costs of its employees. Commercial insurance policies are purchased to transfer the risk of loss for property and content damage, employee torts, and professional liabilities.

**City of Kuna, Idaho**  
Notes to Financial Statements  
For the Year Ended September 30, 2017

10. CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2017, was as follows:

<u>Governmental Activities:</u>	<u>10/1/2016</u>	<u>Additions</u>	<u>Disposals</u>	<u>9/30/2017</u>
<b>Capital Assets Not Being Depreciated:</b>				
Land	\$ 821,118	\$ 0	\$ 0	\$ 821,118
Construction in Progress	1,142	680,593	0	681,735
<b>Total Nondepreciable Assets</b>	<b>822,260</b>	<b>680,593</b>	<b>0</b>	<b>1,502,853</b>
<b>Capital Assets Being Depreciated:</b>				
Buildings	745,598	0	0	745,598
Equipment	470,341	137,606	0	607,947
Improvements	600,568	88,151	0	688,719
Vehicles	289,166	18,499	0	307,665
<b>Total Depreciable Assets</b>	<b>2,105,673</b>	<b>244,256</b>	<b>0</b>	<b>2,349,929</b>
<b>Less: Accumulated Depreciation</b>				
Buildings	339,997	22,994	0	362,991
Equipment	410,234	26,175	0	436,409
Improvements	221,373	22,290	0	243,663
Vehicles	193,222	26,077	0	219,299
<b>Total Accumulated Depreciation</b>	<b>1,164,826</b>	<b>97,536</b>	<b>0</b>	<b>1,262,362</b>
<b>Net Depreciable Assets</b>	<b>940,847</b>	<b>146,720</b>	<b>0</b>	<b>1,087,567</b>
<b>Capital Assets - Net</b>	<b>\$ 1,763,107</b>	<b>\$ 827,313</b>	<b>\$ 0</b>	<b>\$ 2,590,420</b>

Depreciation expense was charged to the functions of the City as follows:

General Administration	<u>\$ 97,536</u>			
<b>Business-type Activities:</b>				
<u>Business-type Activities:</u>	<u>10/1/2016</u>	<u>Additions</u>	<u>Disposals</u>	<u>9/30/2017</u>
<b>Capital Assets Not Being Depreciated:</b>				
Land	\$ 1,964,607	\$ 163,724	\$ 0	\$ 2,128,331
Construction in Progress	67,848	55,310	(67,848)	55,310
<b>Total Nondepreciable Assets</b>	<b>2,032,455</b>	<b>219,034</b>	<b>(67,848)</b>	<b>2,183,641</b>
<b>Capital Assets Being Depreciated:</b>				
Buildings	40,607,517	0	0	40,607,517
Equipment	1,453,401	159,628	0	1,613,029
Improvements	26,346,947	2,040,896	0	28,387,843
Vehicles	674,949	27,597	0	702,546
<b>Total Depreciable Assets</b>	<b>69,082,814</b>	<b>2,228,121</b>	<b>0</b>	<b>71,310,935</b>
<b>Less: Accumulated Depreciation</b>				
Buildings	7,007,289	1,357,516	0	8,364,805
Equipment	976,266	128,626	0	1,104,892
Improvements	11,297,686	881,807	0	12,179,493
Vehicles	563,488	30,500	0	593,988
<b>Total Accumulated Depreciation</b>	<b>19,844,729</b>	<b>2,398,449</b>	<b>0</b>	<b>22,243,178</b>
<b>Net Depreciable Assets</b>	<b>49,238,085</b>	<b>(170,328)</b>	<b>0</b>	<b>49,067,757</b>
<b>Capital Assets - Net</b>	<b>\$ 51,270,540</b>	<b>\$ 48,706</b>	<b>\$ (67,848)</b>	<b>\$ 51,251,398</b>

**REQUIRED SUPPLEMENTARY INFORMATION**

**City of Kuna, Idaho**  
 Schedule of Employer's Share of Net Pension Liability  
 PERSI - Base Plan\*  
 Last 10 - Fiscal Years

	2017	2016	2015
Employer's portion of the net pension liability	0.065338%	0.058449%	0.053872%
Employer's proportionate share of the net pension liability	\$ 1,027,058	\$ 1,184,916	\$ 709,410
Employer's covered payroll	\$ 1,988,773	\$ 1,919,620	\$ 1,534,916
Employer's proportional share of the net pension liability as a percentage of its covered payroll	51.64%	61.73%	46.22%
Plan fiduciary net position as a percentage of the total pension liability	90.68%	87.26%	91.38%

\* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for the years the information is available.

Data reported is measured as of June 30, 2017.

**City of Kuna, Idaho**  
 Schedule of Employer Contributions  
 PERSI - Base Plan\*  
 Last 10 - Fiscal Years

	2017	2016	2015
Statutorily required contribution	\$ 225,160	\$ 217,319	\$ 173,753
Contributions in relation to the statutorily required contribution	(225,160)	(217,319)	(173,753)
Contribution (deficiency) excess	\$ 0	\$ 0	\$ 0
Employer's covered payroll	\$ 1,988,773	\$ 1,919,620	\$ 1,534,916
Contributions as a percentage of covered payroll	11.32%	11.32%	11.32%

\* GASB Statement No. 68 requires ten years of information to be presented in this table. However, until a full 10-year trend is compiled, the City will present information for the years the information is available.

Data is reported as of September 30, 2017.

**City of Kuna, Idaho**  
 Budgetary (GAAP Basis) Comparison Schedule  
 General Fund  
 For the Year Ended September 30, 2017

	Budgeted Amounts		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Property Taxes	\$ 2,071,482	\$ 2,071,482	\$ 2,121,168	\$ 49,686
Licenses and Permits	16,459	16,459	18,364	1,905
Charges for Services	983,236	983,236	1,419,318	436,082
Intergovernmental	967,079	967,079	1,081,494	114,415
Interest	812	812	3,580	2,768
Other	44,095	44,095	31,861	(12,234)
Total Revenues	<u>4,083,163</u>	<u>4,083,163</u>	<u>4,675,785</u>	<u>592,622</u>
<b>Expenditures</b>				
Current:				
Salaries and Benefits	1,424,233	1,424,233	1,378,317	45,916
Maintenance and Operations	3,697,198	3,697,198	2,490,523	1,206,675
Total Expenditures	<u>5,121,431</u>	<u>5,121,431</u>	<u>3,868,840</u>	<u>1,252,591</u>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<u>(1,038,268)</u>	<u>(1,038,268)</u>	<u>806,945</u>	<u>1,845,213</u>
<b>Other Financing Sources (Uses)</b>				
Transfers Out	(608,075)	(608,075)	(608,075)	0
Total Other Financing Sources (Uses)	<u>(608,075)</u>	<u>(608,075)</u>	<u>(389,451)</u>	<u>218,624</u>
Net Change in Fund Balances	(1,646,343)	(1,646,343)	417,494	2,063,837
Fund Balances - Beginning	1,646,343	1,646,343	1,699,750	53,407
Fund Balances - Ending	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 2,117,244</u>	<u>\$ 2,117,244</u>

**City of Kuna, Idaho**  
 Budgetary (GAAP Basis) Comparison Schedule  
 Late Comer's Fee Fund  
 For the Year Ended September 30, 2017

	Budgeted Amounts		Actual	Variance
	Original	Final		
<b>Revenues</b>				
Interest	\$ 148	\$ 148	\$ 2,436	\$ 2,288
Other	458,775	458,775	1,290,723	831,948
Total Revenues	<u>458,923</u>	<u>458,923</u>	<u>1,293,159</u>	<u>834,236</u>
<b>Expenditures</b>				
Contingency	73	73	0	73
Capital Outlay	458,850	458,850	1,332,310	(873,460)
Total Expenditures	<u>458,923</u>	<u>458,923</u>	<u>1,332,310</u>	<u>(873,387)</u>
Net Change in Fund Balances	0	0	(39,151)	(39,151)
Fund Balances - Beginning	0	0	106,308	106,308
Fund Balances - Ending	<u>\$ 0</u>	<u>\$ 0</u>	<u>\$ 67,157</u>	<u>\$ 67,157</u>

**City of Kuna, Idaho**  
Notes to Required Supplementary Information  
For the Year Ended September 30, 2017

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1. BUDGETS AND BUDGETARY ACCOUNTING

The City follows these procedures in establishing the budgetary data reflected in the financial statements:

- A. Prior to September 1, the Treasurer, Mayor, and City Council prepare a proposed operating budget for the fiscal year commencing the following October 1. The operating budget includes proposed expenditures and the means of financing them.
- B. Public hearings are conducted at the City Hall to obtain taxpayer comments.
- C. Prior to October 1, the budget is legally enacted through passage of an ordinance.
- D. The City is authorized to transfer budgeted amounts between departments within any fund; however, no revision can be made to increase the overall tax supported funds except when federal or state grants are approved. The City, however, must follow the same budgetary procedures as they followed when the original budget was approved. The budget for Enterprise funds may also be revised in the same manner as those situations involving federal and state grants.
- E. Formal budgetary integration is employed as a management control device during the year for the General fund and Special Revenue funds.
- F. The budget is adopted on a basis consistent with generally accepted accounting principles.
- G. Expenditures may not legally exceed budgeted appropriations at the fund level. The City does not use the encumbrance method of accounting.

2. EXPENDITURES IN EXCESS OF APPROPRIATIONS

Expenditures exceeded appropriations in the Late Comer's Fee fund by \$873,387.

**SUPPLEMENTAL INFORMATION**

**City of Kuna, Idaho**  
 Supplemental Schedule of Revenues by Source -  
 Budget (GAAP Basis) and Actual - General Fund  
 For the Year Ended September 30, 2017

	Budget	Actual	Variance
<b>Property Taxes</b>			
Taxes	\$ 2,067,086	\$ 2,115,942	\$ 48,856
Interest and Penalties	4,396	5,226	830
	<u>2,071,482</u>	<u>2,121,168</u>	<u>49,686</u>
<b>Licenses and Permits</b>			
Business Licenses	301	2,164	1,863
Liquor Licenses	5,063	6,101	1,038
Beer Licenses	2,375	1,788	(587)
Wine Licenses	1,700	950	(750)
Dog Licenses	6,254	6,706	452
Catering Permits	241	240	(1)
Vendor Permits	525	415	(110)
	<u>16,459</u>	<u>18,364</u>	<u>1,905</u>
<b>Intergovernmental</b>			
State Liquor Apportionment	143,195	161,748	18,553
Sales Tax Revenue Sharing - County	200,321	244,239	43,918
Sales Tax Revenue Sharing - State	623,563	675,507	51,944
	<u>967,079</u>	<u>1,081,494</u>	<u>114,415</u>
<b>Other</b>			
Administration Fees	85,737	183,916	98,179
Franchise Fees	267,391	277,363	9,972
Building Rental	11,002	12,710	1,708
Fine Distribution	42,795	27,968	(14,827)
Interest	812	3,580	2,768
Miscellaneous	1,300	3,893	2,593
Planning and Zoning	617,207	941,966	324,759
RV Dump	1,899	3,363	1,464
	<u>1,028,143</u>	<u>1,454,759</u>	<u>426,616</u>
<b>Total Revenue</b>	<u>\$ 4,083,163</u>	<u>\$ 4,675,785</u>	<u>\$ 592,622</u>

**City of Kuna, Idaho**  
 Supplemental Schedule of Expenditures by Object of Expenditure -  
 Budget (GAAP Basis) and Actual - General Fund  
 For the Year Ended September 30, 2017

	Budget	Actual	Variance
<b>Salaries and Benefits</b>			
FICA	\$ 65,420	\$ 62,720	\$ 2,700
Group Life Insurance	797	663	134
Group Medical Insurance	146,870	143,497	3,373
Mayor and City Council Salaries	91,350	88,200	3,150
Medicare	15,300	14,669	631
Pension	116,127	108,721	7,406
Seasonal Salaries	55,216	56,121	(905)
Staff Salaries	908,589	892,220	16,369
Unemployment	6,087	0	6,087
Workman's Compensation	18,477	11,506	6,971
	<u>1,424,233</u>	<u>1,378,317</u>	<u>45,916</u>
<b>Maintenance and Operations</b>			
Ada County Sheriff	1,594,843	1,594,843	0
Animal Control	61,715	61,633	82
Cleaning Offices	9,388	8,866	522
Code Enforcement	850	0	850
Contingency Fund	1,227,238	125,478	1,101,760
Contract Services	26,864	21,161	5,703
Donations Expenditure	4,500	4,500	0
Dues and Memberships	36,572	34,687	1,885
Elections	750	0	750
Impact Fee/ACHD	900	882	18
Legal Publications	5,150	7,203	(2,053)
Liability Insurance	27,020	27,020	0
Maintenance and Repair	65,102	85,729	(20,627)
Meetings	11,016	2,464	8,552
Bank Fees	37,006	16,249	20,757
Supplies	29,799	33,497	(3,698)
Postage and Billing	14,318	12,447	1,871
Professional Services	345,697	285,887	59,810
Rent - City Hall	2,082	2,978	(896)
Rent - Equipment	5,250	5,400	(150)
Telephone	15,354	18,523	(3,169)
Training	17,194	10,352	6,842
Travel and Membership Dues	2,775	82	2,693
Uniforms	1,830	918	912
Utilities	134,481	111,505	22,976
Vehicle Expenditure	19,504	18,219	1,285
	<u>3,697,198</u>	<u>2,490,523</u>	<u>1,206,675</u>
<b>Total Expenditures</b>	<u>\$ 5,121,431</u>	<u>\$ 3,868,840</u>	<u>\$ 1,252,591</u>

**City of Kuna, Idaho**  
 Combining Balance Sheet -  
 Nonmajor Funds  
 September 30, 2017

	Grant Fund	Capital Projects		Total
		Capital Outlay	Impact Fee	
<b>Assets</b>				
Cash and Cash Equivalents	\$ 39,500	\$ 218,120	\$ 477,961	\$ 735,581
Interest Receivable	13	0	0	13
Intergovernmental Receivable, Net	472,916	0	0	472,916
Total Assets	<u>512,429</u>	<u>218,120</u>	<u>477,961</u>	<u>1,208,510</u>
<b>Deferred Outflows</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
Total Assets and Deferred Outflows	<u>\$ 512,429</u>	<u>\$ 218,120</u>	<u>\$ 477,961</u>	<u>\$ 1,208,510</u>
<b>Liabilities</b>				
Accounts Payable	\$ 407,369	\$ 35,731	\$ 0	\$ 443,100
Total Liabilities	<u>407,369</u>	<u>35,731</u>	<u>0</u>	<u>443,100</u>
<b>Deferred Inflows</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>Fund Balances</b>				
Assigned	0	182,389	0	182,389
Restricted	105,060	0	477,961	583,021
Total Fund Balances	<u>105,060</u>	<u>182,389</u>	<u>477,961</u>	<u>765,410</u>
Total Liabilities, Deferred Inflows, and Fund Balances	<u>\$ 512,429</u>	<u>\$ 218,120</u>	<u>\$ 477,961</u>	<u>\$ 1,208,510</u>

**City of Kuna, Idaho**  
Combining Statement of Revenues, Expenditures,  
and Changes in Fund Balances – Nonmajor Funds  
For the Year Ended September 30, 2017

	Grant Fund	Capital Projects		Total
		Capital Outlay	Impact Fee	
<b>Revenues</b>				
Grants and Contributions Intergovernmental	\$ 736,786	\$ 0	\$ 0	\$ 736,786
Interest	216	0	0	216
Other	30	0	456,364	456,394
Total Revenues	<u>737,032</u>	<u>0</u>	<u>456,364</u>	<u>1,193,396</u>
<b>Expenditures</b>				
Current:				
General Administration	708,338	0	0	708,338
Capital Outlay	0	283,357	0	283,357
Total Expenditures	<u>708,338</u>	<u>283,357</u>	<u>0</u>	<u>991,695</u>
<b>Excess (Deficiency) of Revenues Over Expenditures</b>	<u>28,694</u>	<u>(283,357)</u>	<u>456,364</u>	<u>201,701</u>
<b>Other Financing Sources (Uses)</b>				
Transfers In	0	608,075	0	608,075
Transfers Out	0	(218,624)	0	(218,624)
Total Other Financing Sources (Uses)	<u>0</u>	<u>389,451</u>	<u>0</u>	<u>389,451</u>
Net Change in Fund Balances	28,694	106,094	456,364	591,152
Fund Balances - Beginning	76,366	76,295	21,597	174,258
Fund Balances - Ending	<u>\$ 105,060</u>	<u>\$ 182,389</u>	<u>\$ 477,961</u>	<u>\$ 765,410</u>

**FEDERAL REPORT**



Certified Public Accountants

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**Independent Auditor’s Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With Government Auditing Standards**

To the Honorable Mayor  
and City Council  
City of Kuna, Idaho

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the **City of Kuna, Idaho**, as of and for the year ended September 30, 2017, and the related notes to the financial statements, which collectively comprise the City’s basic financial statements, and have issued our report thereon dated June 11, 2018.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City’s internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City’s internal control. Accordingly, we do not express an opinion on the effectiveness of the City’s internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. *A material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity’s financial statements will not be prevented, or detected and corrected on a timely basis. *A significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

**Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*Bailey & Co.*

Nampa, Idaho  
June 11, 2018



**CITY OF KUNA**  
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Email: [fgiddings@kunaID.gov](mailto:fgiddings@kunaID.gov)

**MEMORANDUM**

TO: Mayor Stear and Council  
FROM: Fabiola Giddings, Human Resources  
RE: Internal Equity and Compensation Plan Project  
DATE: June 29, 2018

Mayor and Council,

I am requesting \$5,043.00 out of Contingency for an Internal Equity and Compensation Plan Project by BDPA, Inc

BDPA, Inc will assist human resources in a classification review, review of job descriptions, and a realistic picture of market rates for the City as a whole by analyzing current wage information, determining the general wage trends of other agencies, and then comparing that data with an average of City wages. The end result will be to refine the existing pay plan to have flexibility in the pay structure, address employee status changes appropriately and consistently, and establish and maintain internal equity and that can be used in the future by human resources staff for new or re-defined jobs.

Thank you,

Fabiola Giddings  
Human Resources



June 14, 2018

Fabiola Giddings  
Richard T. Roats, City Attorney  
City of Kuna

Dear Fabiola and Richard,

It was a pleasure meeting you both yesterday. Thank you for inviting BDPA to present a proposal to review existing job descriptions and compensation system, complete a review of Internal Equity (examine jobs assigned to pay levels), and determine the City's market position via the average of other employers' rates for similar jobs. We'll also work with you to develop a revised pay structure that provides flexibility for changing market conditions, provides salary growth opportunities for good and high performing employees, and conforms to the Mayor and Council's pay philosophy.

We understand the City of Kuna has about 47 employees in about XX classifications.

#### **Classification Plan Review**

Our first step in this project will be to meet with the Project Manager and designated others to clarify goals and outcomes and to finalize the project scope and timelines.

A review of *Internal Equity* establishes a hierarchy of jobs across occupational categories and levels of responsibility. This enables the City to provide justification on how employees are paid and validation for the Equal Pay Act and Lilly Ledbetter Act. Using common valuation factors, jobs are eventually assigned to pay grades. Every job is reviewed and evaluated as though it is vacant: the incumbent's personal skills, education, or experience is not considered; the focus is on the job's primary functions and minimum qualifications.

BDPA will review the City's current classification process and work with the Project Manager and selected others to ensure there is an appropriate methodology customized for the City's use. If the City desires, we will utilize its current approach to determining internal equity but BDPA typically utilizes the Whole Job Method of job valuation to determine internal equity because it makes sense, is flexible, and conforms to regulatory compliance. If the City wishes to use our methodology, we will apply that.

BDPA will review all existing job descriptions and, using the agreed-upon job valuation methodology, and review or recommend revisions to the City's Kinds and Levels Chart that displays positions based on internal equity. The Kinds and Levels Chart will be reviewed by the City managers before it is finalized.

It is important that all employees understand the job valuation and grouping process is **based on the position's value** (not the individual employee's contributions or performance) to the organization and **not on the salary** that may be assigned to the position. The managers' input is vital to finalizing a viable process for internal equity; however, BDPA takes seriously its obligation to be impartial and will make the final recommendations for internal equity to the City and other managers.

BDPA will provide the City with detailed documentation both on its current classification process as well as (if needed) a revised approach and recommendations for continued maintenance. It is our practice to develop useable administrative procedures for our clients to maintain classification and compensation plans for several years after the project's completion. All information will be made available in MS Office format or other configurations agreeable to the City.

### **Compensation Plan**

BDPA will closely examine the City's existing compensation plan to determine first, whether it conforms to the City's compensation philosophy and then, whether it is competitive in the City's market area.

Development of a viable and defensible compensation plan usually requires several steps:

- defining the market area and identifying employers with whom the City competes for qualified applicants and employees;
- selecting benchmark positions for a market survey that represent a cross-section of the City's workforce;
- determining benefit information to be collected for a resulting total compensation analysis;
- analyzing survey results for an overall, on-the-average comparison;
- defining the City's compensation philosophy and then using the survey results to develop a salary structure;
- preparing implementation options and costs;
- developing a final report with administrative guidelines that the City can use to maintain the classification and compensation system for the next several years.

The detailed process and the survey participants will be mutually defined by the Mayor, Project Manager, department heads and BDPA because the definition of the labor market within which the City must compete is critical. The labor market identification should include other employers that are likely to employ several similar type jobs and are located within the competitive geographic area to the City, understanding that the geographic area may be different for various levels of positions and could be local, regional or national.

BDPA will utilize current data from Idaho cities and counties for comparison with Kuna classifications, for which there is a reasonable match. It is important to acknowledge that it is not

necessary to collect data for all jobs because the survey results are analyzed to determine the “overall average” competitiveness of City salaries.

### ***Compiling and Analyzing Survey Results***

**The purpose of the salary survey is to develop a realistic picture of market rates for the City as a whole.** We accomplish this by analyzing current wage information, determining the general wage trends of other agencies, and then comparing that data with an average of City wages.

### **Survey results are analyzed to determine the “overall average” competitiveness of City salaries.**

This average allows BDPA to identify a market trend that may be used to design a salary structure tied to the market. BDPA defines the *market rate as the actual average salary paid to employees performing similar work in other organizations*; this is the salary that a City employee could reasonably expect to make if working for another market employer, based on whatever criteria or pay philosophy that employer utilizes.

BDPA will analyze the survey data to develop a compilation of results showing the overall average market ratio (City wages compared to those of competing employers), along with comparisons of salary ranges, and total compensation. The preliminary results of the salary survey will be presented to the City for initial review and BDPA will follow-up on questions or issues raised to clarify survey data if needed. The results will be used to recommend refinements to the existing pay plan or alternative salary structures as requested.

### ***Salary Structure Design/Refinement***

BDPA will review and/or facilitate the identification of the City’s **pay philosophy** (how should employees be recognized and rewarded for their contributions while still having a competitive salary structure to attract and retain staff). This discussion should be discussed with the Mayor and City Council, as well as Department Heads. The pay philosophy is often considered to be a policy decision and the City Council is typically asked for their determination, using recommendations from managers.

Once the pay philosophy has been determined, BDPA will use the survey’s general wage trends to develop a recommended salary structure that links internal equity (as identified through the job valuation process) and external competitiveness (as compiled from the salary survey). Optional design strategies will be discussed with the City and a salary structure will be finalized through organizing pay grades based on the pre-determined structure alternatives.

### **Final Report**

We will prepare a final report describing our methodology, project results in detail, recommendations for classification and compensation practices and administrative guidelines for ongoing administration of the systems.

At completion of the project, BDPA will provide the City with a final report that includes:

A. Classification System documentation:

- A job valuation system and process that establishes and maintains internal equity and that can be used in the future by human resources staff for new or re-defined jobs
  - A Kinds and Levels Chart that shows the alignment of jobs throughout the City
  - Recommendations as appropriate
- B. Compensation Plan documentation:
- An analysis of Total Compensation (salary and benefits) as compared to the labor market
  - A new or refined compensation plan that is defensible and ties internal equity to market competitiveness to maintain the City’s ability to attract and retain qualified applicants and employees
  - A pay structure based on the City’s compensation philosophy
  - Detailed explanation of the market comparability study, including a listing of survey employers, and materials for future use by City managers and staff
  - Survey results showing the overall average market ratio (the City’s wages compared to those of competing employers) and detail pay data by position, and total compensation.
- C. Documentation of all completed tasks, methodology, findings and proposals to implement and maintain the classification and compensation plan. Included in the final report will be Administrative Guidelines for continued plan administration and maintenance. The Administrative Guidelines will address such issues as how to maintain the salary structure, how to address employee status changes (promotions, demotions, transfers, etc.), hire rates, increases, alternative rewards and other related areas.

**Description of the scope of involvement of City staff**

BDPA expects to meet with the Project Manager during site visits and to have frequent telephone conversations questions come up during the study.

We anticipate meeting two times with the Mayor and City Council and Department heads with each meeting lasting approximately two hours. These meetings will focus on the City’s project goals and desired outcomes, compensation philosophy and project results. We will request the assistance of the City to help set up these meetings and notify meeting participants.

We will ask the Project Manager or his/her designee to provide project-related materials (such as current job descriptions, classification procedures, employee handbook, a listing of employees by name with job title, date of hire, and current salary, and information relating to the City’s benefit package).

**Project Timeline**

We anticipate the project to last approximately three months.

**Cost Proposal**

We’ve prepared a cost estimate for this project that is detailed below:

BDPA Hours: 50 hours x \$90/hour	\$ 4,500
10 hrs to review internal equity	
14 hrs to collect & analyze salary data	
12 hrs to review/update comp plan	
6 hrs to complete final report	
6 hrs for 2 meetings with Dept. Heads/City Council	
10% overhead	500
Travel: 2 trips (40 miles/trip x .54= x 2= \$43)	<u>43</u>
<b>Total Fixed Fee</b>	<b>\$ 5,043</b>

I will be available to answer any questions you may have. For this project, the contact information is:

Bonnie Brazier  
[bdrazier@msn.com](mailto:bdrazier@msn.com)  
 208-342-3290

Respectfully submitted,

Bonnie Brazier, BDPA, Inc.

**BDPA is an equal opportunity employer and complies with all existing State and federal laws and regulations related to Title VI of the Civil Rights Act, other equal opportunity employment provisions and other federal state and local laws, ordinances and regulations applicable to the work.**

**This proposal is valid for 60 days.**



**CITY OF KUNA**

**P.O. BOX 13**

**KUNA, ID 83634**

[www.kunacity.id.gov](http://www.kunacity.id.gov)

**Phone:** (208) 577-8794

**Email:** [bbachman@kunaid.gov](mailto:bbachman@kunaid.gov)

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

## MEMORANDUM

**To:** Mayor and Council  
**From:** Bob Bachman - Public Works Director  
**RE:** Request to Hire Utility Locate Position  
**Date:** July 3, 2018

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Mayor and Council,

This year we had budgeted to hire a water and sewer seasonal, however, I would like to request to reallocate those funds in order to hire a full-time Utility Locate Specialist. The two seasonal positions were budgeted at \$11.33 each. The locate position would have a pay range of \$16.59 - \$18.25 per hour, depending on experience. This is much more of a priority being that we currently have to take a full-time employee and dedicate nearly all of their time to doing locates. This position would include him/her be responsible for correctly identifying underground utilities, accurately mark utilities abiding by all state laws, organize and manage priority of requests and complete job in locating time frame. It's a time-consuming process and last year we had over 1,200 utility locates. I would like to post this as soon as we can, pending approval.

Let me know if you have any questions.

Thank you,

Bob Bachman  
Public Works Director



**CITY OF KUNA**  
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**Email:** bbachman@kunaid.gov

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

## MEMO

**Date:**  
**From:** Bob Bachman; Public Works Director  
Bobby Withrow; Parks Director  
**To:** Mayor and Council  
**RE:** Request for Funds for New Parks Building

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Mayor and Council,

This is a request for funds for improvements to the Orchard St Parks Building. With these improvements, it would allow the Parks Department the ability to start occupying the facility. The improvements would include some ADA accommodations, flooring, IT and some security features. By having a daily presence in this building, it would greatly decrease the likelihood of vandalism. This space will be used by the ranger program as well as the Parks staff. The request is for \$15,000. Please let us know if you have any questions.

Thank you,

Bob Bachman  
Bobby Withrow