



# **CITY OF KUNA**

**P. O. BOX 13  
KUNA, ID 83634**

**Telephone (208) 922-5546 Fax (208) 922-5989  
www.cityofkuna.com**

## **August 6, 2013**

**5:15 P.M. SPECIAL MEETING  
5:30 P.M. BUDGET WORKSHOP  
7:00 P.M. CITY COUNCIL MEETING**

**KUNA CITY COUNCIL CHAMBER  
763 W. AVALON ST.  
KUNA, IDAHO**

### **CITY OFFICIALS**

**W. Greg Nelson, Mayor  
Richard Cardoza, Council President  
Briana Buban-Vonder Haar, Council Member  
Doug Hoiland, Council Member  
Joe Stear, Council Member**

**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 to make inquiry concerning the nature of the item described on the agenda.

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.

**CITY OF KUNA  
COUNCIL MEETING  
AGENDA**

**TUESDAY, AUGUST 6, 2013**

**Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho**

**SPECIAL MEETING 5:15 P.M.**

- 1. Call to Order and Roll Call**
- 2. Adjourn to Executive Session Pursuant to Idaho Code 67-2345(f) for the Purpose of Discussing Potential Litigation – Development Agreement – Stetson**
- 3. Adjournment**

**BUDGET WORKSHOP 5:30 P.M.**

- 1. Call to Order and Roll Call**
- 2. Fiscal Year Ending 2014 Budget Workshop – John Marsh, City Treasurer**
- 3. Adjournment or Continuation to Old Business 6A**

**REGULAR COUNCIL MEETING 7:00 P.M.**

- 1. Call to Order and Roll Call**
- 2. Invocation:** Karen Hernandez, United Methodist Church
- 3. Pledge of Allegiance:** Mayor Nelson

**4. Consent Agenda:**

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

- A. Approve Minutes of July 16, 2013 Regular Meeting
- B. Approve Minutes of July 23, 2013 Special Meeting – Budget Workshop
- C. Accounts Payable Dated August 6, 2013 in the Amount of \$229,453.62
- D. Approve Resolution No. 20-2013 to Authorize Execution of Reimbursement Agreements with The Westpark Company

**5. Citizen's Reports or Requests:**

- A. Anne Hankins Day Proclamation – Mayor Nelson

**6. Old Business:**

- A. Continuation of Fiscal Year Ending 2014 Budget Workshop (if needed) – John Marsh, City Treasurer
- B. Water Tower Painting – Casey Cobb, Kuna High School Associated Student Body President

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

- A. 13-02-S; The applicant (DBTV Applewood Farm LLC) is seeking preliminary plat re-approval for Silver Trail Subdivision, a residential subdivision in Kuna consisting of 115 buildable lots and 11 common lots over two parcels, and approximately 29.3 acres. Presented by Troy Behunin, P&Z Senior Planner.

**8. New Business:**

- A. 13-04-FP; The applicant (Providence Properties) is requesting Final Plat approval for Greyhawk Subdivision No. 2. The final plat for Deserthawk Subdivision No. 2 requests two construction phases. Phase 1 of Subdivision No. 2 proposes 16 residential lots and five (5) common lots. Presented by Troy Behunin, P&Z Senior Planner.
- B. Adopt Tentative Fiscal Year Ending 2014 Budget
- C. Wellness Plan – John Marsh, City Treasurer

**9. Ordinances:**

**A. *First Reading of Ordinance No. 2013-13 Irrigation Annexation – Falcon Ridge Public Charter School***

*Consideration to dispense with full reading and three consecutive readings.*

*Consideration to approve ordinance.*

*Consideration to approve a summary publication of the ordinance.*

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING FALCON RIDGE PUBLIC CHARTER SCHOOL INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

- B. *First Reading of Ordinance No. 2013-15 Irrigation De-Annexation – Zamzows***  
*Consideration to dispense with full reading and three consecutive readings.*  
*Consideration to approve ordinance.*  
*Consideration to approve a summary publication of the ordinance.*

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, DE-ANNEXING PARCEL NO. S1326121010 FROM THE KUNA MUNICIPAL IRRIGATION DISTRICT AND INTO THE BOISE-KUNA IRRIGATION DISTRICT; CHANGING THE BOUNDARIES OF SAID DISTRICTS AS A RESULT; DECLARING WATER RIGHTS APPURTENANT THERETO ARE REMOVED FROM THE KUNA MUNICIPAL IRRIGATION DISTRICT; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

**10. Mayor/Council Discussion Items:**

**11. Announcements:**

**12. Executive Session:**

**13. Adjournment:**

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**CITY OF KUNA  
REGULAR COUNCIL MEETING  
MINUTES  
TUESDAY, JULY 16, 2013 at 7:00 P.M.  
Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho**

8 **REGULAR COUNCIL MEETING 7:00 P.M.**

10 **COUNCIL MEMBERS PRESENT:** Mayor W. Greg Nelson  
11 Council President Richard Cardoza  
12 Council Member Briana Buban-Vonder Haar  
13 Council Member Doug Hoiland  
14 Council Member Joe Stear

16 **CITY STAFF PRESENT:** Richard Roats, City Attorney  
17 Gordon Law, City Engineer  
18 John Marsh, City Treasurer  
19 Wendy Howell, P & Z Director  
20 Bobby Withrow, Parks Superintendent  
21 Brenda Bingham, City Clerk

23 **1. Call to Order and Roll Call**

25 Mayor Nelson welcomed everyone and called the meeting to order at 7:00 p.m. Roll call  
26 reflected Council President Cardoza and Council Members Hoiland, Buban-Vonder Haar  
27 and Stear present at the meeting.

29 **2. Invocation:** Karen Hernandez, United Methodist Church (Marcus Omdahl was out of  
30 town.)

32 **3. Pledge of Allegiance:** Mayor Nelson

34 **Request to Amend the Consent Agenda** (Timestamp 00:01:56)

35 *(The council must move to amend the agenda per IC 67-2343 Effective July 1, 2009.)*

37 **Consideration to amend Consent Agenda Item 4C Accounts Payable for the purpose of**  
38 **increasing the amount by \$2,624.37 creating a new total of \$266,156.24.**

40 **Staff became aware of the change today, July 16, 2013.**

42 **Council Member Buban-Vonder Haar moved to amend the Consent Agenda item 4C**  
43 **Accounts Payable for the purpose of increasing the amount by \$2,624.37 creating a new**  
44 **total of \$266,156.24. Seconded by Council Member Stear, all voting aye. Motion**  
45 **carried 4-0.**

1 **4. Consent Agenda: (Timestamp 00:02:48)**

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

6  
7 A. Approve Minutes of July 2, 2013 Regular Meeting

8  
9 B. Approve Minutes of July 8, 2013 Special Meeting – Budget Workshop

10  
11 C. Accounts Payable Dated July 16, 2013 in the Amount of \$263,531.87

12  
13 **Council Member Stear moved to approve the Consent Agenda as amended.**

14 **Seconded by Council Member Buban-Vonder Haar, all voting aye. Motion carried 4-0.**

15  
16 **5. Citizen's Reports or Requests: (Timestamp 00:03:16)**

17  
18 A. Park Fee Waiver Request for use of Bernie-Fisher Park July 29 -31, Girl Scouts of Silver  
19 Sage Day Camp – Amber Fox, Service Unit Troop Leader

20  
21 Stacy James, Event Coordinator, made the request noting changes from a 3-day event to  
22 a 1-day event and asked for a fee waiver for Tuesday, July 30, 2013, 8 a.m. to 4 p.m.  
23 The event encourages all girls in the community to participate.

24  
25 **Council Member Stear moved to waive the fee for the Girl Scout Day Camp for**  
26 **July 30, 2013 8 a.m. to 4 p.m. Seconded by Council Member Buban-Vonder Haar,**  
27 **all voting aye. Motion carried 4-0.**

28  
29 **6. Old Business:**

30  
31 A. Resolution R18-2013 Establishing Water Fees for Connecting to Water System – Richard  
32 Roats, City Attorney (Timestamp 00:07:30)

33  
34 **Council Member Buban-Vonder Haar moved to approve Resolution R18-2013**  
35 **Establishing Water Fees for Connecting to the Water System. Seconded by Council**  
36 **Member Stear.**

37 **Voting Aye: Council Members Hoiland, Buban-Vonder Haar and Stear.**

38 **Voting No: Council President Cardoza. Motion carried 3-1.**

39  
40 B. Fiscal Year Ending 2014 Budget Workshop – John Marsh, City Treasurer (Timestamp  
41 00:11:49)

42  
43 John Marsh presented a brief follow up to the last budget workshop and provided  
44 updated budget reports for review of the Council. It was noted that information from the  
45 County Treasurer's Office is needed before the assessed value numbers can be finalized.  
46 The following estimations were provided:

- 47  
48
  - Maximum property tax levy increase available for this fiscal year: \$121,329

- 1                   ○ Includes maximum 3% increase, new construction, annexation, and foregone
- 2                   amount.
- 3                   • Estimated property tax increase (City of Kuna) on \$100,000 of taxable value: \$31
- 4
- 5                   • \$128,476 revenue surplus from last workshop, does not include carryover balance of
- 6                   \$350,000
- 7
- 8                   • Total revenue surplus available for expense consideration at this point is \$249,805
- 9

10 Additional items presented for consideration:

- 11                   • Wage increase for Parks Foreperson \$8,503 – General Fund
- 12                   • Wage increase for Deputy Clerk for Grant Administration Duties \$3,007 – General
- 13                   Fund
- 14                   • Additional Parks Capital Requests \$191,000 – General Fund
- 15                   • Additional Water Department Employee \$43,621 – Water Department
- 16                   • Dedicated Business Account for Mayor \$5,000
- 17

18 Total request changes for consideration \$567,264 (\$97,627 + 4,245 are already in

19 preliminary budget)

20

21 Council Member Stear suggested prioritizing the requests.

22

23 Mr. Marsh will provide information by next budget meeting scheduled for Tuesday, July

24 23, 2013 at 5:30 p.m.

25

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

27

28 **8. New Business:**

29

30 A. 2013 Kuna Days 50<sup>th</sup> Anniversary – Pat Jones, Event Chairman (*Timestamp 00:29:36*)

31

32 Pat Jones reported there will be security Thursday night to Saturday night at the park, ball

33 fields and greenbelt of 2 – 4 officers at all times.

34

35 Trash cleanup will be provided by a booster club Saturday & Sunday morning. Inmate

36 detail will help Sunday morning. The Mayor offered to contact ACHD to obtain a street

37 sweeper following the event.

38

39 Kuna Day event signs will be posted at entry points of the City and will be picked up on

40 August 4.

41

42 Cowgirls will be putting on the Street Dance (actually in their parking lot) street will not

43 be closed.

44

45 The Kuna Days Committee is over the fireworks, parade, kid's carnival and car show.

46 BMX event is being done separately. Movie night will be in the ball field Friday night

47 and the fireworks will be displayed Saturday night.

1  
2 Council President Cardoza thanked Mr. Jones on behalf of the Council for all the effort,  
3 work and time he provides for the Kuna Days celebration.

4  
5 Recognition was also given to Chris Engels, Deputy City Clerk, for helping Mr. Jones  
6 with coordinating the event.

7  
8 Efforts are being made to purchase barricades instead of renting them for every event.

- 9  
10 B. Resolution No. R19-2013 Authorizing the Mayor to Execute the Letter to Newmark  
11 Grubb Knight Frank Regarding the Vacation of Certain Antiquated Rights of Way as  
12 Requested by the LDS Church in Kuna, Idaho (*Timestamp 00:37:40*)

13  
14 **Council Member Buban-Vonder Haar moved to approve Resolution No. R19-2013**  
15 **Authorizing the Mayor to Execute the Letter Regarding the Vacation of Certain**  
16 **Rights of Way. Seconded by Council Member Stear, all voting aye.**  
17 **Motion carried 4-0.**

18  
19 **9. Ordinances:**

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21 **10. Mayor/Council Discussion Items:** (*Timestamp 00:40:16*)

22  
23 Mayor recognized Boy Scout Troop 208 in attendance to earn their Citizenship Merit Badge.  
24 It was noted they are the troop who provides the breakfast at Kuna Days.

25  
26 **11. Announcements:**

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28 **12. Executive Session:**

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30 **13. Adjournment:**

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32 Council Member Stear moved to adjourn the meeting at 8:41 p.m.

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W. Greg Nelson, Mayor

38 ATTEST:

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42 Brenda S. Bingham, City Clerk

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45 *Minutes prepared by Brenda Bingham*

46 *Date Approved: CCM 8/6/13*

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**CITY OF KUNA  
SPECIAL COUNCIL MEETING  
MINUTES  
TUESDAY, JULY 23, 2013 at 5:30 P.M.  
Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho**

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**SPECIAL COUNCIL MEETING 5:30 P.M.**

**COUNCIL MEMBERS PRESENT:** Mayor W. Greg Nelson  
Council President Richard Cardoza  
Council Member Briana Buban-Vonder Haar  
Council Member Doug Hoiland  
Council Member Joe Stear

**CITY STAFF PRESENT:** Richard Roats, City Attorney  
Gordon Law, City Engineer  
John Marsh, City Treasurer  
Wendy Howell, P & Z Director  
Bobby Withrow, Parks Superintendent  
Chris Engels, Deputy City Clerk

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**1. Call to Order and Roll Call**

Mayor Nelson welcomed everyone and called the meeting to order at 5:30 p.m. Roll call reflected Council President Cardoza and Council Members Hoiland, and Buban-Vonder Haar present at the meeting. Council Member Stear arrived at 5:33 p.m.

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**2. Fiscal Year Ending 2014 Budget Workshop – John Marsh, City Treasurer**

Mr. Marsh distributed budget pages to the Council for discussion on the General Fund and prioritization of the expenditure considerations.

Revenue projection is \$3,335,884, with the carry over removed, the projection is \$2,985,884.

It was noted the carry over number is a conservative number. Mr. Marsh said it could be as high as \$500,000 but doesn't want to overestimate the cash and reserves.

Total projected General Fund surplus thus far is \$493,443 which includes carry over balance of \$350,000. With the carry over removed the surplus projection is \$143,443.

Mr. Marsh explained the prioritization of the General Fund Revenue and Expenditure considerations and reviewed the total expenditures of all the funds:

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- General Fund \$351,328

- 1       • Water Fund \$72,295  
2       • Sewer Fund \$229,825  
3       • Irrigation Fund \$28,216  
4

5 Levy rates for the property taxes were explained.  
6

7 Clarification was made on the tax levy for the 2013 median home price.  
8

9 The proposed prioritized items were reviewed. The Mayor described each item with various  
10 options discussed.  
11

12 Council Member Stear expressed the desire to take the full levy allowed so the budget  
13 doesn't fall behind.  
14

15 Ms. Engels announced the new welcome to Kuna brochures were funded and sponsored by  
16 Idaho Power through their grant as well as JUB.  
17

18 The next budget meeting will be held at 5:30 p.m. on August 6<sup>th</sup> prior to the Regular City  
19 Council Meeting.  
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### 21 3. Adjournment

22

23 Council Member Stear moved for the meeting to adjourn at 8:00 p.m.  
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W. Greg Nelson, Mayor

29 ATTEST:  
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Brenda S. Bingham, City Clerk  
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36 *Minutes prepared by Chris Engels & Brenda Bingham*

37 *Date Approved: CCM 8/6/13*  
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Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>2M COMPANY, INC.</b>												
1461	2M COMPANY, INC.	4075473-000		6-STATION SPRINKLER CONTROLLER FOR BALL FIELDS. JULY '13 - PARKS	07/09/2013	73.62	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/13		
1461	2M COMPANY, INC.	4075597-000		BATTERY OPERATED SPRINKLER CLOCKS/SOLENOID FOR SWAN FALLS RD. MAIN PARK LINDER. WELL #5. JULY '13 - PARKS	07/10/2013	403.75	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/13		
Total 2M COMPANY, INC.:						477.37	.00					
<b>ADA COUNTY HIGHWAY DISTRICT (RENT)</b>												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	08/13		ACHD SHOP RENT. AUGUST '13 - PARKS	08/01/2013	148.50	.00	01-6211 RENT - BUILDINGS & LAND	1004	8/13		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	08/13		ACHD SHOP RENT. AUGUST '13 - WATER	08/01/2013	126.00	.00	20-6211 RENT - BUILDINGS & LAND	0	8/13		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	08/13		ACHD SHOP RENT. AUGUST '13 - SEWER	08/01/2013	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	8/13		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	08/13		ACHD SHOP RENT. AUGUST '13 - P.I.	08/01/2013	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	8/13		
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
<b>ANALYTICAL LABORATORIES</b>												
1	ANALYTICAL LABORATORIES	31097		BACTERIA TEST. JUNE '13 - WATER	06/30/2013	1,768.50	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	6/13		
1	ANALYTICAL LABORATORIES	31098		BACTERIA TEST. JUNE '13 - SEWER	06/30/2013	1,331.10	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/13		

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 ANALYTICAL LABORATORIES:												
	<b>AUTOZONE, INC.</b>					3,099.60	.00					
1606	AUTOZONE, INC.	4126278594	786	TRK #7 THERMOSTAT, JUNE '13 - B. BACHMAN	06/28/2013	11.63	.00	20-6305_VEHICLE MAINTENANCE & REPAIRS	0	6/13		
1606	AUTOZONE, INC.	4126281134	793	REPLACEMENT LOCK FOR RV DUMP MONEY BOX, JUNE '13 - B. WITTHROW	07/01/2013	24.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/13		
1606	AUTOZONE, INC.	4126281244		WATER OUTLET GASKET, THERMOSTAT FOR TRK #14, JULY '13 - PARKS	07/01/2013	9.24	.00	01-6305_VEHICLE MAINTENANCE & REPAIRS	1004	7/13		
Total AUTOZONE, INC.:												
						45.86	.00					
<b>B.A. FISCHER SALES CO., INC.</b>												
1651	B.A. FISCHER SALES CO., INC.	G13-487	841	GASKETS FOR EQUIPMENT REPAIR, N.W.WTP, JULY '13 - I. SHAFFER	07/22/2013	15.24	.00	21-6142_MAINT. & REPAIRS - EQUIPMENT	0	7/13		
Total B.A. FISCHER SALES CO., INC.:												
						15.24	.00					
<b>BHS MARKETING, LLC</b>												
512	BHS MARKETING, LLC	36149		560 GAL SODIUM HYPOCHLORITE (CHLORINE) W/STERILECLEAN, FREIGHT, JUNE '13 - WATER	06/28/2013	1,273.10	.00	20-6150_MAINT. & REPAIRS - SYSTEM	0	6/13		
Total BHS MARKETING, LLC:												
						1,273.10	.00					
<b>BONNEVILLE BLUEPRINT SUPPLY, INC.</b>												
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	PS167230	812	PAINT AND NOTEBOOK FOR IRRIGATION SURVEYING, P.I., JULY '13 - M. BORZICK	07/09/2013	29.95	.00	25-6150_MAINT. & REPAIRS - SYSTEM (PI)	0	7/13		
Total BONNEVILLE BLUEPRINT SUPPLY, INC.:												
						29.95	.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
BRADY INDUSTRIES OF IDAHO LLC 1240 BRADY INDUSTRIES OF IDAHO LLC		4217943	798	2 CASES TOILET PAPER FOR PARKS, JUNE '13 - K. RICE	07/10/2013	109.80	.00	01-6025 JANITORIAL	1004	7/13		
Total BRADY INDUSTRIES OF IDAHO LLC:												
BRANOM INSTRUMENT CO., INC. 1647 BRANOM INSTRUMENT CO., INC.		509329	741	1 - 12" FLANGES EBONITE FLOWMETER, FREIGHT N.W.W.P. JUNE '13 - M. NADEAU	07/08/2013	3,607.42	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/13		
Total BRANOM INSTRUMENT CO., INC.:												
CASELLE INC 1239 CASELLE INC		50738		MONTHLY SOFTWARE SUPPORT FOR AUG '13 - ADMIN	07/01/2013	253.92	.00	01-6052 CONTRACT SERVICES	0	7/13		
1239 CASELLE INC		50738		MONTHLY SOFTWARE SUPPORT FOR AUG '13 - P & Z	07/01/2013	126.96	.00	01-6052 CONTRACT SERVICES	1003	7/13		
1239 CASELLE INC		50738		MONTHLY SOFTWARE SUPPORT FOR AUG '13 - WATER	07/01/2013	295.09	.00	20-6052 CONTRACT SERVICES	0	7/13		
1239 CASELLE INC		50738		MONTHLY SOFTWARE SUPPORT FOR AUG '13 - SEWER	07/01/2013	351.21	.00	21-6052 CONTRACT SERVICES	0	7/13		
1239 CASELLE INC		50738		MONTHLY SOFTWARE SUPPORT FOR AUG '13 - P.I.	07/01/2013	122.82	.00	25-6052 CONTRACT SERVICES	0	7/13		
1239 CASELLE INC		50868		2014 IRRIGATION SERVICES, 5 HRS, JULY '13 - P.I.	07/22/2013	725.00	.00	25-6052 CONTRACT SERVICES	0	7/13		
Total CASELLE INC:												
CESCO						1,875.00	.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
437	CESCO	E11000		PURCHASE BACKHOE BUCKET FOR BUTLER P.I. PROJECT AND OTHERS, JULY '13 - WATEER	07/16/2013	546.00	.00	20-6175 SMALL TOOLS	0	7/13		
437	CESCO	E11000		PURCHASE BACKHOE BUCKET FOR BUTLER P.I. PROJECT AND OTHERS, JULY '13 - SEWER	07/16/2013	546.00	.00	21-6175 SMALL TOOLS	0	7/13		
437	CESCO	E11000		PURCHASE BACKHOE BUCKET FOR BUTLER P.I. PROJECT AND OTHERS, JULY '13 - P.I.	07/16/2013	208.00	.00	25-6175 SMALL TOOLS	0	7/13		
Total CESCO:							1,300.00	.00				
<b>CUMMINS ROCKY MOUNTAIN, LLC</b>												
266	CUMMINS ROCKY MOUNTAIN, LLC	027-64234	829	PERFORM FULL SERVICE LOAD BANK TEST ON EMERG. GENERATOR, N.WWTP, JULY '13 - R. DAVIS	07/10/2013	2,282.60	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		
266	CUMMINS ROCKY MOUNTAIN, LLC	027-64235	830	PERFORM FULL SERVICE LOAD BANK TEST ON EMERGENCY GENERATOR, N.WWTP, JULY '13 - R. DAVIS	07/10/2013	2,282.60	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		
266	CUMMINS ROCKY MOUNTAIN, LLC	027-65120	831	ADD'L REPAIRS EMERGENCY GENERATORS, N.WWTP, JULY '13 - R. DAVIS	07/10/2013	1,338.51	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		
Total CUMMINS ROCKY MOUNTAIN, LLC:							5,903.71	.00				
<b>CUSTOM ELECTRIC, INC.</b>												
147	CUSTOM ELECTRIC, INC.	6746	821	3 HRS PARTS AND LABOR @ FARM, JULY '13 - R. DAVIS	07/11/2013	264.24	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		
147	CUSTOM ELECTRIC, INC.	6747	822	MOVE SCADA COMPUTER FROM OLD LOCATION DOWNTOWN TO N.WWTP, JULY '13 - R. DAVIS	07/11/2013	425.00	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	7/13		
147	CUSTOM ELECTRIC, INC.	6748	823	INSTALL NEW PUMP PANEL @ FARM, JULY '13 - R. DAVIS	07/11/2013	1,460.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		

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
147	CUSTOM ELECTRIC, INC.	6764	849	REPLACE SINGLE-PHASE STARTER @INDIAN CREEK LIFT STN., JULY '13 - R. DAVIS	07/24/2013	807.27	.00	21-6150_MAINT.& REPAIRS- SYSTEM	0	7/13		
147	CUSTOM ELECTRIC, INC.	6768	859	REPLACE TRANSJUCER, CONDUCTORS, WIRES @N.WWTP, JULY '13 - R. DAVIS	07/26/2013	1,076.90	.00	21-6142_MAINT.& REPAIRS- EQUIPMENT	0	7/13		
	Total CUSTOM ELECTRIC, INC.:					4,033.41	.00					
<b>D &amp; B SUPPLY</b>												
75	D & B SUPPLY	568146	768	RAILROAD TIES FOR BUTLER P.I.L PROJECT, JUNE '13 - B. BACHMAN	06/25/2013	455.76	.00	01-6020_CAPITAL IMPROVEMENTS	1004	6/13		
	Total D & B SUPPLY:					455.76	.00					
<b>DAN WIEBOLD FORD</b>												
442	DAN WIEBOLD FORD	24757	796	THERMOSTAT HOUSING FOR TRK #14, PARKS, JUNE '13 - B. BACHMAN	07/02/2013	56.09	.00	01-6305_VEHICLE MAINTENANCE & REPAIRS	1004	7/13		
	Total DAN WIEBOLD FORD:					56.09	.00					
<b>DIGLINE</b>												
25	DIGLINE	0046382-IN		DIG FEES, JUNE '13 - WATER	06/30/2013	47.37	.00	20-6065_DIGLINE EXPENSE	0	6/13		
25	DIGLINE	0046382-IN		DIG FEES, JUNE '13 - SEWER	06/30/2013	47.36	.00	21-6065_DIGLINE EXPENSE	0	6/13		
25	DIGLINE	0046382-IN		DIG FEES, JUNE '13 - P.I.	06/30/2013	18.05	.00	25-6065_DIGLINE EXPENSE	0	6/13		
	Total DIGLINE:					112.78	.00					
<b>EDMARK GM SUPERSTORE</b>												
357	EDMARK GM SUPERSTORE	981068		2003 CHEVY TRK #7 EMISSIONS TEST, JULY '13 - WATER	07/10/2013	10.00	.00	20-6305_VEHICLE MAINTENANCE & REPAIRS	0	7/13		

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 EDMARK GM SUPERSTORE:												
						10.00	.00					
<b>HD FOWLER COMPANY</b>												
1552	HD FOWLER COMPANY	I3411127		RE-STOCK 40EA SPRINKLER ROTOR W/NOZZLE, JULY '13 - PARKS	07/03/2013	260.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/13		
Total HD FOWLER COMPANY:												
						260.00	.00					
<b>HD SUPPLY WATERWORKS LTD</b>												
63	HD SUPPLY WATERWORKS LTD	B129660	758	6 EA METER RISERS, WATER, JUNE '13 - D. CROSSLEY	07/03/2013	270.30	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	7/13		
63	HD SUPPLY WATERWORKS LTD	B234507	836	2" POLY PIPE, 3 BRASS T'S, BUSHINGS, 6 EA ANGLE VALVES, FOR BOISE ST. PROJECT, P.I., JULY '13 - VENDOR	07/19/2013	3,088.92	.00	25-6166 PP&E PURCHASES - OPERATIONS	0	7/13		
Total HD SUPPLY WATERWORKS LTD:												
						3,359.22	.00					
<b>HDR ENGINEERING, INC.</b>												
1646	HDR ENGINEERING, INC.	93236-B		PE & DESIGN, SCREENING IMPROVEMENTS, JULY '13 - WATER	07/17/2013	16,169.33	.00	20-6020 CAPITAL IMPROVEMENTS	0	7/13		
Total HDR ENGINEERING, INC.:												
						16,169.33	.00					
<b>HOCOCHAN HOLDINGS, INC.</b>												
1619	HOCOCHAN HOLDINGS, INC.	AR259540		COPIER LEASE, SHARP MX4110N, P&Z - JULY '13	07/11/2013	117.82	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	7/13		
1619	HOCOCHAN HOLDINGS, INC.	AR259540		COPIER LEASE, SHARP MXM503N, CITY HALL - JULY '13	07/11/2013	235.68	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	7/13		
1619	HOCOCHAN HOLDINGS, INC.	AR260339		COPIER MAINTENANCE FOR JUNE '13 - P & Z	07/16/2013	41.08	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	7/13		

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
1619	HOCOHAN HOLDINGS, INC.	AR260339		COPIER MAINTENANCE FOR JUNE '13 - CITY HALL	07/16/2013	83.39	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	7/13		
Total HOCOHAN HOLDINGS, INC.:												
						477.97	.00					
	<b>HYDRO LOGIC, INC.</b>											
1314	HYDRO LOGIC, INC.	07192013		MONITORING AND WATER RIGHT - JULY '13	07/19/2013	1,303.75	.00	20-6020 CAPITAL IMPROVEMENTS	0	7/13		
Total HYDRO LOGIC, INC.:												
						1,303.75	.00					
	<b>IDAHO HUMANE SOCIETY</b>											
833	IDAHO HUMANE SOCIETY	08/13		CONTRACT SERVICES - AUGUST '13	08/01/2013	4,121.00	.00	01-6005 ANIMAL CONTROL SERVICES	0	8/13		
Total IDAHO HUMANE SOCIETY:												
						4,121.00	.00					
	<b>IDAHO POWER CO</b>											
38	IDAHO POWER CO	07/13		JULY 2013 - ADMIN	07/16/2013	368.30	.00	01-6290 UTILITIES	0	7/13		
38	IDAHO POWER CO	07/13		JULY 2013 - P & Z	07/16/2013	98.07	.00	01-6290 UTILITIES	1003	7/13		
38	IDAHO POWER CO	07/13		JULY 2013 - SRCTR	07/16/2013	478.82	.00	01-6290 UTILITIES	1001	7/13		
38	IDAHO POWER CO	07/13		JULY 2013 - ST LITS	07/16/2013	6,006.81	.00	01-6290 UTILITIES	1002	7/13		
38	IDAHO POWER CO	07/13		JULY 2013 - PARKS	07/16/2013	913.91	.00	01-6290 UTILITIES	1004	7/13		
38	IDAHO POWER CO	07/13		JULY 2013 - WATER	07/16/2013	20,241.35	.00	20-6290 UTILITIES EXPENSE	0	7/13		
38	IDAHO POWER CO	07/13		JULY 2013 - P.I.	07/16/2013	14,066.70	.00	25-6290 UTILITIES EXPENSE	0	7/13		
38	IDAHO POWER CO	07/13		JULY 2013 - SEWER	07/16/2013	20,686.82	.00	21-6290 UTILITIES EXPENSE	0	7/13		
38	IDAHO POWER CO	07/13		JULY 2013 - FARM	07/16/2013	15,372.01	.00	21-6090 FARM EXPENDITURES	0	7/13		

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 IDAHO POWER CO:							78,232.79	.00				
<b>IDAHO STATE POLICE</b>												
1509	IDAHO STATE POLICE	S0401456		PRE-EMPLOYMENT BACKGROUND, GRETA SMITH, JULY '13 - ADMIN	07/19/2013	5.00	.00	01-6200 PROFESSIONAL SERVICES	0	7/13		
1509	IDAHO STATE POLICE	S0401456		PRE-EMPLOYMENT BACKGROUND, GRETA SMITH, JULY '13 - WATER	07/19/2013	6.66	.00	20-6202 PROFESSIONAL SERVICES	0	7/13		
1509	IDAHO STATE POLICE	S0401456		PRE-EMPLOYMENT BACKGROUND, GRETA SMITH, JULY '13 - SEWER	07/19/2013	6.66	.00	21-6202 PROFESSIONAL SERVICES	0	7/13		
1509	IDAHO STATE POLICE	S0401456		PRE-EMPLOYMENT BACKGROUND, GRETA SMITH, JULY '13 - P.I.	07/19/2013	1.68	.00	25-6202 PROFESSIONAL SERVICES	0	7/13		
1509	IDAHO STATE POLICE	S0404473		TAXI BACKGROUND, NORMAN WESLEY, JULY '13	07/23/2013	34.00	.00	01-2075 UNEARNED REVENUE	0	7/13		
1509	IDAHO STATE POLICE	S0404474		TAXI BACKGROUND, LON MANSUETTI, JULY '13	07/20/2013	34.00	.00	01-2075 UNEARNED REVENUE	0	7/13		
1509	IDAHO STATE POLICE	S0404475		TAXI BACKGROUND, LORI LEE - JULY '13	07/23/2013	34.00	.00	01-2075 UNEARNED REVENUE	0	7/13		
1509	IDAHO STATE POLICE	S0404476		TAXI BACKGROUND, CARL SILVA, JULY '13	07/20/2013	34.00	.00	01-2075 UNEARNED REVENUE	0	7/13		
1509	IDAHO STATE POLICE	S0405255		SOLICITOR BACKGROUND, KYLE GAGNON - JULY '13	07/23/2013	34.00	.00	01-2075 UNEARNED REVENUE	0	7/13		
1509	IDAHO STATE POLICE	S0406112		SOLICITOR BACKGROUND, ANDREW WILLIAMS - JULY '13	07/22/2013	34.00	.00	01-2075 UNEARNED REVENUE	0	7/13		
1509	IDAHO STATE POLICE	S0406116		SOLICITOR BACKGROUND, CHRISTOPHER JOHANNESSEN - JULY '13	07/22/2013	34.00	.00	01-2075 UNEARNED REVENUE	0	7/13		

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 IDAHO STATE POLICE:							.00						
<b>INTEGRINET SOLUTIONS, INC.</b>													
1595	INTEGRINET SOLUTIONS, INC.	62101		MONTHLY COMPUTER MAINTENANCE, JULY '13 - ADMIN	07/15/2013	57.63	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	7/13			
1595	INTEGRINET SOLUTIONS, INC.	62101		MONTHLY COMPUTER MAINTENANCE, JULY '13 - P & Z	07/15/2013	28.82	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	7/13			
1595	INTEGRINET SOLUTIONS, INC.	62101		MONTHLY COMPUTER MAINTENANCE, JULY '13 - WATER	07/15/2013	66.97	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13			
1595	INTEGRINET SOLUTIONS, INC.	62101		MONTHLY COMPUTER MAINTENANCE, JULY '13 - SEWER	07/15/2013	79.71	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13			
1595	INTEGRINET SOLUTIONS, INC.	62101		MONTHLY COMPUTER MAINTENANCE, JULY '13 - P.I.	07/15/2013	27.87	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13			
1595	INTEGRINET SOLUTIONS, INC.	62300		DELL MINITOWER W/SOFTWARE, MOUSE, SPEAKER, POWER FOR NEW EMPLOYEE, JULY '13 - ADMIN	07/19/2013	251.25	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	7/13			
1595	INTEGRINET SOLUTIONS, INC.	62300		DELL MINITOWER W/SOFTWARE, MOUSE, SPEAKER, POWER FOR NEW EMPLOYEE, JULY '13 - WATER	07/19/2013	334.66	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13			
1595	INTEGRINET SOLUTIONS, INC.	62300		DELL MINITOWER W/SOFTWARE, MOUSE, SPEAKER, POWER FOR NEW EMPLOYEE, JULY '13 - SEWER	07/19/2013	334.67	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13			
1595	INTEGRINET SOLUTIONS, INC.	62300		DELL MINITOWER W/SOFTWARE, MOUSE, SPEAKER, POWER FOR NEW EMPLOYEE, JULY '13 - P.I.	07/19/2013	84.42	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13			
Total INTEGRINET SOLUTIONS, INC.:							1,266.00	.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	
37	INTERMOUNTAIN GAS CO	7/13		JULY 2013 (JUNE 13-JULY 12)- ADMIN	07/17/2013	8.73	.00	01-6290 UTILITIES	0	7/13			
37	INTERMOUNTAIN GAS CO	7/13		JULY 2013 (JUNE 13-JULY 12)- ADMIN	07/17/2013	40.63	.00	01-6290 UTILITIES	1001	7/13			
Total INTERMOUNTAIN GAS CO:							49.36	.00					
<b>INTERNATIONAL CODE COUNCIL</b>													
764	INTERNATIONAL CODE COUNCIL	INV0304831	774	PURCHASE 2009 ASTM STANDARDS AS REFERENCED IN 2006 IBC. JUNE '13 - J. COULTER	07/18/2013	109.00	.00	01-6165 OFFICE SUPPLIES	1005	7/13			
Total INTERNATIONAL CODE COUNCIL:							109.00	.00					
<b>J &amp; M SANITATION, INC.</b>													
230	J & M SANITATION, INC.	08/13		07/10/13-07/30/13. PD 8/07/13- AUG '13 PMT	07/31/2013	72,432.00	.00	26-7000 SOLID WASTE SERVICE FEES	0	8/13			
230	J & M SANITATION, INC.	08/13		07/10/13-07/30/13. PD 8/07/13- LESS ADMIN FEE	07/31/2013	-7,156.28	.00	01-4170 FRANCHISE FEES	0	8/13			
Total J & M SANITATION, INC.:							65,275.72	.00					
<b>JACK HENRY &amp; ASSOCIATES, INC.</b>													
1328	JACK HENRY & ASSOCIATES, INC.	1487800		ACH BANK FEES. JUNE '13 - ADMIN	06/30/2013	72.16	.00	01-6505 BANK FEES	0	6/13			
1328	JACK HENRY & ASSOCIATES, INC.	1487800		ACH BANK FEES. JUNE '13 - P & Z	06/30/2013	1.38	.00	01-6505 BANK FEES	1003	6/13			
1328	JACK HENRY & ASSOCIATES, INC.	1487800		ACH BANK FEES. JUNE '13 - WATER	06/30/2013	107.62	.00	20-6505 BANK FEES	0	6/13			
1328	JACK HENRY & ASSOCIATES, INC.	1487800		ACH BANK FEES. JUNE '13 - SEWER	06/30/2013	160.99	.00	21-6505 BANK FEES	0	6/13			
1328	JACK HENRY & ASSOCIATES, INC.	1487800		ACH BANK FEES. JUNE '13 - P.L.	06/30/2013	41.90	.00	25-6505 BANK FEES	0	6/13			

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.:												
						384.05	.00					
<b>KNIFE RIVER CORPORATION - NORTHWEST</b>												
1524	KNIFE RIVER CORPORATION - NORTHWEST	07162013		RELEASE RETAINAGE	07/16/2013	1,556.50	.00	25-6020 CAPITAL IMPROVEMENTS	0	7/13		
1524	KNIFE RIVER CORPORATION - NORTHWEST	07162013		RELEASE RETAINAGE	07/16/2013	246.78	.00	20-6166 PP&E PURCHASES OPERATIONS	0	7/13		
Total KNIFE RIVER CORPORATION - NORTHWEST:												
						1,803.28	.00					
<b>KUNA LUMBER</b>												
499	KUNA LUMBER	A58418	762	WEED BARRIER COVERING, FABRIC STAPLES TO FINISH BUTLER P.I. PROJECT, JUNE '13 - C. ARMSTRONG	06/24/2013	10.74	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/13		
499	KUNA LUMBER	A58433	765	WIRE CONNECTORS TO REWIRE GENERATORS IN BACK OF TRUCKS AND LIFT STNS, SEWER, JUNE '13 - C. KNIGHT	06/24/2013	8.10	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/13		
499	KUNA LUMBER	A58505	779	REPAIR CHEMICAL ROOM EYE WASH STATION PIPES @N.W.WTP. 1/2" COUPLER, 1/2" ADAPTER, 1/2" ELBOW, NIPPLE, JUNE '13 - T. SHAFFER	06/26/2013	6.35	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/13		
499	KUNA LUMBER	A59139	832	7 BAGS CONCRETE FOR BUTLER P.I. PROJECT, JULY '13 - C. ARMSTRONG	07/17/2013	26.53	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	7/13		
499	KUNA LUMBER	A59289		2 EA JIGSAW BLADES, ALL DEPTS, JULY '13 - PARKS	07/23/2013	1.70	.00	01-6175 SMALL TOOLS	1004	7/13		
499	KUNA LUMBER	A59289		2 EA JIGSAW BLADES, ALL DEPTS, JULY '13 - WATER	07/23/2013	1.71	.00	20-6175 SMALL TOOLS	0	7/13		
499	KUNA LUMBER	A59289		2 EA JIGSAW BLADES, ALL DEPTS, JULY '13 - SEWER	07/23/2013	1.71	.00	21-6175 SMALL TOOLS	0	7/13		
499	KUNA LUMBER	A59289		2 EA JIGSAW BLADES, ALL DEPTS, JULY '13 - P.I.	07/23/2013	1.70	.00	25-6175 SMALL TOOLS	0	7/13		

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
499	KUNA LUMBER	A59293	846	JIGSAW FOR ALL DEPTS., PARKS, JULY '13 - B. BACHMAN	07/23/2013	6.74	.00	01-6175 SMALL TOOLS	1004	7/13		
499	KUNA LUMBER	A59293	846	JIGSAW FOR ALL DEPTS., WATER, JULY '13 - B. BACHMAN	07/23/2013	6.75	.00	20-6175 SMALL TOOLS	0	7/13		
499	KUNA LUMBER	A59293	846	JIGSAW FOR ALL DEPTS., SEWER, JULY '13 - B. BACHMAN	07/23/2013	6.75	.00	21-6175 SMALL TOOLS	0	7/13		
499	KUNA LUMBER	A59293	846	JIGSAW FOR ALL DEPTS., P.I., JULY '13 - B. BACHMAN	07/23/2013	6.75	.00	25-6175 SMALL TOOLS	0	7/13		
499	KUNA LUMBER	A59336	852	MARKING PAINT, STAKES, FOR GREENBELT EXTENSION, JULY '13 - M. BORZICK	07/24/2013	32.64	.00	01-6020 CAPITAL IMPROVEMENTS	1004	7/13		
499	KUNA LUMBER	A59337	853	150' GLO-PINK TAPE FOR GREENBELT EXTENSION, JULY '13 - M. BORZICK	07/24/2013	4.12	.00	01-6020 CAPITAL IMPROVEMENTS	1004	7/13		
499	KUNA LUMBER	B43871	751	7 EA. 80# BAGS OF CEMENT TO CREATE THRUST BLOCKS FOR THE BUTLER WELL PROJECT. USING THE WELL WATER TO SUPPLEMENT THE IRRIGATION WATER SUPPLY (R.FORD)	06/20/2013	26.53	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/13		
499	KUNA LUMBER	B44120	778	80 LB BAG CONCRETE FOR BOISE ST PROJECT, JUNE '13 - R. FORD	06/26/2013	3.79	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	7/13		
499	KUNA LUMBER	B44554	808	MIRROR FOR KUBOTA, JULY '13 - B. BACHMAN	07/09/2013	8.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/13		
Total KUNA LUMBER:							161.60	.00				
<b>KUNA TRUE VALUE HARDWARE</b>												
43	KUNA TRUE VALUE HARDWARE	07102013	816	HOSE ADAPTER, HOSE CLAMPS, 2" PVC, FLY TRAP, PARKS, JULY '13 - B. WITHROW	07/10/2013	24.96	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/13		

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
43	KUNA TRUE VALUE HARDWARE	07102013	815	4 UTILITY KNIVES, BLADES FOR SAWZALL, PARKS, JULY '13 - B. WITHROW	07/10/2013	26.95	.00	01-6175 SMALL TOOLS	1004	7/13		
43	KUNA TRUE VALUE HARDWARE	07102013	815	GAS CAN, PARKS, JULY '13 - B. WITHROW	07/10/2013	9.99	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/13		
43	KUNA TRUE VALUE HARDWARE	07102013	815	GLUE, PRIMER, PVC ELBOW, ADAPTER, CAN LINERS, GRASS KILLER, SCREENING, JULY '13 - B. WITHROW	07/10/2013	66.98	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/13		
43	KUNA TRUE VALUE HARDWARE	07102013	815	SAFETY GLOVES, JULY '13 - PARKS	07/10/2013	18.99	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	7/13		
Total KUNA TRUE VALUE HARDWARE:							147.87	.00				
<b>LES SCHWAB TIRES</b>												
221	LES SCHWAB TIRES	12800061792		2 EA TERRAMAX ALL POSITION TIRES, 2 EA TUBELESS VALVE STEMS FOR LAGOON SPRAY RIG, MAY '13 - SEWER	05/29/2013	208.98	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		
221	LES SCHWAB TIRES	12800067074	824	REPLACE LAWN MOWER TIRE @LAGOONS FOR SEWER DEPT., JULY '13 - B. BACHMAN	07/11/2013	131.45	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		
Total LES SCHWAB TIRES:							340.43	.00				
<b>METROQUIP, INC.</b>												
196	METROQUIP, INC.	00020340	817	REPLACE HYDRAULIC FILTER FOR NEW SERVICE TRK #23, SEWER, JULY '13 - T. FLEMING	07/10/2013	56.63	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/13		
Total METROQUIP, INC.:							56.63	.00				
<b>MID-AMERICAN RESEARCH CHEMICAL</b>												
1139	MID-AMERICAN RESEARCH CHEMICAL	0500378-IN		URINAL SCREENS, FLOOR CLEANER, JULY '13 - PARKS	06/28/2013	261.20	.00	01-6025 JANITORIAL	1004	7/13		

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 MID-AMERICAN RESEARCH CHEMICAL:												
	<b>MILLIPORE CORPORATION</b>					261.20	.00					
1421	MILLIPORE CORPORATION	6443863	680	OGARD PURIFICATION PACK; REPLACEMENT UV LAMP; QUANTUM TEX REPLACEMENT CARTRIDGE FILTER; REPLACEMENT UV LAMP FOR AUTO. SANITATION MODULE; VENT FILTER FOR PE RESERVOIR; PROGUARD PRE- TREATMENT PACK; MILLIPACK EXPRESS. 40 FILTER UNIT - ALL N.WWTP DEIONIZED	05/31/2013	2,338.79	.00	21-6150_MAINT. & REPAIRS - SYSTEM	0	6/13		
1421	MILLIPORE CORPORATION	6450971		MILLIPAK EXPRESS 40 PK FILTER UNIT. JUNE '13 - N.WWTP	06/06/2013	190.41	.00	21-6150_MAINT. & REPAIRS - SYSTEM	0	6/13		
1421	MILLIPORE CORPORATION	6450972		MILLIPAK VENT FILTER FOR PE TANK RESERVOIR. JUNE '13 - N.WWTP	06/06/2013	192.41	.00	21-6150_MAINT. & REPAIRS - SYSTEM	0	6/13		
Total MILLIPORE CORPORATION:												
						2,721.61	.00					
<b>PARTS, INC.</b>												
470	PARTS, INC.	032169	825	REPLACEMENT TRAILER LIGHTS. ALL DEPTS. JULY '13 - B. WITHROW - PARKS	07/12/2013	18.75	.00	01-6142_MAINT. & REPAIR - EQUIPMENT	1004	7/13		
470	PARTS, INC.	032169	825	REPLACEMENT TRAILER LIGHTS. ALL DEPTS. JULY '13 - B. WITHROW - WATER	07/12/2013	18.75	.00	20-6142_MAINT. & REPAIRS - EQUIPMENT	0	7/13		
470	PARTS, INC.	032169	825	REPLACEMENT TRAILER LIGHTS. ALL DEPTS. JULY '13 - B. WITHROW - SEWER	07/12/2013	18.75	.00	21-6142_MAINT. & REPAIRS - EQUIPMENT	0	7/13		
470	PARTS, INC.	032169	825	REPLACEMENT TRAILER LIGHTS. ALL DEPTS. JULY '13 - B. WITHROW - P.I.	07/12/2013	18.74	.00	25-6142_MAINT. & REPAIRS - EQUIPMENT	0	7/13		
Total PARTS, INC.:												
						74.99	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
<b>PAULS MARKET</b>												
56	PAULS MARKET	006075491032	723	MEAL FOR JOINT SCHOOL BOARD MTG AND COUNCIL ON 6/18/13 - B. BINGHAM	06/18/2013	23.33	.00	01-6155 MEETINGS/COMM TTEES	0	7/13		
Total PAULS MARKET:												
<b>PEAK ALARM COMPANY, INC</b>												
1021	PEAK ALARM COMPANY, INC	533346		ALARM MONITOR, WELLS#6.5.3.CEDAR, AUG '13 - WATER	08/01/2013	140.65	.00	20-6150 MAINT. & REPAIRS- SYSTEM	0	8/13		
1021	PEAK ALARM COMPANY, INC	533346		ALARM MONITOR, WELL #2, SEGO PRAIRIE, AUG '13 - WATER	08/01/2013	28.82	.00	25-6150 MAINT. & REPAIRS- SYSTEM (PI)	0	8/13		
Total PEAK ALARM COMPANY, INC:												
<b>PLATT ELECTRIC SUPPLY, INC.</b>												
1613	PLATT ELECTRIC SUPPLY, INC.	5228152	795	1,000 EA METER CONNECTORS, WATER, JUNE '13 - B. WITHROW	07/03/2013	102.40	.00	20-6150 MAINT. & REPAIRS- SYSTEM	0	7/13		
Total PLATT ELECTRIC SUPPLY, INC.:												
<b>PORTAPROS, LLC dba ABC SANITATION</b>												
829	PORTAPROS, LLC dba ABC SANITATION	55878		PORT-O-POTTY, W.HUBBARD/LINDER, JULY '13 - PARKS	07/14/2013	78.75	.00	01-6212 RENT- EQUIPMENT	1004	7/13		
829	PORTAPROS, LLC dba ABC SANITATION	55879		PORT-O-POTTY, W.DEER FLAT & LINDER, JULY '13 - PARKS	07/14/2013	78.75	.00	01-6212 RENT- EQUIPMENT	1004	7/13		
Total PORTAPROS, LLC dba ABC SANITATION:												
<b>PRECISION PUMPING SYSTEMS</b>												
952	PRECISION PUMPING SYSTEMS	12803		DIAGNOSE/REPAIR VFD AND PUMP MOTOR @ TOMORROW SUBDIVISION, JUNE '13 - WATER	06/05/2013	951.60	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	6/13		

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 PRECISION PUMPING SYSTEMS:												
						951.60	.00					
<b>RAIN FOR RENT</b>												
144	RAIN FOR RENT	096534586	794	10.5 HP BRIGGS&STRATTON WHEEL LINE MOTOR, VALVE STUB, HOOK & LATCH ADAPTOR AND VALVE OPENER, ALL FOR FARM, JUNE '13 - T. FLEMING	07/01/2013	748.57	.00	21-6090_FARM EXPENDITURES	0	7/13		
144	RAIN FOR RENT	096534667	806	NEW BOOSTER PUMP, GASKETS, BOLTS, RATCHET STRAPS FOR FIELDS @FARM, JULY '13 - T. FLEMING	07/08/2013	3,453.72	.00	21-6090_FARM EXPENDITURES	0	7/13		
Total RAIN FOR RENT: 4,202.29 .00												
<b>RENTAL CONNECTION</b>												
893	RENTAL CONNECTION	32467		AERATOR FOR MAIN PARK, JULY '13 - PARKS	07/03/2013	9.12	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/13		
Total RENTAL CONNECTION: 9.12 .00												
<b>REPUBLIC SERVICES #884</b>												
1610	REPUBLIC SERVICES #884	000581726		HAUL 20 YD SLUDGE, JUNE '13 - N. WWTP	06/30/2013	1,520.00	.00	21-6150_MAINT. & REPAIRS - SYSTEM	0	6/13		
Total REPUBLIC SERVICES #884: 1,520.00 .00												
<b>RICOH USA, INC. (MAINTENANCE)</b>												
1422	RICOH USA, INC. (MAINTENANCE)	5026959930		COPIER MAINTENANCE, N.WWTP, APRIL TO JULY, 2013 - WATER	07/23/2013	73.70	.00	20-6142_MAINT. & REPAIRS - EQUIPMENT	0	7/13		
1422	RICOH USA, INC. (MAINTENANCE)	5026959930		COPIER MAINTENANCE, N.WWTP, APRIL TO JULY, 2013 - SEWER	07/23/2013	87.70	.00	21-6142_MAINT. & REPAIRS - EQUIPMENT	0	7/13		

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
1422	RICOH USA, INC. (MAINTENANCE)	5026959930		COPIER MAINTENANCE. N.WWTP. APRIL TO JULY, 2013 - P.I.	07/23/2013	30.68	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		
Total RICOH USA, INC. (MAINTENANCE):												
<b>SIMPLOT PARTNERS</b>												
491	SIMPLOT PARTNERS	216008959		5 JUGS INSECTICIDE, JULY '13 - PARKS	07/11/2013	225.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/13		
Total SIMPLOT PARTNERS:												
<b>ST. LUKE'S REGIONAL MEDICAL CENTER</b>												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	72313		PRE-EMPLOYMENT DRUG SCREEN, G. SMITH, JULY '13 - WATER	07/23/2013	11.65	.00	20-6202 PROFESSIONAL SERVICES	0	7/13		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	72313		PRE-EMPLOYMENT DRUG SCREEN, G. SMITH, JULY '13 - ADMIN	07/23/2013	8.75	.00	01-6202 PROFESSIONAL SERVICES	0	7/13		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	72313		PRE-EMPLOYMENT DRUG SCREEN, G. SMITH, JULY '13 - SEWER	07/23/2013	11.66	.00	21-6202 PROFESSIONAL SERVICES	0	7/13		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	72313		PRE-EMPLOYMENT DRUG SCREEN, G. SMITH, JULY '13 - P.I.	07/23/2013	2.94	.00	25-6202 PROFESSIONAL SERVICES	0	7/13		
Total ST. LUKE'S REGIONAL MEDICAL CENTER:												
<b>STAPLES ADVANTAGE</b>												
1292	STAPLES ADVANTAGE	8026142441	780	2 EA USB SMART BACKUPS, HP TONER FOR N.WWTP, JUNE '13 - R. DAVIS	06/29/2013	630.97	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/13		
1292	STAPLES ADVANTAGE	8026142441	780	1 EA PRINTER INK CARTRIDGE, 3-HOLE FILE PRONGS, 1 REAM 3-HOLE PUNCHED PAPER	06/29/2013	62.86	.00	01-6165 OFFICE SUPPLIES	0	6/13		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Invoice Amount		Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
						Net							
1292	STAPLES ADVANTAGE	8026142441	780	HP TONER CARTRIDGE, WATER, JUNE '13 - K. RICE	06/29/2013	38.57		.00	20-6142_MAINT. & REPAIRS- EQUIPMENT	0	6/13		
1292	STAPLES ADVANTAGE	8026142441	780	SHEET PROTECTORS, POST- ITS, COPY PAPER, UTIL. BILLING, JUNE '13 - K. RICE	06/29/2013	.70		.00	25-6165_OFFICE SUPPLIES	0	6/13		
1292	STAPLES ADVANTAGE	8026142441	780	SHEET PROTECTORS, POST- ITS, COPY PAPER, WATER, JUNE '13 - K. RICE	06/29/2013	2.80		.00	20-6165_OFFICE SUPPLIES	0	6/13		
1292	STAPLES ADVANTAGE	8026142441	780	SHEET PROTECTORS, POST- ITS, COPY PAPER, SEWER, JUNE '13 - K. RICE	06/29/2013	2.81		.00	21-6165_OFFICE SUPPLIES	0	6/13		
1292	STAPLES ADVANTAGE	8026142441	780	HP TONER CARTRIDGE, ADMIN, JUNE '13 - K. RICE	06/29/2013	28.94		.00	01-6142_MAINT. & REPAIR- EQUIPMENT	0	6/13		
1292	STAPLES ADVANTAGE	8026142441	780	SWITCHABLE STEREO/MONO HEADPHONES, P & Z, JUNE '13 - K. RICE	06/29/2013	16.20		.00	01-6142_MAINT. & REPAIR- EQUIPMENT	1003	6/13		
1292	STAPLES ADVANTAGE	8026142441	780	HP TONER CARTRIDGE, P.L., JUNE '13 - K. RICE	06/29/2013	9.68		.00	25-6142_MAINT. & REPAIRS- EQUIPMENT	0	6/13		
1292	STAPLES ADVANTAGE	8026202929	803	1 BX COLORED CLASSIFICATION FOLDERS, JUNE '13 - P & Z	07/06/2013	177.58		.00	01-6165_OFFICE SUPPLIES	1003	7/13		
1292	STAPLES ADVANTAGE	8026202929	803	1 BX 3-HOLE PUNCHED COPY PAPER, JUNE '13 - CLERK	07/06/2013	38.49		.00	01-6165_OFFICE SUPPLIES	0	7/13		
1292	STAPLES ADVANTAGE	8026202929	803	MAGAZINE HOLDER FOR UTIL, BILLING, ADMIN, JUNE '13 - K. RICE	07/06/2013	4.45		.00	01-6165_OFFICE SUPPLIES	0	7/13		
1292	STAPLES ADVANTAGE	8026202929	803	3-TIER MAGAZINE HOLDER FOR UTIL, BILLING, WATER, JULY '13 - K. RICE	07/06/2013	5.92		.00	20-6165_OFFICE SUPPLIES	0	7/13		
1292	STAPLES ADVANTAGE	8026202929	803	3-TIER MAGAZINE HOLDER FOR UTIL, BILLING, SEWER, JULY '13 - K. RICE	07/06/2013	5.92		.00	21-6165_OFFICE SUPPLIES	0	7/13		

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
1292	STAPLES ADVANTAGE	8026202929	803	3-TIER MAGAZINE HOLDER FOR UTIL BILLING, P.I., JULY '13 - K. RICE	07/06/2013	1.50	.00	25-6165_OFFICE SUPPLIES	0	7/13		
1292	STAPLES ADVANTAGE	8026297258	819	ADHESIVE ROLLER, BADGES HOLDERS, PENS, ADMIN, JULY '13 - K. RICE	07/13/2013	25.82	.00	01-6165_OFFICE SUPPLIES	0	7/13		
1292	STAPLES ADVANTAGE	8026297258	819	LETTER SIZE FILE FOLDERS, JULY '13 - P & Z	07/13/2013	18.08	.00	01-6165_OFFICE SUPPLIES	1003	7/13		
1292	STAPLES ADVANTAGE	8026297258	819	1 BX BLUE RETRACTABLE PENS, 4 BXS BLACK GEL PENS, JULY '13 - SEWER	07/13/2013	54.35	.00	21-6165_OFFICE SUPPLIES	0	7/13		
1292	STAPLES ADVANTAGE	8026297258	819	GEL MOUSE PAD W/WRIST REST, AA BATTERIES, JULY '13 - ADMIN	07/13/2013	25.21	.00	01-6142_MAINT. & REPAIR - EQUIPMENT	0	7/13		
1292	STAPLES ADVANTAGE	8026297258	819	SCULPTED MOUSE PAD, JULY '13 - P & Z	07/13/2013	29.95	.00	01-6142_MAINT. & REPAIR - EQUIPMENT	1003	7/13		
1292	STAPLES ADVANTAGE	8026297258	819	1 BX BLUE RETRACTABLE PENS, JULY '13 - WATER	07/13/2013	2.55	.00	20-6165_OFFICE SUPPLIES	0	7/13		
1292	STAPLES ADVANTAGE	8026297258	819	1 BX BLUE RETRACTABLE PENS, JULY '13 - P.I.	07/13/2013	.64	.00	25-6165_OFFICE SUPPLIES	0	7/13		
1292	STAPLES ADVANTAGE	8026297258	819	GEL MOUSE PAD W/WRIST REST, JULY '13 - WATER	07/13/2013	6.16	.00	20-6142_MAINT. & REPAIRS - EQUIPMENT	0	7/13		
1292	STAPLES ADVANTAGE	8026297258	819	GEL MOUSE PAD W/WRIST REST, JULY '13 - SEWER	07/13/2013	6.16	.00	21-6142_MAINT. & REPAIRS - EQUIPMENT	0	7/13		
1292	STAPLES ADVANTAGE	8026297258	819	GEL MOUSE PAD W/WRIST REST, JULY '13 - P.I.	07/13/2013	1.55	.00	25-6142_MAINT. & REPAIRS - EQUIPMENT	0	7/13		
1292	STAPLES ADVANTAGE	8026368760	833	EXTERNAL HARDDRIVE, N.WWTP, JULY '13 - T. SHAFFER	07/20/2013	59.99	.00	21-6142_MAINT. & REPAIRS - EQUIPMENT	0	7/13		
1292	STAPLES ADVANTAGE	8026368760	833	2 EA LARGE CARDBOARD BINDERS, 2 BXS BLUE RETRACTABLE GEL PENS, JULY '13 - P & Z	07/20/2013	147.78	.00	01-6165_OFFICE SUPPLIES	1003	7/13		

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
1292	STAPLES ADVANTAGE	8026368760	833	2 BXS.GEL PENS. BLDG INSP. JULY '13 - J. COULTER	07/20/2013	15.58	.00	01-6165 OFFICE SUPPLIES	1005	7/13		
1292	STAPLES ADVANTAGE	8026368760	833	COPIER PAPER, 3-HOLE PAPER, BINDER CLIPS, HANGING FOLDERS, SANITARY WIPES, ADMIN, JULY '13 - K. RICE	07/20/2013	192.66	.00	01-6165 OFFICE SUPPLIES	0	7/13		
1292	STAPLES ADVANTAGE	8026368760	833	WIRELESS KEYBOARD, MOUSE, JULY '13 - ADMIN	07/20/2013	7.27	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	7/13		
1292	STAPLES ADVANTAGE	8026368760	833	KEYBOARD, UTILITY BILLING (WATER), JULY '13 - K. JENSEN	07/20/2013	9.68	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		
1292	STAPLES ADVANTAGE	8026368760	833	KEYBOARD, UTILITY BILLING (SEWER), JULY '13 - K. JENSEN	07/20/2013	9.68	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		
1292	STAPLES ADVANTAGE	8026368760	833	KEYBOARD, UTILITY BILLING (P.L), JULY '13 - K. JENSEN	07/20/2013	2.44	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		
Total STAPLES ADVANTAGE:							1,642.94	.00				
<b>TATES RENTS</b>												
59	TATES RENTS	584120	809	2 EA CHAIN SAW SHARPENERS, 2 EA 20" CHAIN SAW BLADES, PARKS, JULY '13 - B. BACHMAN	07/09/2013	37.67	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/13		
59	TATES RENTS	584120	809	2 EA CHAIN SAW SHARPENERS, 2 EA 20" CHAIN SAW BLADES, WATER, JULY '13 - B. BACHMAN	07/09/2013	37.68	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		
59	TATES RENTS	584120	809	2 EA CHAIN SAW SHARPENERS, 2 EA 20" CHAIN SAW BLADES, SEWER, JULY '13 - B. BACHMAN	07/09/2013	37.68	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		
59	TATES RENTS	584120	809	2 EA CHAIN SAW SHARPENERS, 2 EA 20" CHAIN SAW BLADES, P.L., JULY '13 - B. BACHMAN	07/09/2013	37.67	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		

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Total TATES RENTS:												
						150.70	.00					
<b>THE JORDEL COMPANY DBA</b>												
1523	THE JORDEL COMPANY DBA	00000000001	792	GRANT #1 - IDPCO ENERGY FOR GROWTH GRANT FOR ECONOMIC DEVELOPMENT GRANT PURCHASE OF PRINTING COLORED BROCHURES, JUNE '13 - (C. ENGELS)	07/02/2013	550.00	.00	03-6355 EXPENDITURE ENERGY FOR GROWTH	0	7/13		
Total THE JORDEL COMPANY DBA:												
						550.00	.00					
<b>TIM GORDON</b>												
997	TIM GORDON	08/13		RENT - AUGUST '13 - CITY HALL	08/01/2013	972.62	.00	01-6211 RENT- BUILDINGS & LAND	0	8/13		
997	TIM GORDON	08/13		RENT - AUGUST '13 - P & Z	08/01/2013	486.31	.00	01-6211 RENT- BUILDINGS & LAND	1003	8/13		
997	TIM GORDON	08/13		RENT - AUGUST '13 - WATER	08/01/2013	1,130.32	.00	20-6211 RENT- BUILDINGS & LAND	0	8/13		
997	TIM GORDON	08/13		RENT - AUGUST '13 - SEWER	08/01/2013	1,345.29	.00	21-6211 RENT- BUILDINGS & LAND	0	8/13		
997	TIM GORDON	08/13		RENT - AUGUST '13 - P.I.	08/01/2013	470.46	.00	25-6211 RENT- BUILDINGS & LAND	0	8/13		
Total TIM GORDON:												
						4,405.00	.00					
<b>TREASURE VALLEY COFFEE</b>												
992	TREASURE VALLEY COFFEE	03202295	811	5 EA 5 GAL BOTTLES, WATER, JULY '13 - VENDOR	07/09/2013	13.63	.00	20-6165 OFFICE SUPPLIES	0	7/13		
992	TREASURE VALLEY COFFEE	03202295	811	5 EA 5 GAL BOTTLES, WATER, JULY '13 - VENDOR	07/09/2013	13.62	.00	25-6165 OFFICE SUPPLIES	0	7/13		
992	TREASURE VALLEY COFFEE	03276978	848	8 BOTTLES, WATER, JULY '13 - VENDOR	07/23/2013	21.80	.00	20-6165 OFFICE SUPPLIES	0	7/13		

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
992	TREASURE VALLEY COFFEE	03276978	848	8 BOTTLES, P.I., JULY '13 - VENDOR	07/23/2013	21.80	.00	25-6165 OFFICE SUPPLIES	0	7/13		
992	TREASURE VALLEY COFFEE	03276978	848	1 COOLER RENTAL, WATER, JULY '13 - VENDOR	07/23/2013	5.00	.00	20-6212 RENT - EQUIPMENT	0	7/13		
992	TREASURE VALLEY COFFEE	03276978	848	1 COOLER RENTAL, P.I., JULY '13 - VENDOR	07/23/2013	5.00	.00	25-6212 RENT - EQUIPMENT	0	7/13		
Total TREASURE VALLEY COFFEE:							80.85	.00				
<b>UNITED OIL</b>												
316	UNITED OIL	425338	807	3 EA 5 GAL BUCKETS ISO 220 GEAR OIL FOR EQUIPMENT OIL CHANGES, PUMPS, ETC., JULY '13 - M. NADEAU/25.6 GALS DIESEL FOR DANSKIN WELL, FEB '13 - WATER	07/08/2013	208.92	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	7/13		
Total UNITED OIL:							208.92	.00				
<b>UNITED RENTALS</b>												
411	UNITED RENTALS	112664349-00	838	RENT TRENCHER FOR BOISE ST. PROJECT, P.I., JULY '13 - G. ARMSTRONG	07/19/2013	357.92	.00	25-6166 PP&E PURCHASES - OPERATIONS	0	7/13		
Total UNITED RENTALS:							357.92	.00				
<b>UNIVAR USA, INC.</b>												
1410	UNIVAR USA, INC.	NA361981		CREDIT FOR CONTAINER DEPOSIT, JULY '13 - SEWER	07/12/2013	-700.00	.00	21-6097 DEPOSITS ON ACCOUNT	0	7/13		
1410	UNIVAR USA, INC.	NA548086	814	2 EA 570 LB DRUMS SOD BISULFITE, DRUM CHG. FREIGHT FOR N.WWTP, JULY '13 - R. DAVIS	07/10/2013	623.95	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	7/13		
1410	UNIVAR USA, INC.	NA548132	814	24 - 55 GAL PAILS CAL HYPOCHLORITE, 2700 LBS CITRIC ACID, FREIGHT, N.WWTP, JULY '13 - R. DAVIS	07/12/2013	4,678.20	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	7/13		

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
1410	UNIVAR USA, INC.	NA548230	814	48.080 LBS ALUM SULFATE. N.WWTP, JULY '13 - R. DAVIS	07/16/2013	5,769.60	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	7/13		
Total UNIVAR USA, INC.:												
UTILITY TRAILER SALES OF IDAHO, INC. DBA												
1641	UTILITY TRAILER SALES OF IDAHO, INC. DBA	A138730	810	20 EA CROSSWALK FLAGS FOR EAGLE SCOUT PROJECT. PARKS, JULY '13 - B. BACHMAN	07/09/2013	80.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/13		
1641	UTILITY TRAILER SALES OF IDAHO, INC. DBA	A138730	810	1 MIRROR FOR KUBOTA 500. PARKS, JULY '13 - B. BACHMAN	07/09/2013	12.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/13		
Total UTILITY TRAILER SALES OF IDAHO, INC. DBA:												
W.W. GRAINGER												
162	W.W. GRAINGER	9182756893	799	REPLACE 2 EA MOTORS, 2 EA HEX HUBS FOR EXHAUST FANS @LAGOONS. FREIGHT, JUNE '13 - M. NADEAU	07/02/2013	847.58	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		
162	W.W. GRAINGER	9186989217	799	2 EA REPLACEMENT BLADES FOR EXHAUST FANS @LAGOONS, JUNE '13 - M. NADEAU	07/09/2013	227.30	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/13		
Total W.W. GRAINGER:												
WATER DEPOSIT REFUNDS #4												
1627	WATER DEPOSIT REFUNDS #4	121550.02		H. BUTLER, #121550.02 - ACCT OVERPMT	07/16/2013	52.05	.00	99-1075 Utility Cash Clearing	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	121550.02		H. BUTLER, #121550.02 - WATER DEP REF	07/16/2013	100.00	.00	20-2200 WATER DEPOSITS HELD	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	160350.03		TEAM ONE, #160350.03 - WATER DEP REF	07/02/2013	35.94	.00	20-2200 WATER DEPOSITS HELD	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	170885.02		R. GIPSON, #170885.02 - ACCT OVERPMT	06/24/2013	97.60	.00	99-1075 Utility Cash Clearing	0	7/13		
Total W.W. GRAINGER:												

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
1627	WATER DEPOSIT REFUNDS #4	183070.01		D. RAINEY. #183070.01 - ACCT OVERPMT	07/19/2013	33.15	.00	99-1075 Utility Cash Clearing	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	183390.01		E. MCENTIRE. #183390.01 - ACCT OVERPMT	06/26/2013	59.78	.00	99-1075 Utility Cash Clearing	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	183630.02		T & M. DUNLAP. #183630.02 - ACCT OVERPMT	06/11/2013	61.60	.00	99-1075 Utility Cash Clearing	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	200610.01		O. TISDALE. #200610.01 - ACCT OVERPMT	06/24/2013	34.82	.00	99-1075 Utility Cash Clearing	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	201175.01		B. SCHIESS. #201175.01 - ACCT OVERPMT	07/22/2013	23.40	.00	99-1075 Utility Cash Clearing	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	201335.01B		J. WHITING. #201335.01 - ACCT OVERPMT	06/06/2013	65.00	.00	99-1075 Utility Cash Clearing	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	201650.01		T. DEXTER. #201650.01 - WATER DEP REF	07/02/2013	34.02	.00	20-2200 WATER DEPOSITS HELD	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	250730.02		C & E CAPRON. #250730.02 - ACCT OVERPMT	05/21/2013	59.98	.00	99-1075 Utility Cash Clearing	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	260580.01		M. BROSIER. #260580.01 - WATER DEP REF	07/25/2013	60.34	.00	20-2200 WATER DEPOSITS HELD	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	260595.02		J. OLSON. #260595.02 - ACCT OVERPMT	06/24/2013	63.92	.00	99-1075 Utility Cash Clearing	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	270035.01		PRESTIGE HOMES. #270035.01 - ACCT OVERPMT	06/24/2013	28.89	.00	99-1075 Utility Cash Clearing	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	271015.02		R. HOWELL. #271015.02 - ACCT OVERPMT	06/24/2013	66.18	.00	99-1075 Utility Cash Clearing	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	274950.02		W. SHURTE. #274950.02 - ACCT OVERPMT	07/05/2013	187.27	.00	99-1075 Utility Cash Clearing	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	300165.02		D. JOHNSON. #300165.02 - WATER DEP REF	07/22/2013	65.14	.00	20-2200 WATER DEPOSITS HELD	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	60604.00		F. VELDEVERE. #60604.00 - WATER DEP REF	06/24/2013	69.71	.00	20-2200 WATER DEPOSITS HELD	0	7/13		
1627	WATER DEPOSIT REFUNDS #4	91270.00		J & M. WALBEY. #91270.00 - WATER DEP REFUND	07/02/2013	35.94	.00	20-2200 WATER DEPOSITS HELD	0	7/13		

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 WATER DEPOSIT REFUNDS #4:												
						1,234.73	.00					
<b>WESTERN BUILDING MAINTENANCE, INC.</b>												
1499	WESTERN BUILDING MAINTENANCE, INC.	0075812-IN		MONTHLY JANITORIAL, JULY '13 - SR CTR	07/24/2013	330.33	.00	01-6025 JANITORIAL	1001	7/13		
1499	WESTERN BUILDING MAINTENANCE, INC.	0075813-IN		MONTHLY JANITORIAL, JULY '13 - CITY HALL	07/24/2013	212.34	.00	01-6025 JANITORIAL	0	7/13		
1499	WESTERN BUILDING MAINTENANCE, INC.	0075814-IN		MONTHLY JANITORIAL, JULY '13 - N.WWTP	07/24/2013	75.00	.00	21-6025 JANITORIAL	0	7/13		
Total WESTERN BUILDING MAINTENANCE, INC.:												
						617.67	.00					
<b>WESTERN RECORDS DESTRUCTION, INC.</b>												
1633	WESTERN RECORDS DESTRUCTION, INC.	0203657		RECORDS DESTRUCTION, JULY '13 - CITY HALL	07/01/2013	5.52	.00	01-6052 CONTRACT SERVICES	0	7/13		
1633	WESTERN RECORDS DESTRUCTION, INC.	0203657		RECORDS DESTRUCTION, JULY '13 - P & Z	07/01/2013	2.76	.00	01-6052 CONTRACT SERVICES	1003	7/13		
1633	WESTERN RECORDS DESTRUCTION, INC.	0203657		RECORDS DESTRUCTION, JULY '13 - WATER	07/01/2013	6.41	.00	20-6052 CONTRACT SERVICES	0	7/13		
1633	WESTERN RECORDS DESTRUCTION, INC.	0203657		RECORDS DESTRUCTION, JULY '13 - SEWER	07/01/2013	7.64	.00	21-6052 CONTRACT SERVICES	0	7/13		
1633	WESTERN RECORDS DESTRUCTION, INC.	0203657		RECORDS DESTRUCTION, JULY '13 - P.I.	07/01/2013	2.67	.00	25-6052 CONTRACT SERVICES	0	7/13		
Total WESTERN RECORDS DESTRUCTION, INC.:												
						25.00	.00					
<b>WESTERN STATES CHEM</b>												
274	WESTERN STATES CHEM	131007		HAND SANITIZER, INSECT KILLER, DISINFECTANT SPRAY, JUNE '13 - PARKS	06/25/2013	776.64	.00	01-6140 MAINT. & REPAIR BUILDING	1004	7/13		

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
274	WESTERN STATES CHEM	131007		SKIN SHIELD, JUNE '13 - PARKS	06/25/2013	36.10	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	7/13		
274	WESTERN STATES CHEM	131007		SKIN SHIELD, JUNE '13 - WATER	06/25/2013	36.10	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	7/13		
274	WESTERN STATES CHEM	131007		SKIN SHIELD, JUNE '13 - SEWER	06/25/2013	36.10	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	7/13		
274	WESTERN STATES CHEM	131007		SKIN SHIELD, JUNE '13 - P.I.	06/25/2013	36.10	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	7/13		
274	WESTERN STATES CHEM	131046		SUNSKEEPER WIPES, JULY '13 - PARKS	07/01/2013	40.94	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	7/13		
274	WESTERN STATES CHEM	131046		SUNSKEEPER WIPES, JULY '13 - WATER	07/01/2013	40.95	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	7/13		
274	WESTERN STATES CHEM	131046		SUNSKEEPER WIPES, JULY '13 - SEWER	07/01/2013	40.95	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	7/13		
274	WESTERN STATES CHEM	131046		SUNSKEEPER WIPES, JULY '13 - P.I.	07/01/2013	40.95	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	7/13		
Total WESTERN STATES CHEM:							1,084.83	.00				
<b>WILLIAM KARELS</b>												
1467	WILLIAM KARELS	16420	721	DOOR HANGERS FOR DELINQUENT WATER ACCOUNTS, PLUS FREIGHT, JUNE '13 - K. RICE	06/11/2013	176.50	.00	20-6165 OFFICE SUPPLIES	0	7/13		
1467	WILLIAM KARELS	16477	840	5 PACKS DOOR HANGER BLANKS FOR SEWER DEPT., JULY '13 - K. RICE	07/19/2013	102.75	.00	21-6165 OFFICE SUPPLIES	0	7/13		
Total WILLIAM KARELS:							279.25	.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
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Grand Totals: 229,453.62 .00

Dated: \_\_\_\_\_  
 Mayor: \_\_\_\_\_  
 City Council: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 City Treasurer: \_\_\_\_\_

Report Criteria:  
 Detail report.  
 Invoices with totals above \$0.00 included.  
 Only unpaid invoices included.



GORDON N. LAW  
CITY ENGINEER



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

Telephone (208) 287-1727; Fax (208) 287-1731  
Email: [gordon@cityofkuna.com](mailto:gordon@cityofkuna.com)

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## MEMORANDUM

TO: Mayor Nelson and Members of City Council

FROM: Gordon N. Law  
Kuna City Engineer

RE: Reimbursement Agreements Water & PI  
Crimson Point North Subdivisions  
Oversized Facilities

DATE: August 1, 2013

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REQUEST: **Approve Reimbursement Agreements by Resolution**

Attached hereto are proposed reimbursement agreements (w/ exhibits) related to over-sizing of potable water and pressure irrigation facilities by the developer of Crimson Point North Subdivisions. The reimbursement methodology relies on policies adopted by Council in October 18, 2011 (Resolution R43-2011) and October 16, 2012 (Resolution R35-2012).

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

Attachments

## RESOLUTION NO. R20-2013

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Mayor and Clerk of said city are hereby authorized to execute those certain Agreements titled:

1. "Reimbursement Agreement" regarding cost recovery for construction of potable water facilities related to Crimson Point North Subdivisions and in the amount of twenty-seven thousand two hundred and forty-one dollars and twenty cents (\$27,241.20);
2. "Reimbursement Agreement" regarding cost recovery for construction of pressure irrigation facilities related to Crimson Point North Subdivisions and in the amount of fourteen thousand twenty-four dollars and seventy-seven cents (\$14,024.77);

by and between said city and THE WESTPARK COMPANY, INC., which Agreements are attached hereto, and made a part hereof, as if set forth in full.

PASSED BY THE COUNCIL of Kuna this 6th day of August, 2013.

APPROVED BY THE MAYOR of Kuna this 6th day of August, 2013.

---

W. Greg Nelson, Mayor

ATTEST:

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Brenda S. Bingham, City Clerk

## **REIMBURSEMENT AGREEMENT**

### **Crimson North - Water**

**THIS AGREEMENT** made this 29th day of July, 2013, by and between the CITY OF KUNA, a municipal corporation hereinafter called CITY, and THE WESTPARK COMPANY, INC, hereinafter called DEVELOPER:

### **WITNESSETH:**

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

**WHEREAS**, on October 16, 2012, CITY adopted Resolution No. R35-2012 outlining the Potable Water Facilities Reimbursement Policy for water facilities construction conforming to the Kuna Water System Master Plan; and

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

**WHEREAS**, DEVELOPER did construct a water system to the property known as, Crimson Point North Project, as shown on Exhibit "A," and has requested reimbursement for certain portions of the water system; and

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

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

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

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

B. Construction of Water System.

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

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

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

C. Reimbursement to DEVELOPER. In recognition of the fact that DEVELOPER did install, construct and erect a water system as shown on Exhibit "A" for the amounts shown in Exhibit "C", CITY shall reimburse to DEVELOPER, as directed in Paragraph M herein, up to twenty-seven thousand two hundred and forty-one dollars and twenty cents (\$27,241.20). Reimbursement shall be provided from the funds and in the manner described in the City of Kuna Potable Water Facilities Reimbursement Policy attached hereto as Exhibit "B".

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

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

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

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

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

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

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

K. Representations.

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

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

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

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

M. Payments under terms of this agreement are to be made and addressed c/o Gregory Johnson, P.O. Box 344, Meridian, Idaho 83680.

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

CITY OF KUNA

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

THE WESTPARK COMPANY, INC

\_\_\_\_\_  
GREGORY JOHNSON

STATE OF IDAHO )  
 ) ss.  
COUNTY OF ADA )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me, a notary public in and for said state, personally appeared \_\_\_\_\_ known to be to be the \_\_\_\_\_ of \_\_\_\_\_, and the person who subscribed said name to the foregoing instrument, and acknowledged to me that they executed the same.

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

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_, Idaho  
My commission expires: \_\_\_\_\_

STATE OF IDAHO )  
 ) ss.  
COUNTY OF ADA )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me, the undersigned, personally appeared W. GREG NELSON and \_\_\_\_\_ Mayor and City Clerk respectively of KUNA CITY, a municipal corporation, known to be to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said corporation.

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

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_, Idaho  
My commission expires: \_\_\_\_\_

# EXHIBIT "A"

W Ardell Rd

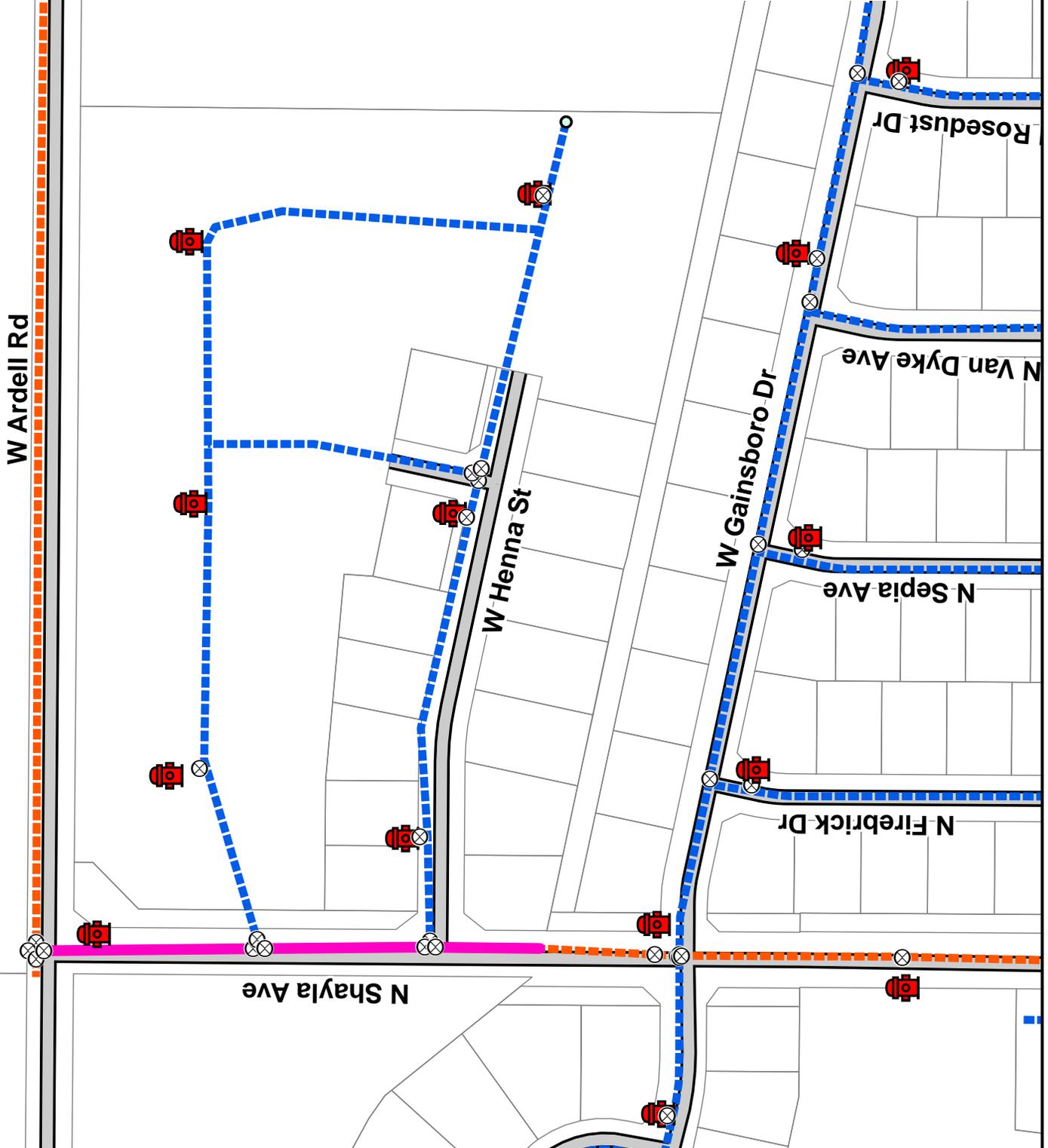
N McClure Ln



**LEGEND**

**REIMBURSMENTS**  
 12" WATER(540') MAIN

**WATERMAIN PIPE**  
 8 INCH MAIN  
 10 INCH MAIN  
 12 INCH MAIN



## **EXHIBIT "B"**

### **CITY OF KUNA POTABLE WATER FACILITIES REIMBURSEMENT POLICY - 2012**

#### **PURPOSE**

The purpose of this document is to establish a reimbursement policy to provide for developers, the City and land owners, hereafter referenced as Sponsoring Developers, to be reimbursed for eligible potable water facilities that exceed their development's needs as defined below. When a Sponsoring Developer, at its own expense and in conformance with the City Water System Master Plan or at the direction of the City, constructs an extension or expansion of the existing potable water system or constructs oversized water facilities determined by the City to be larger than needed to serve the Sponsoring Developer's project, the Sponsoring Developer may be reimbursed to the extent allowed in this policy by entering into a reimbursement agreement with the City. Reimbursement will be for the proportionate eligible costs of the potable water facilities as described below.

#### **ELIGIBLE POTABLE WATER FACILITIES**

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

1. A water main extension that lies outside of the Sponsoring Developer's property (offsite water), is 12-inches in diameter or larger, is required by the City, is larger than the minimum nominal diameter needed to serve Sponsoring Developer's property and also provides water service to adjacent or other properties in addition to Sponsoring Developer's property.
2. A water main extension that is within the Sponsoring Developer's property (onsite), is 12-inches in diameter or larger, is required by the City, is larger than the minimum nominal diameter needed to serve Sponsoring Developer's property and is also intended to serve water users in addition to the Sponsoring Developer's property.
3. Offsite easements required for construction of the above described water facilities may also be eligible for reimbursement.
4. Engineering services for offsite eligible water facilities up to a maximum of 7 percent (7%) of the construction cost of said water facilities.

5. A water main located parallel to and adjacent to a Sponsoring Developer's development that is required by the City is evaluated for eligibility as an offsite water facility as described herein.
6. Any new water supply facilities, whether completely new facilities or facility upgrades. These facilities' costs will include water right acquisition, well drilling, well pumps and controls, standby power, storage reservoirs, booster station, water treatment facilities, SCADA controls and any other water supply facilities approved by the City. Water supply facilities will be reimbursed from Water Supply Fees collected from the Sponsoring Developer's property.
7. Where the City constructs a water main using City funds, the City constructed water facilities will be eligible for reimbursement of the full constructed cost, plus interest at the rate defined herein, from the funds collected (WMLF) for that purpose. The amount reimbursed annually shall be computed as for any other Sponsoring Developer but the number of years for reimbursement shall not be limited.

## REIMBURSEMENT CONDITIONS

To be eligible for reimbursement, the Sponsoring Developer (developers and land owners) must, unless otherwise approved by the City, do the following:

1. Design the water facilities in accordance with the City's potable water master plan.
2. Construct the water facilities in accordance with the City approved plans and specifications.
3. Receive three bids for the water construction and select the lowest responsive bid, unless otherwise approved by the City.
4. Receive preliminary plat approval from or complete a municipal service agreement with the City for the development being served by the water facilities.

## AMOUNT OF REIMBURSEMENT

1. *Offsite Potable Water Facilities:* The amount of reimbursement to the Sponsoring Developer for offsite water extensions shall be based upon a percentage of the eligible potable water facilities construction, engineering and easement acquisition costs. The percentage shall be computed based on the capacity of the minimum nominal diameter required by the Sponsoring Developer subtracted from the capacity of the line constructed and compared to the capacity of the line constructed. In all cases the minimum nominal diameter required shall not be less than 8 inches.

2. *Onsite Potable Water Facilities:* The amount of reimbursement to the Sponsoring Developer (developer or land owner) for constructing onsite pipes larger than required for his development, shall be based on the percentage of eligible water facilities construction and easement acquisition costs as presented below:
  - 12-Inch Diameter Onsite Pipe – 35% of the construction cost for eligible facilities.
  - 14-Inch and larger Diameter Pipelines – The reimbursement shall be computed based on the cost of materials of the minimum nominal diameter required by the Sponsoring Developer subtracted from the cost of materials of the line constructed. In all cases the minimum nominal diameter required shall not be less than 8 inches.
3. *Interest Adjustment:* The Sponsoring Developer's eligible reimbursement amount, as determined by the items 1 through 2 above, may be increased by the amount of interest that would be accrued using 4% interest on a linear declining balance over a 10 year period.

## REVENUE FOR REIMBURSEMENT

The City will generate revenue for financing water main facilities by assessing each equivalent dwelling unit (EDU) a Water Main Line Fee (WMLF) at or before issuance of a building permit. The amount of this WMLF will be established by City Council resolution. The City will review the WMLF amount each year, in September, and may make adjustments annually as deemed necessary to cover water main line costs. If and when the funding needs are critical, in order to provide water service to an area including developer's subdivision, the City may request the developer to prepay the Water Main Line Fee (WMLF) for his final platted lots on or before Final plat approval. Lots with a prepaid Water Main Line Fee would then not be charged a WMLF at the issuance of a building permit.

## REIMBURSEMENT AGREEMENTS AND METHODS OF REIMBURSEMENT

1. The reimbursement agreement shall provide the Sponsoring Developers the opportunity to receive a maximum of ten (10) consecutive annual reimbursement payments.
2. No reimbursement agreement shall pay the Sponsoring Developers paying for ~~or~~ constructing a water line extension more than the eligible costs.
3. The City will retain 10% of the collected Water Main Line Fees for administration and developer support. This 10% fee will not reduce the Sponsoring Developer's eligible reimbursement dollar amount, only the amount of funds available each year for reimbursement to the Sponsoring Developer(s).

4. The agreement will terminate when the Sponsoring Developer has been fully reimbursed, if the agreed upon reimbursement amount is paid prior to the end of the term of the agreement. The agreement will also terminate whether or not the fully eligible reimbursement amount is paid after the tenth (10<sup>th</sup>) annual payment is made.
5. The City will collect Water Main Line Fees from all entities that connect and utilize the City's water facilities. The portion of the Water Main Line Fees dedicated for reimbursement to Sponsoring Developers shall be reimbursed annually less a ten percent (10%) administration cost. Reimbursement payments, therefore, will be made on an annual basis only up to the amount of the Water Main Line Fees collected for water reimbursement and, in the proportions as defined below to each Sponsoring Developer.
6. The portion of the Water Main Line Fees dedicated for reimbursement that are collected annually will be reimbursed and distributed to Sponsoring Developers annually, based on the percent of each Sponsoring Developer's initial Total Eligible Reimbursement amount compared to the combined initial Total Eligible Reimbursement amounts of all Developer Sponsored Eligible Facilities for that reimbursement year. The Sponsoring Developer's initial Total Eligible Reimbursement will not vary from year-to-year until retired but the Sponsoring Developer's percentage will vary as the combined initial Total Eligible Reimbursement amounts change from year-to-year.

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

7. If in any year a Sponsoring Developer is not entitled to receive his designated percentage payment, because his total eligible reimbursement dollar amount will have been paid with only a partial annual payment, the remaining portion of said annual payment will be distributed to the other participating Sponsoring Developers based on the remaining Sponsoring Developers' new calculated percentages without the paid-off Sponsoring Developer's participation.
8. The City will be considered the same as a Sponsoring Developer but shall not be limited in years of reimbursement. Where the City has incurred design, easement and construction costs for constructing any public water facilities, the City shall be reimbursed annually from WMLFs in proportion to their percentage contribution just as any other sponsoring Developer.

**EXAMPLE OF HOW REIMBURSEMENTS WILL BE MADE**

## 1. Developer expenditures for Eligible Facilities:

Developer 1 (D1)

constructs an Eligible Facility for a Total Eligible Reimbursement of \$875,000.

Developer 2 (D2)

constructs an Eligible Facility for a Total Eligible Reimbursement of \$750,000.

Developer 3 (D3)

constructs an Eligible Facility for a Total Eligible Reimbursement of \$525,000.

## 2. Reimbursement for Eligible Facilities:

Annual revenue received from WMLFs by the City from all developers (D1, D2, D3, etc...) connecting to and using the Eligible Facilities will be distributed to developers D1, D2, and D3 based on the following percentages:

Developer 1 would receive reimbursement based on the following formula:

$$\text{WMLF Collected} \times \frac{D1}{D1+D2+D3} = \frac{\$875,000}{\$875,000 + \$750,000 + \$525,000} = 41\% \text{ of WMLF Collected}$$

Developer 2 would receive reimbursement based on the following formula:

$$\text{WMLF Collected} \times \frac{D2}{D1+D2+D3} = \frac{\$750,000}{\$875,000 + \$750,000 + \$525,000} = 35\% \text{ of WMLF Collected}$$

Developer 3 would receive reimbursement based on the following formula:

$$\text{WMLF Collected} \times \frac{D3}{D1+D2+D3} = \frac{\$525,000}{\$875,000 + \$750,000 + \$525,000} = 24\% \text{ of WMLF Collected}$$

Adopted by the City of Kuna this 16th day of October, 2012.

---

W. Greg Nelson, Mayor

ATTEST:

---

Brenda Bingham, City Clerk

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Exhibit "B"

**EXHIBIT "C"****CRIMSON NORTH WATER COST RECOVERY SUMMARY**

<b>Water-Offsite Oversized</b>		
Total Recoverable Project Cost	\$	22,328.86
Interest (4%)	\$	<u>4,912.35</u>
TOTAL COST	\$	27,241.20

## **REIMBURSEMENT AGREEMENT**

### **Crimson North - PI**

**THIS AGREEMENT** made this 29th day of July, 2013, by and between the CITY OF KUNA, a municipal corporation hereinafter called CITY, and THE WESTPARK COMPANY, INC, hereinafter called DEVELOPER:

### **WITNESSETH:**

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

**WHEREAS**, on October 18, 2011 CITY adopted Resolution Number R43-2011 outlining the Pressure Irrigation Facilities Reimbursement Policy for pressure irrigation facilities construction conforming to the Kuna Pressure Irrigation System Master Plan; and

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

**WHEREAS**, DEVELOPER did construct a pressure irrigation system to the property known as, Crimson Point North Project, as shown on Exhibit "A," and has requested reimbursement for certain portions of the pressure irrigation system; and

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

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

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

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

B. Construction of Pressure Irrigation System.

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

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

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

C. Reimbursement to DEVELOPER. In recognition of the fact that DEVELOPER did install, construct and erect a pressure irrigation system as shown on Exhibit "A" for the amounts shown in Exhibit "C", CITY shall reimburse to DEVELOPER, as directed in Paragraph M herein, up to fourteen thousand twenty-four dollars and seventy-seven cents (\$14,024.77). Reimbursement shall be provided from the funds and in the manner described in the City of Kuna Pressure Irrigation Facilities Reimbursement Policy attached hereto as Exhibit "B".

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

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

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

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

H. Indemnification and Insurance. DEVELOPER shall indemnify and save and hold harmless CITY from and for any and all losses, claims, actions, judgments for damages, or injury to persons or property and losses and expenses caused or incurred by DEVELOPER related to the design, construction and otherwise providing of the facilities described in

paragraphs B.1, B.2 and B.3, its servants, agents, employees, guests, and business invitees, and not caused by or arising out of the tortious conduct of CITY or its employees.

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

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

K. Representations.

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

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

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

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

M. Payments under terms of this agreement are to be made and addressed c/o Gregory Johnson, P.O. Box 344, Meridian, Idaho, 83680.

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

CITY OF KUNA

ATTEST:

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CITY CLERK

THE WESTPARK COMPANY, INC

\_\_\_\_\_  
Gregory Johnson

STATE OF IDAHO        )  
                                  ) ss.  
COUNTY OF ADA        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me, a notary public in and for said state, personally appeared \_\_\_\_\_ known to be to be the \_\_\_\_\_ of \_\_\_\_\_, and the person who subscribed said name to the foregoing instrument, and acknowledged to me that they executed the same.

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

\_\_\_\_\_  
Notary Public for Idaho  
Residing at \_\_\_\_\_, Idaho  
My commission expires: \_\_\_\_\_

STATE OF IDAHO        )  
                                  ) ss.  
COUNTY OF ADA        )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2013, before me, the undersigned, personally appeared W. GREG NELSON and \_\_\_\_\_ Mayor and City Clerk respectively of KUNA CITY, a municipal corporation, known to be to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same for and on behalf of said corporation.

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

---

Notary Public for Idaho  
Residing at \_\_\_\_\_, Idaho  
My commission expires: \_\_\_\_\_

# EXHIBIT "A"

W Ardell Rd

N Shayla Ave

N McClure Ln

W Henna St

W Gainsboro Dr

N Firebrick Dr

Sepia Ave

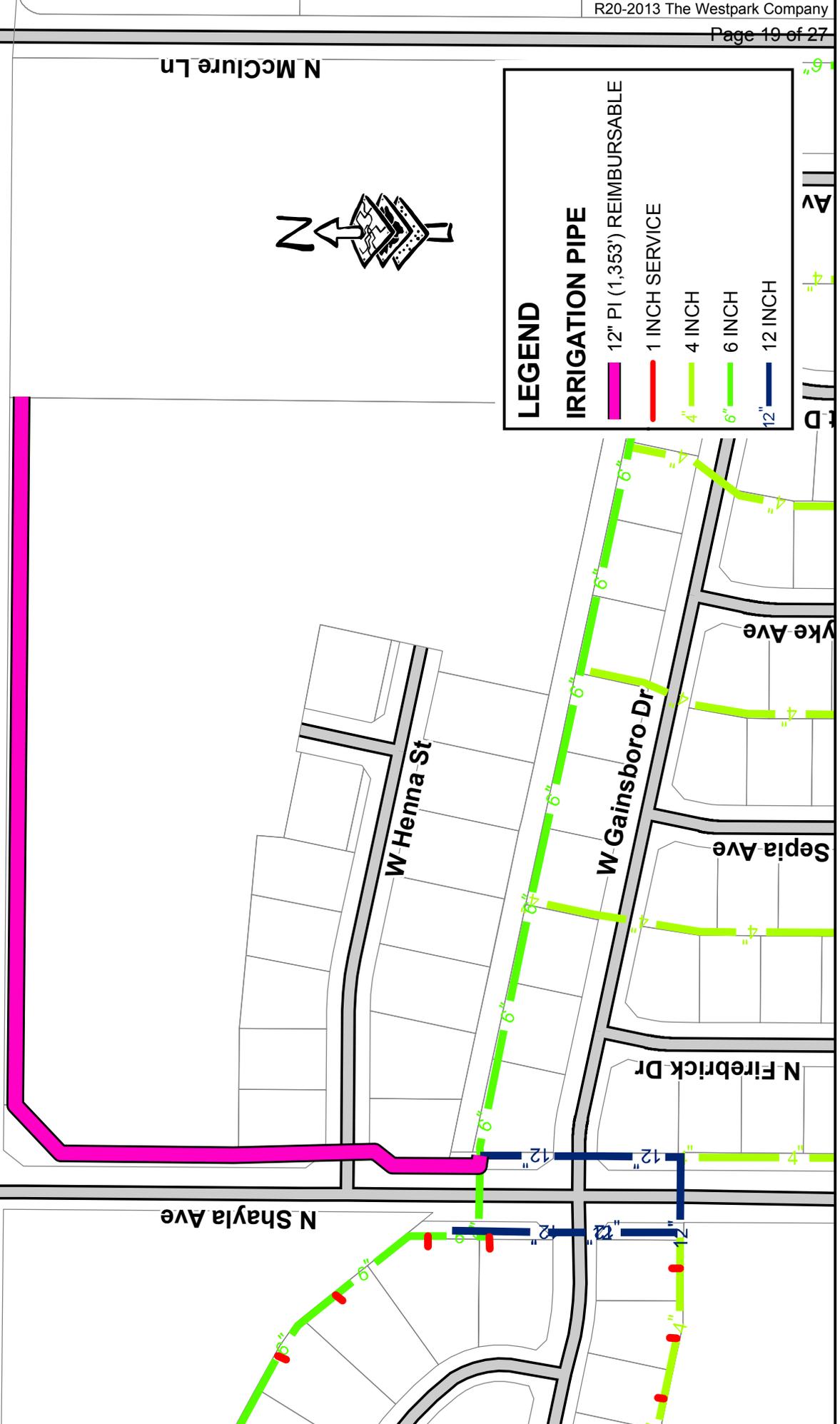
Wyke Ave



## LEGEND

### IRRIGATION PIPE

- 12" PI (1,353') REIMBURSABLE
- 1 INCH SERVICE
- 4 INCH
- 6 INCH
- 12 INCH



## **EXHIBIT "B"**

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

#### **PURPOSE**

The purpose of this document is to establish a reimbursement policy for developers, the City and land owners, hereafter referenced as Sponsoring Developers, to be reimbursed for eligible pressure irrigation facilities that exceed their development's needs as defined below. When a Sponsoring Developer, at its own expense and in conformance with the City Pressure Irrigation System Master Plan or at the direction of the City, constructs an extension or expansion of the existing Pressure Irrigation system determined by the City to be larger than needed to serve Sponsoring Developer's project, the Sponsoring Developer may be reimbursed to the extent allowed in this policy by entering into a reimbursement agreement with the City. Reimbursement will be for eligible costs of the pressure irrigation facilities as described below.

#### **INELIGIBLE PRESSURE IRRIGATION FACILITIES**

Each project or development is presumed to have, as a condition for receiving benefit from the existing city pressure irrigation system, a natural and reasonable duty to add to, enhance, oversize or extend the existing system within certain limits. This "reasonable duty" is not reimbursable. The construction of on-site or off-site facilities beyond this "reasonable duty" is presumed to be eligible for reimbursement to the extent allowed in this policy. One objective of this policy is to define what constitutes a "reasonable duty".

The different classes of pressure irrigation pipelines are described as follows:

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

to serve Sponsoring Developer's property and adjacent properties, and located in or adjacent to the street right-of-way fronting Sponsoring Developer's property.

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

A "reasonable duty" includes:

1. Payment of Connection Fees: Connection fees are remitted at the time of building permit issuance, or in other circumstances, at the time of connection to the system as defined in city resolutions.
2. Master Plan Trunk Line (Street Frontage): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger. The Sponsoring Developer's "reasonable duty" for trunk line construction is the length of trunk line in or adjacent to the street frontage, or 75 feet per development acre, whichever is greater.
3. Master Plan Trunk Line (On-site): Construct the diameter specified in the Master Plan, or the nominal diameter required as a looping line, or the diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger. The Sponsoring Developer's "reasonable duty" for on-site trunk line construction is 75 feet per development acre less the length of trunk line in or adjacent to the street frontage and less the trunk line connection fee equivalent in feet, but not less than zero.
4. Master Plan Trunk Line (Off-site): Construct the diameter specified in the Master Plan, or the nominal diameter needed in reference to Sponsoring Developer's peak demand, whichever is larger. The Sponsoring Developer's "reasonable duty" for off-site trunk

EXHIBIT "B"

Page 2 of 7

line construction is 75 feet per development acre less the length of trunk line in or adjacent to the street frontage, less the length of trunk line on-site and less the trunk line connection fee equivalent in feet, but not less than zero.

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

Terms not previously defined are:

1. Nominal Diameter Needed: In terms relevant to this policy, the standard pipe diameter ( 3", 4", 6", 8", 10" and 12") with sufficient transmission capacity to carry the designated peak demand.
2. Line Capacity: The water carrying capacity of a pipeline based on pressure drop, line length between similar sized interconnections and flow demands as outlined in the attached Pipe Capacity chart.
3. Peak Demand: In terms relevant to this policy, the Peak Demand is assumed to be the Peak Hour Demand referred to in City Standards. The Peak Hour Demand per lot is 15 gpm for a 3-inch main but decreases to 7.5 gpm/lot for a 12-inch main. In no case may a main line diameter be less than 3 inches, regardless of computed demand.
4. Trunk Line Benefit: Based on characteristics of development in Kuna; relying on the ½ mile trunk line grid in the Master Plan; deducting for waste and other unconnected properties; and deducting for parks, common areas and other public properties; it requires 75 lineal feet of trunk line to serve each acre of connected property.

## ELIGIBLE PRESSURE IRRIGATION FACILITIES

EXHIBIT "B"

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

1. **Off-Site Lines:** A pressure irrigation main extension that lies off-site the Sponsoring Developer's property, is beyond the "reasonable duty" and is larger than the minimum nominal diameter to serve the sponsoring developer's project.
2. **On-Site Lines:** A pressure irrigation main extension that is within the Sponsoring Developer's property (on-site), is beyond the "reasonable duty" and is larger than the minimum nominal diameter to serve the Sponsoring Developer's project.
3. **Off-Site Easements:** Off-site easements required for construction of the above described eligible off-site pressure irrigation facilities.
4. **Off-Site Engineering:** Engineering services for off-site eligible pressure irrigation facilities up to a maximum of 7 percent (7%) of the construction cost of said pressure irrigation facilities.
5. **Frontage Lines:** A pressure irrigation main line located in or adjacent to the right-of-way fronting a Sponsoring Developer's development that is required by the City is eligible as an on-site pressure irrigation facility, if it is beyond the "reasonable duty", is larger than the minimum nominal diameter to serve the sponsoring developer's project and if it is not otherwise eligible as described elsewhere herein.
6. **Supply Facilities:** Any new irrigation supply facilities, as distinguished from transmission facilities, whether completely new facilities or facility upgrades. The facility's costs may include pumps and controls, standby power, storage ponds, booster station, SCADA controls and any other irrigation supply facilities approved by the City. Irrigation supply facilities will be reimbursed from the Irrigation Supply portion of Connection Fees using the same distribution methodology described herein.
7. **City Construction:** When the City constructs extensions or replacements of pressure irrigation lines of any diameter using City funds, the City constructed pressure irrigation facilities will be eligible for reimbursement to the City as a Sponsoring Developer and in the manner noted herein.

## REIMBURSEMENT CONDITIONS

To be eligible for reimbursement, the Sponsoring Developer (developers and land owners) must, unless otherwise approved by the City, do the following:

1. Design the pressure irrigation facilities in accordance with the City's pressure irrigation master plan.
2. Construct the pressure irrigation facilities in accordance with the City approved plans and specifications.

EXHIBIT "B"

Page 4 of 7

3. Receive at least three bids for the pressure irrigation system construction and select the lowest responsive bid, unless otherwise approved by the City.
4. Receive preliminary plat, special use permit or building permit approval from or complete a municipal service agreement with the City for the development being served by the pressure irrigation facilities.

## AMOUNT OF ELIGIBLE REIMBURSEMENT

1. Off-Site Pressure Irrigation Facilities: The amount of Eligible Reimbursement to the Sponsoring Developer for eligible off-site pressure irrigation extensions beyond the “reasonable duty” shall be based upon a proportional amount of the costs to design and construct the facility computed from the ratio of the capacity needed by the Sponsoring Developer’s project to the capacity provided.
2. On-Site Pressure Irrigation Facilities: The amount of Eligible Reimbursement to the Sponsoring Developer for eligible on-site pressure irrigation pipelines beyond the size of the “reasonable duty”, shall be based upon an amount computed as the difference between the cost to design and construct the pipe size of the “reasonable duty” and the cost to design and construct the pipe size provided.
3. Interest Adjustment: The Sponsoring Developer’s Eligible Reimbursement amount as determined by the items 1 through 2 above, may be increased by the amount of interest that would be accrued using 4% interest on a linear declining balance over a 10 year period.
4. City Direction: A line constructed not in conformance with City Direction or not in conformance with approved plans shall not be eligible for any reimbursement.

## FINANCING PRESSURE IRRIGATION FACILITIES

The City will generate revenue for paying Eligible Reimbursements for Pressure Irrigation main pipeline and supply facilities by assessing each equivalent dwelling unit (EDU) a Pressure Irrigation Main Line Fee (PIMLF) at time of connection or before issuance of a building permit. The amount of this PIMLF will be established by City Council resolution. The City will review the PIMLF amount each year and may make adjustments annually as deemed appropriate.

## DEVELOPMENT AGREEMENTS AND METHODS OF REIMBURSEMENT

1. A reimbursement agreement is a requirement for receiving reimbursement and shall provide the Sponsoring Developers the opportunity to receive a maximum of ten (10) consecutive annual reimbursement payments.

EXHIBIT “B”

Page 5 of 7

2. City sponsored extensions and expansions are presumed to exclusively benefit existing and future users and the public in general. As a Sponsoring Developer, the City is not required to enter into an agreement with itself, is not limited in number of annual payments and the costs of its projects are fully reimbursable and not subject to reductions in reimbursement by proportional usage or the “reasonable duty” defined herein. The City is subject, in its annual reimbursements, to the annual percentages defined herein.
3. No reimbursement agreement shall pay the Sponsoring Developers for constructing an eligible project in an amount more than the Eligible Reimbursement amount.
4. The City will retain 10% of the collected PIMLF for administration and developer support. This 10% fee will not reduce the Sponsoring Developers Eligible Reimbursement amount - only the amount of dedicated funds each year for reimbursement to the Sponsoring Developer(s).
5. The agreement will terminate when the Sponsoring Developer has been fully reimbursed, if the agreed upon Eligible Reimbursement amount is paid prior to the end of the term of the agreement. The agreement will also terminate whether or not the Eligible Reimbursement amount is fully paid after the tenth (10<sup>th</sup>) annual payment is made and will not be renewable.
6. The City will collect the PIMLF from entities that connect to and utilize the City’s Pressure Irrigation facilities in conformance with adopted City policies. The PIMLF, less the ten percent (10%) administration cost, shall be dedicated for reimbursement to Sponsoring Developers annually. Reimbursement payments, therefore, will be made on an annual basis but limited to the amount of the dedicated portion of the PIMLF collected for that year and distributed in the proportions as defined below to each Sponsoring Developer.
7. The portion of the PIMLF dedicated for reimbursement that is collected annually from Pressure Irrigation connections will be reimbursed and distributed to Sponsoring Developers annually, based on the percent each Sponsoring Developer’s initial Eligible Reimbursement amount is to the summed Total Eligible Reimbursement amount of all eligible Sponsoring Developers. The Sponsoring Developer’s Eligible Reimbursement amount, therefore, will not change when other Sponsoring Developers complete eligible projects or Agreements are retired but the Sponsoring Developer’s percentage will increase or decrease in proportion to the variations in summed Total Eligible Reimbursement amounts from year-to-year.

Depending on the PIMLF collected throughout the City and the number of claimants to those Fees within the ten-year Agreement period, the Eligible Reimbursement amount may or may not be fully reimbursed. Reimbursement Agreements or City sponsored projects completed on or before August 31<sup>st</sup> of one year will become eligible for the first payment of reimbursement funds on September 1<sup>st</sup> the following year.

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

Adopted by the City of Kuna this xxxx day of yyyyyyyyy, 2011.

\_\_\_\_\_  
J. Scott Dowdy, Mayor

ATTEST:

\_\_\_\_\_  
Brenda Bingham, City Clerk

**EXHIBIT "C"**  
**REASONABLE DUTY**

Acreage	12.15 acres
Trunk Line Needed per Acre	75 LF
Reasonable Duty	911 LF
PI Trunk Constructed	1353 LF
Net Length Reimbursible	442 LF
Percentage Reimbursible	33 %
Feet Constructed by Dahle	812
Cost by Dahle	48,000
Unit Cost	59.11
Minimum Loop Size	6 "
Cost for 12" Installation	17.75 LF
Cost for 6" Installation	9.90 LF
Percentage Reimbursible	44 %
Combined Reimbursible Percentage	14 %





## CITY OF KUNA

P.O. BOX 13 • KUNA, IDAHO 83634  
PHONE (208) 922-5546

### ***“Anne Hankins Day”***

**WHEREAS**, L. Anne Hankins, Kuna Library Director, was born in Burley, Idaho and raised in Boise but has been an exceptional and inspirational individual to the community of Kuna. She attended Boise schools, Boise State University and graduated in 1973 from Brigham Young University; and

**WHEREAS**, Anne wanted to be a librarian since she was a young child. She learned to write her full name when she was four so she could get a library card. The Boise Carnegie Library was four blocks from her home in downtown Boise and she walked by the library every day on her way to and from school. Anne’s father was an English Literature teacher at Boise High School for nearly forty years and instilled in her the love of books and learning at an early age; and

**WHEREAS**, Anne was hired as the Library Director for Kuna Library District in 1993, she worked closely with the Kuna School District to maintain a shared library for both students and library patrons. The Library was started in Kuna High School Library, currently Kuna Middle School, on Boise Street. With the growth in volume of patrons and books, a bond was proposed to build a separate library building; and

**WHEREAS**, in 1993, with Anne at the helm and the strong support of the community, district residents passed a \$1.2 million dollar bond to build a 12,500 square foot library. The new library building opened on July 17, 1999. Starting with five employees and 7,000 volumes, the library has grown to nearly 70,000 volumes and 24 employees; and

**WHEREAS**, Anne has been acknowledged by various local and regional groups throughout her career receiving the Kuna Chamber of Commerce Citizen of the Year Award in 1999, the Idaho Brightest Star Award presented by Governor Dirk Kempthorne in 2005, honored as the Idaho Library Association Librarian of the Year in 2007 and the Kuna Grange #59 Citizen of the Year in 2008. In both 2010 and 2012, she received the Idaho Public Risk Management Association Certification Award; and

**WHEREAS**, Anne has been and continues to be a tremendous gift to the people of Kuna and to her family, she is the proud and happy grandma of 12 grandchildren who affectionately call Kuna Library “Gramma’s Book House.” When asked about her job at the library, she expressed appreciation for the support of the Library Board, the community and the hard working staff. Her goal is to put good books and information in the hands of good people. Her favorite quote is **“Every day is a GOOD day at the library!”**

**NOW THEREFORE**, I, Mayor W. Greg Nelson, do hereby recognize and proclaim **August 9, 2013 as “Anne Hankins Day”** in the City of Kuna and invite all citizens of Kuna to reflect upon and honor the 20 years of dedicated service provided by Anne to the Kuna Library District.

---

W. Greg Nelson, Mayor

---

Brenda S. Bingham, City Clerk





# City of Kuna

## Staff Report

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

**To:** Kuna City Council

**Case Number:** 13-02-S Subdivision, Preliminary Plat

**Location:** North Red Delicious Avenue (SEC Ten Mile & Mason Creek St.)  
Kuna, Idaho 83634

**Planner:** Troy Behunin, Senior Planner

**Meeting Date:** August 6, 2013

**Applicants:** LEI Engineers & Planners, *Laren Bailey*  
2040 S. Eagle Road  
Meridian, ID, 83642  
208.846.9600  
[Lbailey@LEI-Eng.com](mailto:Lbailey@LEI-Eng.com)

DBTV Applewood Farm LLC, *Tim Eck*  
6152 W. Half Moon lane  
Eagle, ID, 83616  
208.850.0591  
[Tweenterprises@yahoo.com](mailto:Tweenterprises@yahoo.com)

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

### A. Course of Proceedings

1. Proposing Preliminary Plat for a residential subdivision is designated in Kuna City Code (KCC), 1-14-3 as a public hearing, with the City Council as the decision making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

#### a. Notifications

- |                           |                     |
|---------------------------|---------------------|
| i. Agencies               | April 15, 2013      |
| ii. 300' Property Owners  | July 2, 2013 (sent) |
| iii. Kuna Melba Newspaper | July 10, 2013       |
| iv. Site Posted           | July 25, 2013       |

2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks re-approval for a Preliminary Plat (residential subdivision), known as Silver Trail Subdivision.

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

1. **Request:** The applicant is seeking preliminary plat re-approval for a residential subdivision in Kuna consisting of 115 buildable lots and 11 common lots over two parcels, and approximately 29.3 acres.

2. The applicant has submitted all necessary documents and materials for review and has held the appropriate neighborhood meeting and posted the site in accordance with KCC posting requirements.
3. **History:** The applicant is proposing a new preliminary re-plat for 115 lots and 11 common lots. This request has a slightly different lot arrangement than what was previously approved. The new lot count reflects an effort to match the developers Local Improvement District (LID) Equivalent Dwelling Units (EDU) obligation for the parcel. The overall increase in lots from the previous approval is about 15 additional buildable lots but remains within allowable densities for the R-6 zone.
4. **Legal Description:** A legal description was included with the application and is in the file.
5. **Comprehensive Plan Designation:** The Future Land Use map (FLU) identifies a designation of Medium Residential. In 2006 when this preliminary plat was originally approved, it was granted the R-6 zoning. In accordance with KCC 5-3-2, staff views this residential use request as compatible.

6. **Land Use:**

Direction	Current Zoning	
<b>North</b>	R-6	Medium Residential – Kuna City
<b>South</b>	RR	Rural Residential – Ada County
<b>East</b>	R-6, RR	Medium Residential – Kuna City and Rural Residential – Ada County
<b>West</b>	RR	Rural Residential – Ada County

6.1 **Vicinity and Aerial Maps:**



6.2 **Parcel Numbers:** APN: R1727740012, S1311336210

**6.3 Parcel Sizes and Current Zoning:**

Acres: 20.14 acres, 9.13 acres  
Zoning: R-6 for both parcels.

**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 – Boise-Kuna Irrigation District  
Pressurized Irrigation – City of Kuna (KMID)  
Sanitation Services – K&M Sanitation

**6.5 Existing Structures, Vegetation and Natural Features:** The site is currently vacant and relatively flat. The vegetation is what is commonly associated with a vacant lot, and the site has more than 1,200 feet of street frontage along Mason Creek Street.

**6.6 Transportation / Connectivity:** Road frontage is on Mason Creek Street, additional access is from Ten Mile Road.

**6.7 Public Services, Utilities and Facilities:** The following agencies returned comments on this project; City Engineer, Kuna Forester, Department of Environmental Quality and Central District Health Department.

**C. Applicable Standards:**

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

**D. Comprehensive Plan Analysis:**

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

1. The proposed subdivision preliminary plat for the site is consistent with the following Comprehensive Plan components:

**GOALS AND POLICIES – *Property Rights***

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

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

**GOALS AND POLICIES – *Economic Development***

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

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

**GOALS AND POLICIES – Land Use**

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

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

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

**E. Proposed Findings of Fact:**

1. All required procedural items have been completed as shown in the staff report.
2. The proposed residential development complies with Section 6.0 of Kuna's Comprehensive Plan.
3. Public services are available and are adequate to accommodate this site's development.
4. The residential preliminary plat appears to not be detrimental to the public's health, safety and general welfare.
5. The site is zoned R-6 and intended for use as a residential subdivision after acquiring the proper approvals.
6. The project description and staff analysis and findings of fact are correct
7. Recommendation by the Planning and Zoning Commission:  
Based on the facts outlined in staff's report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* for Case No. 13-02-S, a subdivision request by DBTV Applewood Farm, LLC, (Tim Eck), with the following conditions of approval:
  - a) Follow all staff recommendations listed in the staff report,
  - b) Developer shall coordinate with and follow the City Forester on alternate trees for certain species,
  - c) Single story homes for lots that back North Ten Mile Road,
  - d) Match and continue the existing perimeter fence,
  - e) Work with the City to provide correct fencing around retention ponds.

**F. Proposed Conclusions of Law:**

1. The preliminary plat use is consistent with Kuna City Code.
2. The preliminary plat use appears to meet 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 appears to be in compliance with all ordinances and laws of the City.
7. The residential preliminary plat appears to not be 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 #13-02-S, this proposal appears to comply with KCC Title 6.
10. Based on the evidence contained in Case #13-02-S this proposal appears to comply with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.

11. The City Council has the authority to 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. Proposed Decision by the Council**

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

Based on the facts outlined in staff's report and public testimony as presented (if any), the City Council of Kuna, Idaho, hereby (approves or denies) Case No. 13-02-S, a subdivision preliminary plat request by DBTV Applewood Farm, LLC, (Tim Eck), (with or without) 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 / 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 208-387-6100.
  - 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.
6. Parking within the sites shall comply with Kuna City Code (Except as specifically approved otherwise).
7. Fencing within and around the sites 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 sign construction).
9. The applicant shall follow all of 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 May 1, 2013, and all future comments and/or corrections.
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. The applicant's preliminary plat (date stamped 3.18.2013) and landscape, parking and lighting plan, (date stamped 4.12.2013) shall be considered binding site plans.

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 5 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 Federal, State and Local Laws.

MAR 22 2013

CITY OF KUNA



March 21, 2013

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

**Re: Silver Trail Subdivision – Project Narrative  
City of Kuna**

To Whom It May Concern,

Please find attached the applications for the preliminary plat and design review of the Silver Trail Subdivision Project located on the south east corner of Ten Mile and Mason Creek Roads (Parcel Number R1727740012 and S1311336210). It is proposed that the property (approx. 29.3 ac.) be subdivided into 115 single-family residential lots and 11 open space/common lots for a density of 3.92 units per acre. The proposed housing density is well below the six units per acre allowed under the existing R-6 zone designation.

The development is proposed on two parcels of property that were previously approved as a part of the Applewood Subdivision Preliminary Plat. The plat expired, and it was determined that a new application would need to be filed in order to subdivide the property.

The development will feature neighborhood pathways and common areas that will encourage walk ability in the area. These pathways are designed to connect with surrounding development and Silver Trail Elementary School to the north of the subdivision.

Domestic utilities including water and sewer mains are available at the property boundary to the south and have been sized to service this project. Storm drainage will be retained on-site and directed to both above ground ponds and subsurface infiltration facilities. Power, natural gas, telephone and cable are all available at the project boundaries.

Due to the sewer service allocation of 115 EDU's to this property the current density is slightly higher than the original Applewood Preliminary Plat. The roadway design and landscaped common areas have largely remained the same with the exception of the addition of a small cul-de-sac off of Red Delicious Ave. to accommodate additional building lots.

A traffic study was conducted to evaluate the impact of the additional traffic generated by this development on the surrounding roadways. The study did not find any major impacts at this time. Ada County Highway District has plans to place a roundabout at the intersection of Tenmile and Columbia Roads. This will ensure efficient traffic movement in the future and will slow traffic in the area.

Thank you for your consideration of this matter please and feel free to contact me by phone at 208-846-9600 or by e-mail at lbailey@lei-eng.com.

Sincerely,  
**LEI - Engineers + Surveyors**  
  
Laren Bailey  
Principal/Planner

Corporate Office: 3302 N. Main Street • Spanish Fork, UT 84660  
Salt Lake Office: 14441 South 980 West • Bluffdale, UT 84065  
Boise Office: 2040 S. Eagle Road • Meridian, ID 83642

☎ 801.798.0555    📠 801.798.9393  
☎ 801.495.2844    📠 801.495.2847  
☎ 208.846.9600

- Civil Engineering
- Structural Engineering
- Surveying
- Land Planning
- Landscape Architecture

RECEIVED

MAR 22 2013

CITY OF KUNA



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

### Commission & Council Review Application

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

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

#### 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)	13-02 SUB 13-02-DR
Project name	SILVER TRAIL RESID. SUB
Date Received	3.22.2013
Date Accepted/ Complete	4.9.2013
Cross Reference Files	
Commission Hearing Date	5.28.13
City Council Hearing Date	

#### Contact/Applicant Information

Owners of Record: <u>DBTV Applewood Farm, LLC</u>	Phone Number: _____
Address: <u>Same as Developer</u>	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Applicant (Developer): <u>Tim Eck</u>	Phone Number: <u>850-0591</u>
Address: <u>6152 W. Half Moon Ln.</u>	E-Mail: _____
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____
Engineer/Representative: <u>Loren Bailey - LEI</u>	Phone Number: <u>208-846-9600</u>
Address: <u>2040 S. Eagle Rd</u>	E-Mail: <u>lbailey@LEI-ENG.com</u>
City, State, Zip: <u>Meridian, ID 83640</u>	Fax #: _____

#### Subject Property Information

Site Address: <u>N. Red Delicious AVE, Kuna, Idaho 83634</u>	
Site Location (Cross Streets): <u>SE Cor. Mason Creek and Ten Mile Rd.</u>	
Parcel Number (s): <u>R1721740012, S1311336210</u>	
Section, Township, Range: <u>Sec 11, T. 2N., R. 1W., B.M.</u>	
Property size: <u>+/- 29.3 AC.</u>	
Current land use: <u>A6</u>	Proposed land use: <u>Residential</u>
Current zoning district: <u>R-6</u>	Proposed zoning district: <u>R-6</u>

**Project Description**

Project / subdivision name: Silver Trail Subdivision

General description of proposed project / request: 115 Residential lots and 11 Comm lots

---

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

---

Amenities provided with this development (if applicable): Pedestrian Pathways, Parks/ Open Space.

**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: 115 Number of building lots: 115

Number of common and/or other lots: 11

Type of dwellings proposed:

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

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

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

Other \_\_\_\_\_

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

Gross density (DU/acre-total property): 3.92 Net density (DU/acre-excluding roads): —

Percentage of open space provided: 8% Acreage of open space: 2.35 AC

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

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

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

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

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

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

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

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

---

Proposed Parking:

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

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

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

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

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

Applicant's Signature: [Signature] Date: 3-21-13

# VICINITY MAP



W Wing Over Way

W Mason Creek St

W Ozzy Ln

SUBJECT PROPERTY

W Ginger Gold Dr

S Red Delicious Ave

W McIntosh St

SUBJECT PROPERTY

W Stayman Way

S Ten Mile Rd

W Matsu Ct

W Hubbard Rd

N Ten Mile Rd

**Legend**

-  Silvertrail Sub
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

TB

# AERIAL MAP



W Ozzy Ln

SUBJECT PROPERTY

S Ten Mile Rd

W Ginger Gold Dr

S Royal Gala Pl

W Paula Red Ct

W McIntosh St

SUBJECT PROPERTY

S Cherry Apple Pl

W Stayman Way

S Cherry Apple Ave

W Matsu Ct

**Legend**

-  Silvertrail Sub
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

TB



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

GORDON N. LAW  
 CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731

Email: [gordon@cityofkuna.com](mailto:gordon@cityofkuna.com)

## MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law  
 Kuna City Engineer

RE: Silver Trail Subdivision  
 Preliminary Plat  
 13-02-S

DATE: May 1, 2013

The City Engineer has reviewed the Preliminary Plat request of the above applicant dated April 15, 2013. It is noted that the request and application are modifications of an earlier approved preliminary plat (Applewood) but proposes to increase development density. The increased density does not adversely affect City Master Plans or already constructed facilities. A significant portion of the infrastructure needed to serve the lots in this property was provided as part of the first phase of the Applewood development. Comments will be structured to account for this earlier work and expense.

### 1. Sanitary Sewer System

- a) The City has sufficient sewer treatment capacity to serve this site. The wastewater from this area presently is treated in the north treatment facility. This site is not connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- b) This property was included in Local Improvement District 2006-1 and consequently does have reserved treatment capacity. Treatment capacity may be secured for this site upon payment of appropriate fees.
- c) The nearest gravity mains are partially constructed in this site and are otherwise available in the adjacent Applewood Subdivision No. 1. The project will be fully and adequately served through the Danskin Lift Station.
- d) Specific recommendations and requirements of note are as follows:
  - 1) City Code (6-4-20) requires connection to the City sewer system for all sanitary sewer needs.
  - 2) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan. The only trunk line contemplated in the Sewer

Master Plan is the Danskin Interceptor to the Danskin Lift Station, which has already been provided.

- 3) This project has an obligation to extend an adequately sized sewer main north to its property line to serve adjacent properties northward and a similar obligation within the proposed stub street southward as needed. The northern sewer main has already been provided.
- e) For assistance in locating existing facilities and understanding issues associated with the Master Plan and connection, please contact the City Engineer.

## 2. Potable Water System

- a) The City has sufficient potable water supply to serve this site. This site is not connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- b) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
  - 1) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
  - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan. The Master Plan designates 12-inch trunk lines in the frontage of the project on Ten Mile Road and Mason Creek Road. All trunk lines noted in the Water Master Plan are already in place.
  - 3) At least 8-inch water mains are to be stubbed by developer north to Mason Creek Road, south to the south property line and at all connection points into Applewood Subdivision No. 1.
- c) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- d) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.
- e) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

## 3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system. A 10-inch pressure main is located in the Ten Mile Road frontage to the project.
- b) The development is subject to connection fees based on number of dwellings for the residential area and based on ultimate landscaped area for the commercial and HOA portion, as provided in City Resolutions.
- c) Irrigation supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
  1. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is required this project connect and annex to the City Pressure Irrigation system at the time of development.
  2. For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. Specifically, a 10-inch PI main is designated for Ten Mile Road and a 12-inch PI main in Mason Creek Road. The 10-inch PI main is already provided.

3. It is further recommended that annexation into the municipal irrigation district is a requirement at the time of final platting.
4. It is recommended that conformity with approved City PI standards is required. This will include the providing of stubs and looping mains as appropriate.

#### **4. Grading, Gravity Irrigation, Drainage**

- a) Runoff from public right-of-way is regulated by ACHD or ITD, depending on the agency responsible for the right-of-way. Plans are required to conform to the appropriate agency standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions or disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of the private disposal system.
- c) The city is now requiring with every new development, a documentation map that illustrates the surface and sub-surface water irrigation supply as well as drainage ways that exist in the applicant's property and in the right-of-way adjacent to the proposed development to be submitted with construction plans. The map must include 2-foot contours, a layout and essential features of existing irrigation ditches, drainage ditches and pipelines within and adjacent to the proposed development. Open and piped facilities should be noted. The map should include any proposed changes to the systems.
- d) All upstream drainage rights and downstream water delivery rights are to be preserved as a condition of development.

#### **5. General**

At the time of, or prior to redevelopment:

- a) Plan approvals and license agreements from any affected irrigation District will be required.
- b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- c) Verify that existing and proposed finish elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations.
- e) Provide engineering certification on all final engineering drawings.

#### **6. Inspection Fees**

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current inspection fee is

\$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's scheduling of a pre-construction conference.

## **7. Right-of-Way**

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City, ITD and/or ACHD standards. In this instance, the site directly fronts on one classified street (Mason Creek Road). The recommendations of the City Engineer are as follows:

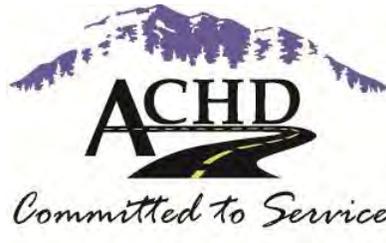
- a) The right-of-way for local public streets is to meet City and ACHD requirements. The single approach from Mason Creek Road and the stub street south as shown in the application are acceptable. The four connections to stub streets from Applewood Subdivision No. 1 are also acceptable
- b) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and the City Engineer recommends providing 5-foot side-lot easements throughout. In addition, the placing of public facilities in common areas will also require sufficient easements, as determined by the City Engineer, to operate, replace and maintain the facilities. The documents submitted with the application do not address in detail residential area easements but the matter will be dealt with in final plat review.
- c) Commercial Easements - City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements as necessary. Only common lots in this development may fit the criteria. The documents submitted with the application do not address in detail commercial easements but the matter will be dealt with in final plat review.
- d) It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are as far as practical from the intersection.
- e) Curb and Gutter – City Code (6-4-2C) requires the installation of curb and gutter: vertical curb on classified streets (Mason Creek Road) and either rolled or vertical elsewhere. The documents submitted with the application omit discussion of the curb and gutter but the matter will be dealt with in plan review.
- f) Street Drainage – The application omits discussion of facilities for handling storm drainage from local streets but the project will be required to comply with ACHD policies.
- g) Sidewalk - City Code (6-4-2Q) requires the installation of 5-foot sidewalk on all local streets and 8-foot on classified streets. The documents submitted with the application partially address this issue.

## **8. As-Built Drawings**

As-built drawings are required at the conclusion of any public facility construction project and are the responsibility of the developer's engineer. The city may help track changes, but will not be responsible for the finished product. As-built drawings will be required as a condition of final platting.

## **9. Property Description**

A metes and bounds description prepared by a licensed surveyor has been provided by the applicant.



Sara M. Baker, President  
John S. Franden, Vice President  
Rebecca W. Arnold, Commissioner  
Mitchell A. Jaurena, Commissioner  
Jim Hansen, Commissioner

Date: June 27, 2013

To: Tim Eck  
DBTV Applewood Farm, LLC  
6152 W. Half Moon Lane  
Eagle, ID 83616

Subject: Silver Trail Subdivision (K-13-02-S)  
NEC of Hubbard/Ten Mile

On June 26, 2013 the Ada County Highway District Commission acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6174.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JP Wagoner', is written over the typed name.

Jarom Wagoner  
Planner II  
Development Services  
Ada County Highway District

CC: Project file  
City of Kuna (sent via email)  
Laren Bailey, LEI Engineers & Planners (sent via email)



5. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
6. **Capital Improvements Plan (CIP)/Five Year Work Plan (FYWP):**  
There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Five Year Work Program or the District's Capital Improvement Plan (CIP).

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

1. **Trip Generation:** This development is estimated to generate 1,095 additional vehicle trips per day (none existing); 115 additional vehicle trips per hour in the PM peak hour (none existing), based on the traffic impact study.
2. **Traffic Impact Study**  
Kittelson & Associates, Inc. prepared a traffic impact study for the proposed Silvertrail development. Below is an executive summary of the findings **as presented by Kittelson & Associates, Inc.** The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

### **PROPOSED DEVELOPMENT PLAN**

DBTV Applewood Farm, LLC is proposing to build a residential development on Ten Mile Road between Mason Creek Street and Hubbard Road, south of I-84 in Kuna, Idaho. The proposed development includes 115 single family units on 29.3 acres spread over two site areas. The northern and southern areas of the site plan include 86 and 29 lots, respectively. The subject property is vacant and zoned as Medium Density Residential.

Access to the northern site is provided via a new connection with Mason Creek Street that aligns with the existing western driveway for the Silver Trail Elementary School. The existing driveway is located approximately 750 feet to the east of Ten Mile Road. Both the northern and southern sites will connect with several existing local streets (i.e., Royal Gala Place, Ginger Gold Drive, Red Delicious Avenue, and McIntosh Street) in the area. The development is expected to be built out by 2017.

### **SCOPE OF THE TRAFFIC IMPACT ANALYSIS**

This analysis determines the transportation-related impacts associated with the proposed development and has been prepared in accordance with Ada County Highway District (ACHD) requirements for traffic impact studies, a meeting with ACHD staff in October 2012, and a scope of work email confirmation with ACHD in February 2013. This report addresses the following transportation issues:

- Existing transportation conditions during the weekday a.m. and p.m. peak hours:
  - Columbia Road/Ten Mile Road
  - Hubbard Road/Ten Mile Road
  - Cherry Apple Avenue/Hubbard Road
  - Mason Creek Street/Ten Mile Road
  - Mason Creek Street/Silver Trail Elementary School Driveway/North Access (future)
- Trip generation estimates and distribution for the proposed development; and
- Year 2017 background traffic conditions during weekday a.m. and p.m. peak hours.

- Year 2017 total traffic conditions during the weekday a.m. and p.m. peak hours with build-out of the site.

## CONCLUSIONS AND RECOMMENDATIONS

The results of the traffic impact analysis indicate that the proposed residential development can be constructed while maintaining acceptable levels of service and safety on the surrounding transportation system. The findings of this analysis and our recommendations are discussed below.

### CONCLUSIONS

- All of the study intersections currently operate at acceptable levels of service during the weekday a.m. and p.m. peak hours.
- A review of historical crash data did not reveal any patterns or trends in the site vicinity.
- The proposed development is estimated to generate approximately 1,095 net new daily trips, 90 weekday a.m. (25 inbound/ 65 outbound), and 115 weekday p.m. (75 inbound/ 40 outbound) peak hour trips.
- All of the study intersections are projected to operate at acceptable levels of service under the year 2017 background conditions, weekday a.m. and p.m. peak hours.
- ACHD recently completed the Ten Mile Corridor Study, which identified roundabouts for the intersections of Ten Mile Road and Columbia Road and Ten Mile Road and Hubbard Road. These improvements are not included in the 5-year work plan. The CIP identifies a 5-lane section for Ten Mile Road north of Columbia Road.
- All of the study intersections are projected to operate at acceptable levels of service under the year 2017 total traffic conditions during the weekday a.m. and p.m. peak hours, except for Ten Mile Road and Columbia Road intersection (LOS E for the intersection and LOS F for the critical northbound approach, Weekday AM Peak Hour).
  - Traffic signal warrants #2 and #3 are met at this intersection. A traffic signal and single lane roundabout are projected to operate at LOS C or better during the weekday a.m. and p.m. peak hours. ACHD should monitor this intersection and program their preferred improvement in the 5-year work plan).
- The intersection of Ten Mile Road and Mason Creek Street is projected to operate at LOS D under year 2017 traffic conditions during the weekday a.m. peak hour. Signal warrants #2 and #3 are met under future conditions. ACHD should monitor this intersection.
- All of the roadway segments currently and are projected to operate at acceptable levels of service per ACHD's LOS for Roadway Segments.
- All projected traffic queues can be accommodated at the study intersections.
- No left- or right-turn lanes are warranted at the site intersections.

### SYSTEM RECOMMENDATIONS

- ACHD should review the location of the new connection roadway to determine if a flasher and school zone sign is needed at the south approach of the Mason Creek Street and West School Driveway/New Connection intersection.

### DEVELOPMENT RECOMMENDATIONS

- All local streets within the development should be constructed with two travel lanes and sidewalks.
- A pedestrian crossing and applicable signage (MUTCD School Crossing Assembly, S1-1 and W16-7P) should be installed at the Mason Creek Street/West School Driveway/New

Connection intersection to provide a marked crossing for students from the residential neighborhood to the school.

- Shrubbery and landscaping near the internal intersections and site access points should be maintained to ensure adequate sight distance.

**Staff Comments/Recommendations:** On May 30<sup>th</sup>, 2013 ACHD staff requested additional information from the applicant, specifically regarding the intersection of Ten Mile Road and Columbia Road. The initial study noted that this intersection would operate at an unacceptable level of service in the year 2017 under total traffic conditions. The applicant’s engineer was requested to provide an intersection analysis with northbound right-turn only lane at this intersection.

On June 6, 2013 the applicant’s engineer submitted the additional information and analysis requested by ACHD staff. The supplemental information shows that the intersection of Ten Mile Road and Hubbard Road will operate at an acceptable level of service in the year 2017 under total traffic conditions with the construction of a northbound right-turn lane.

**3. Condition of Area Roadways**

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project	Future Level of Service
Ten Mile Road	900 feet	Minor Arterial	325	Better than “D”	415	Better than “D”
Mason Creek Street	1,250 feet	Collector	20	Better than “D”	55	Better than “D”

\* Acceptable level of service for a two-lane minor arterial is “D” (550 VPH).

\* Acceptable level of service for a three-lane collector is “D” (530 VPH).

**4. Average Daily Traffic Count (VDT)**

*Average daily traffic counts are based on ACHD’s most current traffic counts.*

- The average daily traffic count for Ten Mile Road north of Mason Creek Street was 4,895 on January 25, 2012.

**5. Conditions of Area Intersections:**

**4 –Way Stop Controlled Intersection**

Ten Mile/Columbia	NB	SB	EB	WB	Over All
Current Level of Service	C	B	C	B	C
Future Level of Service	F	B	D	C	E

\*An acceptable Level of Service for a 4-Way Stop Controlled intersection is D.

**C. Findings for Consideration**

**1. Ten Mile Road**

- Existing Conditions:** Ten Mile Road is improved with 2-travel lanes, 8-foot wide concrete sidewalk, and no curb or gutter abutting the site. There is 73 feet of right-of-way for Ten Mile Road (48 feet from centerline).

**b. Policy:**

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

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

**Street Section and Right-of-Way Width:** District Policies 7205.2.1 & 7205.5.1 state that the standard 5-lane street section shall be 72 feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

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

**c. Applicant Proposal:** The applicant is not proposing any improvements to Ten Mile Road abutting the site.

**d. Staff Comments/Recommendations:** Ten Mile Road is improved with an 8-foot wide sidewalk and 48 feet of right-of-way (measured from centerline) abutting the site. Therefore, no additional street improvements or right-of-way dedication should be required with this application.

The applicant should be required to replace any deteriorated or deficient sidewalk, curb, gutter or pedestrian facilities along Ten Mile Road abutting the site, consistent with ACHD's Minor Improvement Policy 7203.3.

The applicant should be required to construct a northbound right-turn lane on Ten Mile Road at its intersection with Columbia Road. As stated in the submitted traffic study, this intersection will not operate at an acceptable level of service standard under total build out and traffic conditions. The addition of the turn lane will mitigate this issue and allow the intersection to operate at an acceptable level of service.

**2. Mason Creek Street**

**a. Existing Conditions:** Mason Creek Street is improved with 3-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 70 feet of right-of-way for Mason Creek Street (35 feet from centerline).

**b. Policy:**

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

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

**Street Section and Right-of-Way Policy:** District Policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70 feet, depending on the

location and width of the sidewalk and the location and use of the roadway. The right-of-way width may be reduced, with District approval, if the sidewalk is located within an easement; in which case the District will require a minimum right-of-way width that extends 2 feet behind the back-of-curb on each side.

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

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

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

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

- c. **Applicant Proposal:** The applicant is not proposing any improvements to Mason Creek Street, abutting the site.
- d. **Staff Comments/Recommendations:** The applicant's proposal does not meet District Policy and should not be approved, as proposed. The applicant should be required to construct Mason Creek Street as a 46-foot collector roadway by constructing vertical curb, gutter, and a 5-foot wide detached sidewalk abutting the site.

The applicant should provide the District with a permanent right-of-way easement for any portion of the sidewalk located outside of the right-of-way.

Crosswalks and school signage needs to be installed for the school children crossing Mason Creek Street to get to Silver Trail Elementary School at the intersection of Lodi Street. The applicant should coordinate the installation of the crosswalk and signage with the Kuna School District. These improvements should be installed prior to signatures on the first final plat. In the future when Mason Creek Street is extended to the east, staff recommends a HAWK signal be installed by the Kuna School District at that time. This is due to the increased traffic this road extension will create.

### 3. Internal Local Streets

- a. **Existing Conditions:** The site has no internal streets.
- b. **Policy:**  
**Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

**Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.

**Continuation of Streets Policy:** District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development

shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

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

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

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

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

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

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

- c. **Applicant's Proposal:** The applicant is proposing to construct the internal local streets as 36-foot street sections with rolled curb, gutter, and 5-foot wide attached sidewalks within 50 feet of right-of-way.

The applicant is proposing to construct 4 cul-de-sac streets within the development with a turning radius of 45 feet.

- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Local Streets Policy and should be approved, as proposed.

The applicant's proposal meets District Cul-de-sac Streets Policy and should be approved, as proposed. The applicant should be required to provide a minimum turning radius of 45 feet for the cul-de-sacs.

Staff recommends that the applicant be required to install school zone flashers on Lodi Street at its intersection with Mason Creek Street. This is to inform northbound motorists turning onto Mason Creek Street that they are entering a school zone. Coordinate the design and installation of the flashers with District Development Review and Traffic Services staff.

#### 4. Roadway Offsets

- a. **Existing Conditions:** There are no roadway offsets internal to the development.
- b. **Policy:**  
**Local Offset Policy:** District Policy 7206.4.5, requires local roadways to align or offset a minimum of 330 feet from a collector roadway (measured centerline to centerline).  
  
 District Policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125 feet from any other street (measured centerline to centerline).
- c. **Applicant's Proposal:** The applicant is proposing Lodi Street to intersect Mason Creek Street, a collector roadway, approximately 775 feet east of Ten Mile Road.  
  
 The applicant is proposing all of the internal local streets to offset a minimum of 125 feet.
- d. **Staff Comments/Recommendations:** The applicant's proposal meets District Offsets Policy and should be approved as proposed.

#### 5. Stub Streets

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

In addition, stub streets must meet the following conditions:

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

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

- c. **Applicant Proposal:** The applicant is proposing to construct one stub street (Braeburn Street) to stub to the site to the south. The stub street is approximately 200 feet long and located between Lot 21 Block 6 and Lot 9 Block 7.

- d. Staff Comments/Recommendations:** The applicant's proposal meets District Stub Streets Policy and should be approved, as proposed. The applicant should be required to either construct a temporary cul-de-sac turnaround at the south terminus of the proposed stub street as it extends greater than 150 feet OR provide the District with written documentation from the local fire district approving the stub street without the construction of a turnaround.

If the temporary cul-de-sac is required it should be paved, meet the dimensional requirements of a standard cul-de-sac, and should be required to grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

The applicant should install a barricade at the terminus of the stub street stating "THIS ROAD WILL BE EXTENDED IN THE FUTURE".

## 6. Tree Planters

**Tree Planter Policy:** Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

## 7. Landscaping

**Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

## 8. Other Access

Ten Mile Road is classified as a minor arterial roadway; Mason Creek Street is classified as a collector roadway. Direct lot access is prohibited to these roadways and should be noted on the final plat.

## **D. Site Specific Conditions of Approval**

1. Construct a northbound right-turn lane on Ten Mile Road at the intersection of Columbia Road.
2. Replace any deteriorated or deficient sidewalk, curb, gutter or pedestrian facilities along Ten Mile Road abutting the site, consistent with ACHD's Minor Improvement Policy 7203.3.
3. Construct Mason Creek Street as a 46-foot collector roadway by constructing vertical curb, gutter, and a 5-foot wide detached sidewalk abutting the site. Provide the District with a permanent right-of-way easement for any portion of the sidewalk located outside of the right-of-way.
4. Construct the internal local streets as 36-foot street sections with rolled curb, gutter, and 5-foot wide sidewalks within 50 feet of right-of-way, as proposed.
5. Construct Lodi Street to intersect Mason Creek Street approximately 775 feet east of Ten Mile Road, as proposed.
6. Construct a paved temporary turnaround at the south terminus of Braeburn Street. If the temporary turnaround extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

OR

Provide the District with written documentation from the local fire district approving the stub street without the construction of a turnaround.

7. Install a sign at the south terminus of Braeburn Street stating "THIS STREET WILL BE EXTENDED IN THE FUTURE".
8. Construct 4 cul-de-sac streets with a minimum turning radius of 45 feet, as proposed.
9. Install school zone flashers on Lodi Street at its intersection with Mason Creek Street. Coordinate the design and installation of the flashers with District Development Review and Traffic Services staff.
10. Coordinate the installation of crosswalk markings and signage on Mason Creek Street at its intersection with Lodi Street with the Kuna School District. These improvements must be installed prior to signature of the first final plat.
11. Direct lot access is prohibited to Meridian Road and Mason Creek Street, and shall be noted on the final plat.
12. Payment of impacts fees are due prior to issuance of a building permit.
13. Comply with all Standard Conditions of Approval.

## **E. Standard Conditions of Approval**

1. Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way.
2. Private sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.

10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

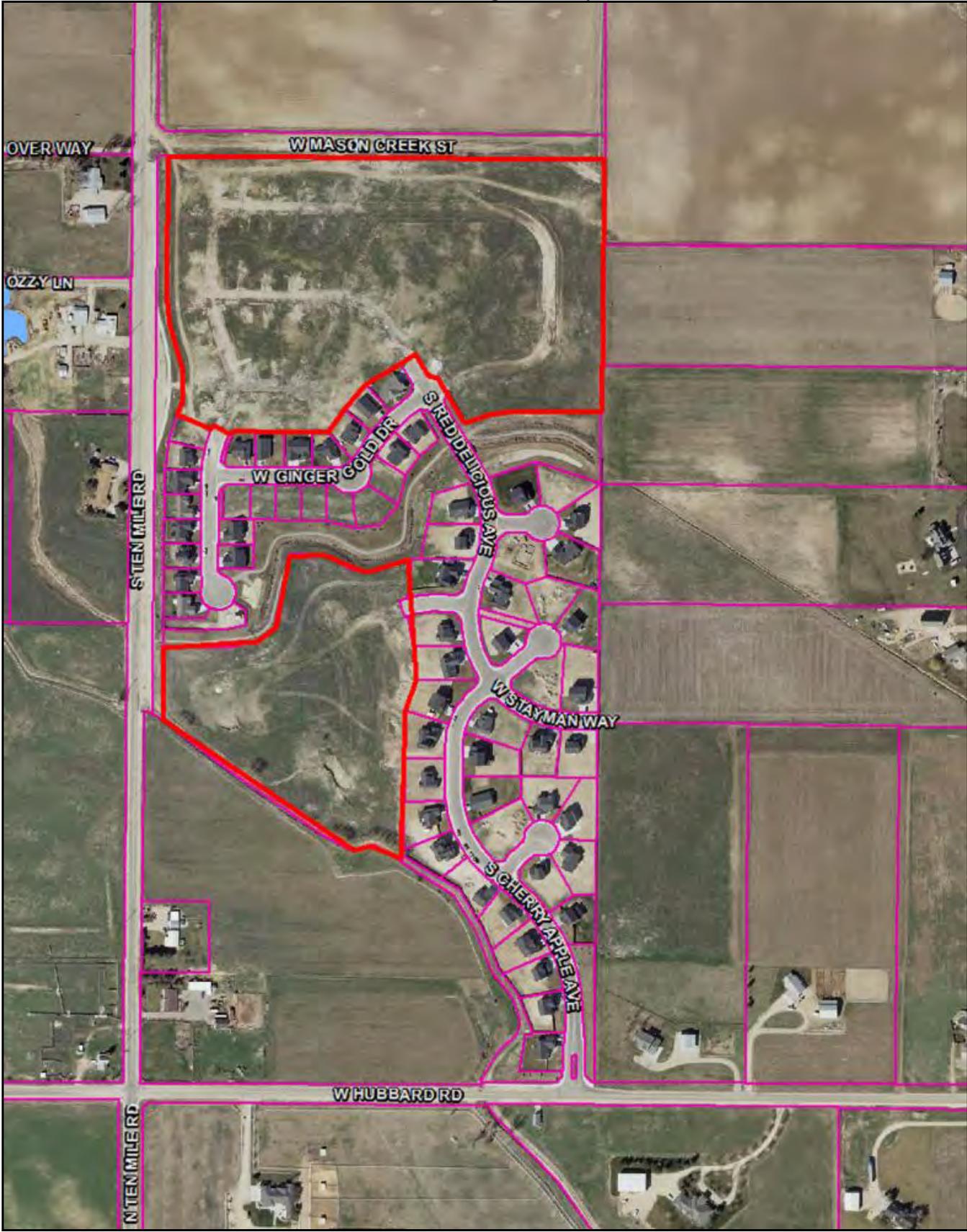
## **F. Conclusions of Law**

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

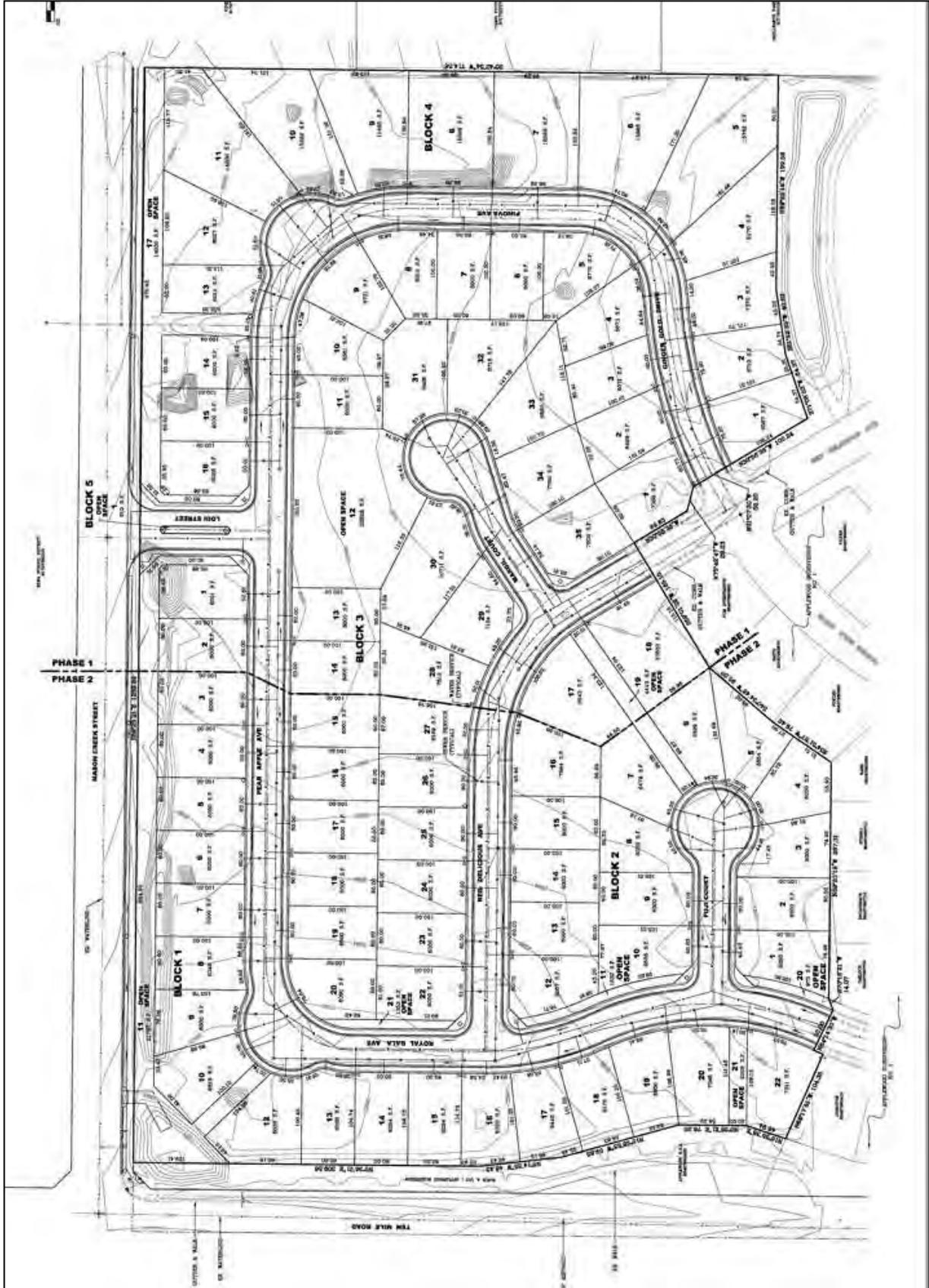
## **G. Attachments**

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Request for Reconsideration Guidelines

# Vicinity Map



# Site Plan





Going thru the plant list of the Silvertrail subdivision and the amount of plantings per trees, I was concerned with the Austrian pine. We have A LOT of this tree here in Kuna. Yes, it does well in our soil, but we also have borers in over half the trees around the city. Just going down Deer Flat where they planted the Austrian pine on Palomar the tops of the trees are dying from something, I suspect a borer, but it could be something else. But we did have borers at Butler Park, different pines, but I'm sure the bugs aren't too picky. I would suggest, for the amount of plantings this subdivision has, they choose up to 3 other trees (not including the Austrian pines, get rid of those) for their evergreen trees. A Vanderwolf pine, soft needles, very beautiful. Alaska cedar, shapely in there own settings, and possibly and Deodar Cedar, or even a yellow or white pine. There are many other pines to choose from. Also, in the small shrubs, I've seen around town how our soil effects some of the Spiraea. Unless they stay mostly in shade or have amended soils they do not show well. A plant that would do well would be the Weigela. It comes in a variety of colors and blooms in the spring.  
Hope this helps

Natalie Purkey  
City of Kuna  
City forester

*"There is unrest in the forest,  
There is trouble with the trees,  
For the maples want more sunlight  
And the oaks ignore their pleas.*

*RUSH*



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Rezone # \_\_\_\_\_

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

Preliminary / Final / Short Plat 13-02-S Silvertrail Sub

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

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

Reviewed By: [Signature]
Date: 4/22/13

RECEIVED



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

## *DEQ Response to Request for Environmental Comment*

Date: 4/16/2013  
 Agency Requesting Comments: City of Kuna Planning and Zoning  
 Date Request Received: 4/16/2013  
 Applicant/Description: 13-02-S Silvertrail Subdivision

*Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at <http://www.deq.idaho.gov/ieg/>.*

*The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:*

### **1. Air Quality**

- *Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).*

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

- *IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.*

*For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.*

### **2. Wastewater and Recycled Water**

- *DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.*

*All projects for construction or modification of wastewater systems require*

*preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.*

- *DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.*
- *DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

*For questions, contact Todd Crutcher, Engineering Manager, at 373-0550.*

### **3. Drinking Water**

- *DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.*
- *IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.*

*All projects for construction or modification of public drinking water systems require preconstruction approval.*

- *DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at <http://www.deq.idaho.gov/water-quality/drinking-water.aspx>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.*
- *If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.*
- *DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.*
- *DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.*

*For questions, contact Todd Crutcher, Engineering Manager at 373-0550.*

### **4. Surface Water**

- *A DEQ short-term activity exemption (STAE) from this office is required if the project will involve de-watering of ground water during excavation and discharge back into surface water, including a description of the water treatment from this process to prevent excessive sediment and turbidity from entering surface water.*
- *Please contact DEQ to determine whether this project will require a National Pollution*

*Discharge Elimination System (NPDES) Permit. If this project disturbs more than one acre, a stormwater permit from EPA may be required.*

- *If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.*
- *The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call 208-334-2190 for more information. Information is also available on the IDWR website at: <http://www.idwr.idaho.gov/WaterManagement/StreamsDams/Streams/AlterationPermit/AlterationPermit.htm>*
- *The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.*

*For questions, contact Lance Holloway, Surface Water Manager, at 373-0550.*

#### **5. Hazardous Waste And Ground Water Contamination**

- ***Hazardous Waste.*** *The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.*
- *No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards, Rules and Regulations for Hazardous Waste, and Rules and Regulations for the Prevention of Air Pollution.*
- ***Water Quality Standards.*** *Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852).*

*Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.*

- ***Ground Water Contamination.*** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water*

*quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”*

*For questions, contact Michael McCurdy, Waste & Remediation Manager, at 373-0550.*

**6. Additional Notes**

- *If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at 373-0550, or visit the DEQ website (<http://www.deq.idaho.gov/waste-mgmt-remediation/storage-tanks.aspx>) for assistance.*
- *If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.*

*We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any our technical staff at 208-373-0550.*

Sincerely,

*Danielle Robbins*

Danielle Robbins  
[danielle.robbins@deq.idaho.gov](mailto:danielle.robbins@deq.idaho.gov)  
Boise Regional Office  
Idaho Department of Environmental Quality

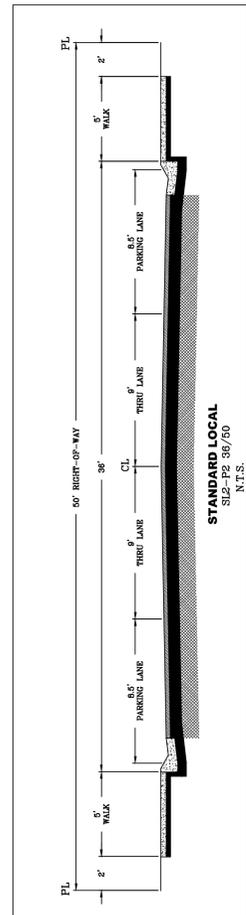
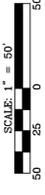
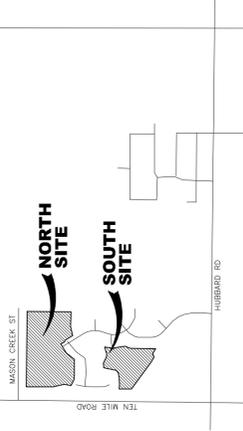
C: File # 1854

# SILVER TRAIL SUBDIVISION

## KUNA, ADA COUNTY, IDAHO

### PRELIMINARY PLAT

#### VICINITY MAP



STANDARD LOCAL  
SID-P2 36/50  
N.T.S.

#### TABULATIONS

TOTAL ACRES	28.30
TOTAL LOTS	126
SINGLE FAMILY LOTS	11
OPEN SPACE LOTS	2.35
UNITS PER ACRE	3.92 U/A

#### LEGEND

EXISTING WATER	EX-W
EXISTING WATER VALVE	⊗
EXISTING FIRE HYDRANT	⊙
EXISTING SEWER	EX-SS
EXISTING SEWER MANHOLE	⊙
EXISTING STORM DRAIN	EX-SD
EXISTING STORM DRAIN MANHOLE	⊙
PROPOSED WATER	W
PROPOSED WATER VALVE	⊗
PROPOSED FIRE HYDRANT	⊙
PROPOSED SEWER	SS
PROPOSED SEWER MANHOLE	⊙
PROPOSED STORM DRAIN	SD
PROPOSED STORM DRAIN MANHOLE	⊙
PROPOSED STREET LIGHT	⊙
FLOW ARROW	→

#### NOTES

- ALL LOTS COMMON TO A PUBLIC RIGHT-OF-WAY HAVE A 10' UTILITY EASEMENT ADJACENT TO THE RIGHT-OF-WAY.
  - SANITARY SEWER MAINS SHALL BE 8" DIA. UNLESS OTHERWISE SHOWN.
  - WATER MAINS SHALL BE 6" DIA. UNLESS OTHERWISE SHOWN.
  - PRESSURE IRRIGATION SYSTEM TO CONNECT TO APPLEWOOD PRESSURE IRRIGATION SYSTEM.
  - SURFACE STORM WATER DRAINAGE SHALL BE MANAGED BY ON-SITE DISPOSAL FACILITIES IN ACCORDANCE WITH ADA COUNTY HIGHWAY DISTRICT REQUIREMENTS. SURFACE STORAGE REQUIREMENTS FOR STORM WATER MANAGEMENT WILL EMPLOY PONDS.
  - THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-9005 CONCERNING IRRIGATION WATER.
  - ALL WATERWAYS SHALL BE FENCED WITH 6 FOOT HIGH CHAIN LINK, SUBJECT TO STANDARDS OF THE CITY OF KUNA AND THE IRRIGATION DISTRICT.
  - ALL FRONTAGE IMPROVEMENTS SHALL COMPLY WITH ACO REQUIREMENTS.
    - BLOCK 1, LOTS 11 & 21
    - BLOCK 2, LOTS 11 & 19
    - BLOCK 3, LOTS 1 & 2
    - BLOCK 4, LOT 17
    - BLOCK 5, LOT 1
    - BLOCK 6, LOTS 1 & 22
    - BLOCK 7, LOT 17
    - BLOCK 8, LOT 17
- THESE LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

# SILVER TRAIL SUBDIVISION

## KUNA, ADA COUNTY, IDAHO

### PRELIMINARY PLAT - SOUTH



**LEI**  
An Idaho LLC  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**  
2040 S. Eagle Road  
Meridian, ID 83642  
Phone: 208.846.9600  
Fax: 208.846.9605  
office@lel-eng.com  
www.lel-eng.com

LEI PROJECT #:	2012-3018
DRAWN BY:	RWH
CHECKED BY:	SS
SCALE:	1" = 50'
DATE:	03/16/2013
SHEET	1

**DEVELOPER / OWNER**  
TJM ECK  
DBTY APPLEWOOD FARM, LLC  
6155 W. HALP MOON LN.  
EAGLE, ID 83616

**ENGINEER**  
LEI CONSULTING ENGINEERS  
2040 S. EAGLE ROAD  
MERIDIAN, ID 83642  
(208)846-9600

**PLANNER CONTACT**  
LARRY TALLEY  
208-846-9600

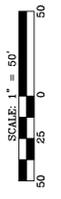
REVISIONS	1.	
	2.	
	3.	
	4.	
	5.	

LEI PROJECT #: 2012-3018  
 DRAWN BY: RWH  
 CHECKED BY: SS  
 SCALE: 1" = 50'  
 DATE: 03/16/2013  
 SHEET

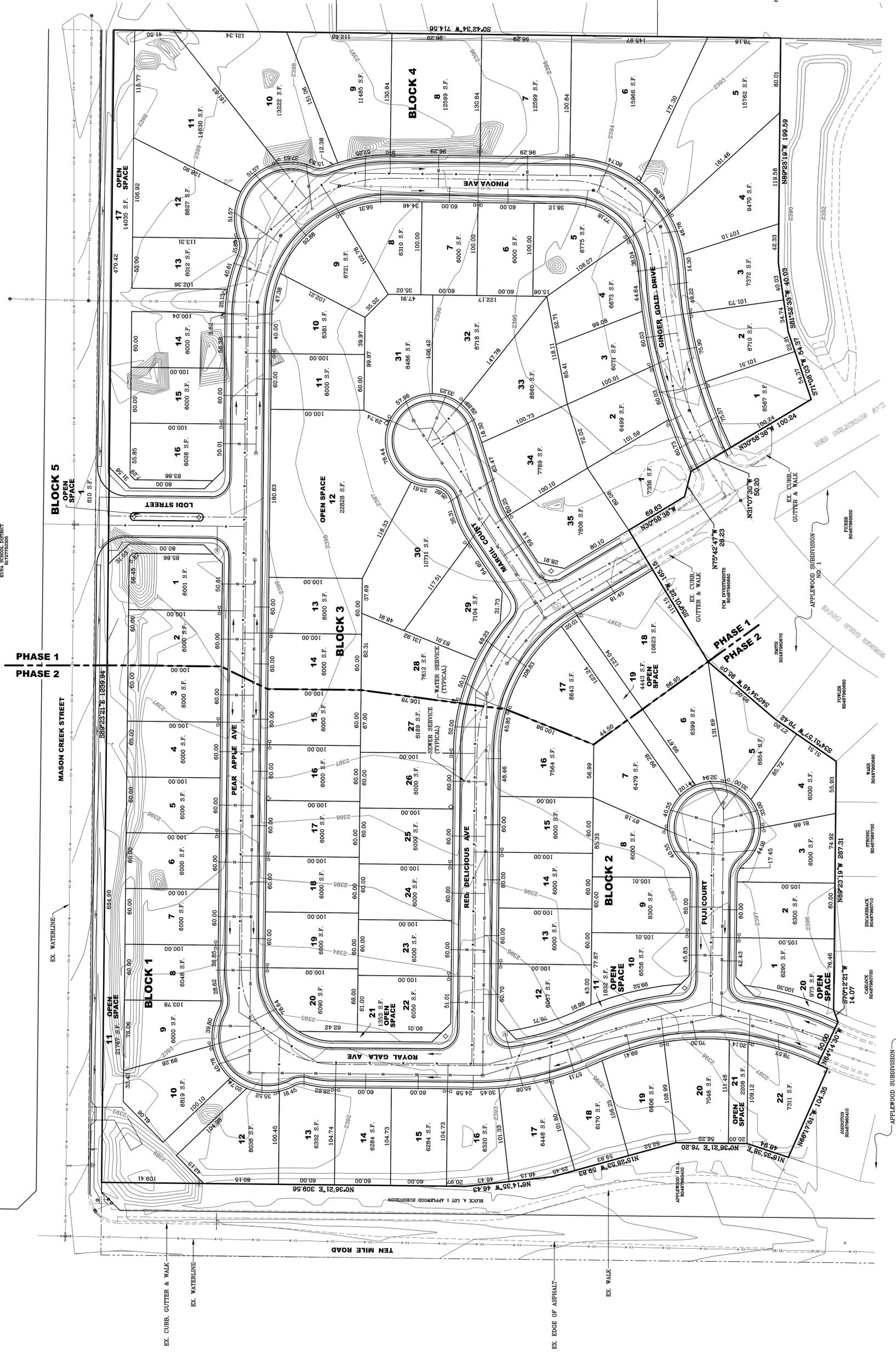
**SILVER TRAIL SUBDIVISION**  
**KUNA, ADA COUNTY, IDAHO**  
**PRELIMINARY PLAT - NORTH**



**LEI**  
 An Idaho LLC  
**ENGINEERS**  
**SURVEYORS**  
**PLANNERS**  
 2040 S. Eagle Road  
 Meridian, ID 83642  
 Phone: 208.846.9600  
 Fax: 208.846.9605  
 office@lei-eng.com  
 www.lei-eng.com



SCALE: 1" = 50'



KUNA SCHOOL DISTRICT  
 R1727700005

CEMEX POTCHER  
 R1725207000

ROSIKAWSKI FAMILY TRUST  
 R1725200000

APPLEWOOD SUBDIVISION  
 NO. 1

JOHNSTON ROAD/ROADNO

WALK ROAD/ROADNO

STONING ROAD/ROADNO

BRONKBACK ROAD/ROADNO

CABACK ROAD/ROADNO

JOHNSTON ROAD/ROADNO

APPLEWOOD SUBDIVISION  
 NO. 1

WALK ROAD/ROADNO

STONING ROAD/ROADNO

BRONKBACK ROAD/ROADNO

CABACK ROAD/ROADNO

JOHNSTON ROAD/ROADNO

APPLEWOOD SUBDIVISION  
 NO. 1

WALK ROAD/ROADNO

STONING ROAD/ROADNO

BRONKBACK ROAD/ROADNO

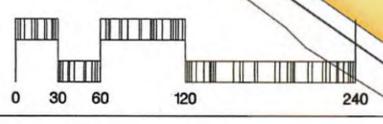
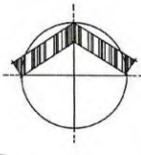
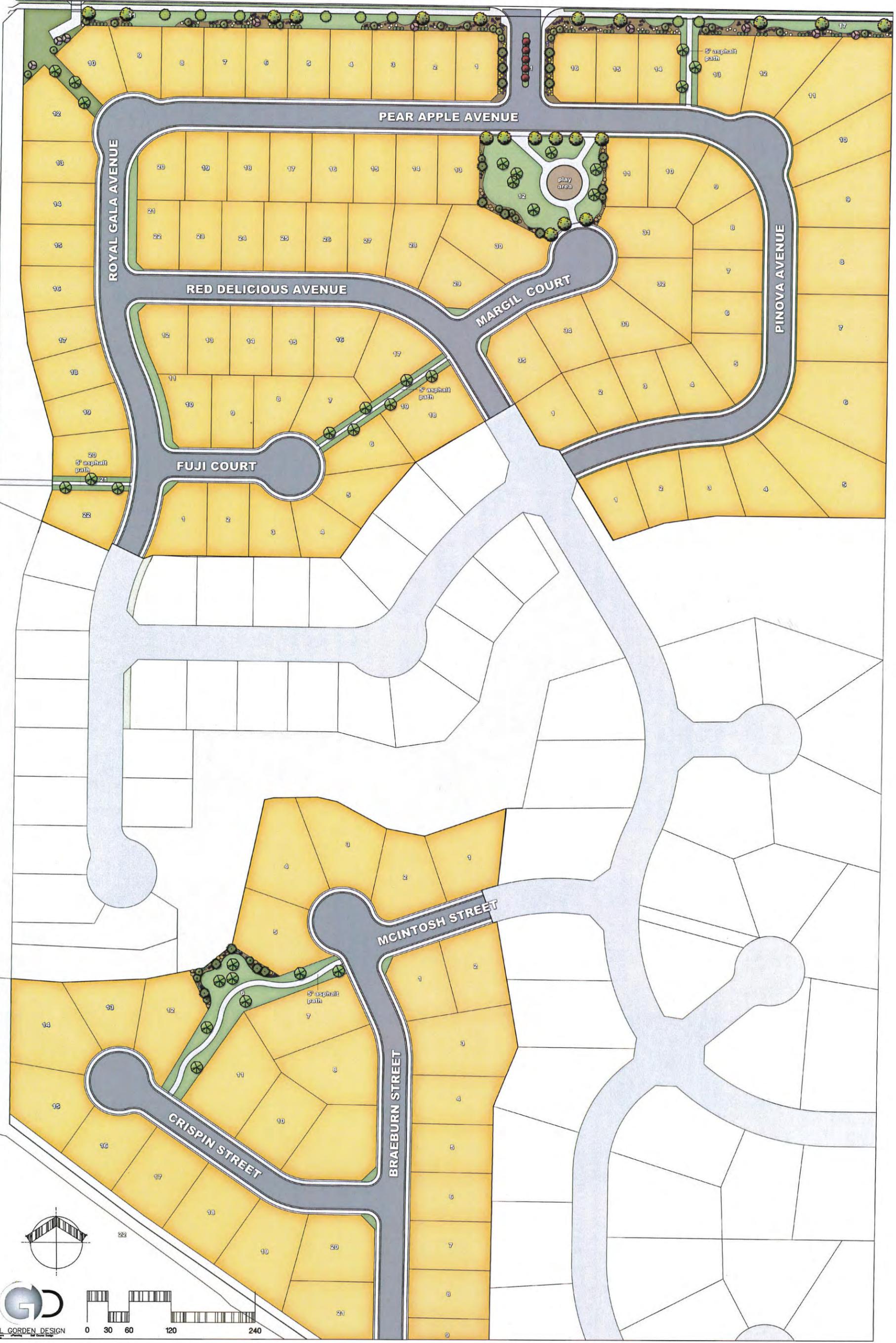
CABACK ROAD/ROADNO

JOHNSTON ROAD/ROADNO

MASON CREEK STREET

TEN MILE ROAD

TEN MILE ROAD



**SILVER TRAIL SUBDIVISION**  
 KUNA, ADA COUNTY, IDAHO

**LANDSCAPE PLANTING PLAN**

LEB PROJECT #  
 2012-3018  
 DRAWN BY:  
 DP  
 CHECKED BY:  
 MG  
 SCALE:  
 1" = 80'  
 DATE:  
 03/18/2013

REVISIONS

**TEI**  
 An Idaho LLC  
 ENGINEERS  
 SURVEYORS  
 PLANNERS

2040 S. Eagle Road  
 Meridian, ID 83448  
 Phone: 208.846.9600  
 Fax: 208.846.9605  
 office@tei-eng.com  
 www.tei-eng.com













RECEIVED

MAR 16 2013

KUNA CITY CLERK

March 15, 2013

Kuna City Planning and Zoning Department:

To whom it may concern:

We have been notified that the property just south of Silver Trail Elementary School is asking for public input to renew the permit to subdivide, as the previous permit has expired. (See attached letter from LEI.)

We live adjacent to that property on the west side of Ten Mile Road.

The proposed name for the project is Silver Trail Subdivision. The old permit to subdivide carried a requirement to allow only one story structures on lots along Ten Mile Road.

I am asking that you take note of that requirement and make sure that it is also in the new permit restrictions.

Thank you for your attention to this:

Virgil & Diane Stucker  
8815 S Ten Mile Road  
Meridian, ID 83642

Home Phone - 208-888-7089  
Cell Phone - 208-794-0999

**Troy Behunin**

Senior Planner  
City of Kuna  
763 W. Avalon  
Kuna, ID 83634

May 24, 2013

RE: Proposed Silvertrail Preliminary Plat Approval

Dear Mr. Behunin,

Yesterday evening the Board of Directors of the Applewood subdivision met to discuss various items of concern relating to proposed Silvertrail Subdivision. My fellow board members and I would like to submit these items for consideration by the Kuna Planning and Zoning Board during your preliminary plat review this Tuesday May 28<sup>th</sup>. I apologize for the late submittal. As a newly elected board we are a bit overwhelmed with untended items requiring our attention. This board was not formed until April 2<sup>nd</sup> and therefore had no representation at the March 21<sup>st</sup> public hearing on the matter. We appreciate the Planning and Zoning allowing us this opportunity for input.

As a point of reference I would like to begin by stating that the subject property was originally planned as Applewood Phase 2 and Phase 3. Many of the current residents who purchased property in Applewood Phase 1 were led to believe that there would be additional amenities provided as the other phases were completed. It now appears that Applewood Phase 2 and 3 are being resubmitted as Silvertrail. Since our subdivision was originally planned as the first of three phases and now is to be segregated from a new and separate subdivision, it has created several unique conditions that we feel should be addressed during the planning process. Those items are as follows:

1. Certain parcels of land belonging to the Applewood Home Owners Association (the HOA) are situated so as to have no practical value to the HOA. These include a strip of land along 10 mile road up to Mason Street and a storm water retention pond behind lots on the proposed Pinova Avenue at the corner of Red Delicious Avenue. Since this property only serves the proposed Silvertrail subdivision, it would be our desire that these parcels be replatted as part of the proposed Silvertrail subdivision and transferred via quick claim deed from the HOA to the Applewood Farms development.
2. The proposed 126 residential lots will be served in large part by existing infrastructure of the Applewood Subdivision. We request that provisions be made for the addition of appropriate traffic control devices to manage speed and traffic flow.
3. Proposed walking trails at McIntosh, Crispin, and Royal Gala streets be connected to existing streets and trails so as to provide unrestricted access to schools and recreation areas serving both communities.
4. The covenants for the Silvertrail subdivision be worded so the minimum home size restrictions be consistent with those in the existing Applewood subdivision and as represented to those who purchased homes there.

The Applewood Board of Directors has reached out to the developer of the proposed Silvertrail subdivision in an attempt to open a private dialogue on these matters. To date there has been no response. There are many residents in our subdivision who were not notified of this hearing but who will be directly affected by the 200% increase in the number of residential lots served in part or in whole by the infrastructure of our neighborhood. We request that a decision on this matter be tabled

for 90 days so as to provide time for the Applewood HOA and Silvertrail developers to reach an amicable resolution to our concerns and for the HOA to notify all the residents of our neighborhood so they may have an opportunity to provide input.

By approving Silvertrail as a new subdivision we will forever suffer the burden of paying for the majority of the neighborhood infrastructure without the additional revenue the Applewood phase 2 and 3 lots would provide. We understand there is no obligation of the new owners of this property to meet the commitments of the prior owner. The Board of the HOA is not opposed to development per say and embrace the economic boost housing provides to the community. We only request that we be given an opportunity to properly inform all our residents and the Planning and Zoning board take the appropriate measures so our neighborhood will not be financially burdened with the infrastructure support or negatively impacted by the lack of planning for the additional automobile traffic. Thank you for your consideration in this matter.

Sincerely

Applewood Home Owners Association

Brad Isner, President  
Dan Carter, Vice President  
Lance Jenkins, Secretary Treasurer  
Richard Parish, Chairman Architectural Control Committee  
Steve Rice, Member Architectural Control Committee

CC: Mrs Briana Buban-Vonder Haar

Kuna City Council File # - 13-02-Sub - Home Owner Testimony For Public Hearing

1. Silver Trail Subdivision should not be approved until conditions in the *Developer Agreement for Danskin/Applewood* (hereafter "Development Agreement") are met. Based on the information outlined below, I do not believe that all of these conditions are currently fulfilled, and I propose that the cognizant developers should be made to – at a minimum – finish the uncompleted common area between the North end of Applewood and Mason Creek:
2. Stetson Properties is principal on the Development Agreement, signed April 18, 2006 by then-Mayor O. Dean Obray. Although the document was not signed by Stetson Properties, the document "Annexation and Supplemental Declaration of CC&R's for Danskin #5" was. That document was signed by Mr. Tim Eck, General Manager of Stetson Properties and Danskin Ridge Manager. Note #12 on the Final Plat for Applewood Subdivision No.1 specifies that the development is subject to the conditions of that Development Agreement with the City of Kuna.
3. It appears that development of Silver Trail Subdivision was pursued – instead of Applewood Phase 2 and 3 – because it eliminated the requirement to provide a swimming pool and club house and leaves the common areas unfinished. CBH Homes Sales staff used the pool and clubhouse as a marketing tool, verbally and in writing through the CC&R's, to attract home buyers like me. This practice continued after the original developer seemed to be no longer involved and Dyver Development (Mr. Corey Barton, managing member) became the principal.
4. Mr. James L. Jewett was a principal of Applewood Development along with Stetson Properties. Dyver Development subsequently bought 52 lots and Jim Jewett signed the rights over to Dyver Development, as stated in the "Assignments of Declarant's Rights," recorded in Ada County in April, 2009. Both individuals signed the recorded document.
5. Mr. Barton had rights of the Developer in Applewood and responsibilities to finish what the original Developers did not finish, especially in the common areas; one of which runs along 10 Mile Road to Mason Creek St. This is significant, as City Council's approval of Applewood #1 Plat in September 2006 specified conditions upon the developer. Details of the conditions are not that specific in the City Council Meeting Minutes, but they do address conditions along 10 Mile Road (they can be found in the documents cited in note #12 of the final plat, and Planning and Zoning staff would be able to easily locate them to evaluate whether Mr. Barton is required to finish common areas as part of the new development approval process). CBH Homes is likely to be a primary builder in Silver Trail. DBTV Applewood Farms (i.e., Mr. Tim Eck) should also be involved as his new subdivision benefits most from adjacent common areas.

- 6. In Ada County in June 2000, Mr. Tim Eck of Stetson Properties and Mr. Wesley L. Waldorf of Waldorf & Sons Concepts and Construction signed and recorded a document indicating that they were in partnership developing Danskin Ridge, which would potentially be developed as five subdivisions. One of these is the current Applewood Subdivision and another, the fifth of these potential subdivisions (Danskin Ridge #5) would appear to be what will be called Silver Trail, if and when approved. DBTV Applewood Farms is principal in this development. Mr. Tim Eck is principal in DBTV Applewood Farms. He has been involved since 2000 in one capacity or another and is not a new developer to the Danskin Ridge plans. It is therefore difficult to understand why MGM or Mr. Barton would have been ignorant of who is behind DBTV Applewood Farms or their plans for what would have been Applewood #2 and #3 when asked at annual HOA meetings.
- 7. I do not believe the City would have approved Applewood #1 as platted if it had known the Applewood phases #2 and #3 would be scrapped. It makes no sense to burden Applewood with common areas for the benefit of Silver Trail. Accountability was lost as developers changed, even though the principals – except for Mr. Jewett – are the same with regard to building and developing.
- 8. This homeowner would appreciate City Council’s full review, at all levels, of what conditions were not met in Applewood. I urge the City to exercise authority, where possible, to hold developers accountable as they proceed with Silver Trail approval and development. As a compromise and to meet the City’s conditions, especially since the club house and pool are no longer feasible, Mr. Barton and/or Mr. Eck should finish the common area between the North end of Applewood and Mason Creek.

Mr. Lance Jenkins has comments for the Mayor and City Council. Thank you for the opportunity to be heard on this matter.

Home Owner – Richard Parrish, 9499 S. Cherry Apple Ave., Kuna, Idaho

*Richard Parrish July 22, 2013*

RECEIVED  
 JUL 22 2013  
 CITY OF KUNA

**Kuna City Council File # - 13-02-Sub - Home Owner Testimony For Public Hearing**

To follow-up the common area landscaping, as mentioned by Mr. Richard Parrish, I have read through *Kuna, Idaho Code of Ordinances*, specifically *Title 6 – Subdivision Regulations* and there appears to be a clear violation of city code relating to the landscaping of the common area in question. The common area in question was never landscape by the developer of Applewood #1, and therefore the final plat should not have been signed off on until the landscaping was complete, or a financial guarantee was obtained by the city.

The following information is obtained directly from the *Kuna, Idaho Code of Ordinances*. To save time and space, these are only segments of the full sections of code:

**Title 6 - Chapter 2 – Subdivision Approval Procedure****6-2-4: - FINAL PLAT:**

*Note:* Subdivider and developer are intended to be interchangeable terms.

**The city engineer shall not sign the final plat Mylar if any City Code violations exist on the subject property at the time of requested signature.**

The following procedures shall apply to the filing for final plat approval of any City of Kuna subdivision:

**G. Prior to requesting the city engineer's signature on the final plat Mylar:**

Either:

- a. **All required improvements, infrastructure, public utilities, public improvements, etcetera have been installed and conditions of approval have been met and inspected and approved by the city;** including all record drawing requirements, submittal of engineer or record inspection logs, submittal of the engineer of record certification and receipt of the dedication request, and memorandum from the city engineer has been issued stating as much;

Or:

- b. **The city engineer has approved the amount of the financial guarantee as outlined in section 6-4-3 of this chapter for required improvements and conditions of approval that have yet to be completed. The city engineer shall not sign, nor release the final plat for recording until the city has received the financial guarantee in compliance with the provisions of this chapter and the city council has approved the final plat.**

**Title 6 – Chapter 4 – Improvement Standards****6-4-2: - REQUIRED PUBLIC IMPROVEMENTS:**

**Every subdivider as part of the final subdivision platting process shall be required to install the following public and other improvements in accordance with the conditions and specifications as follows:**

**K. Landscape, open space and park areas:** The subdivision's landscape, open space and park areas shall be installed according to the approved landscape plan. All subdivision entranceways, **common areas, common lots**, recreation fields, parks, pathways, parking strips, buffers and some dedicated easements are subject to the provisions of Kuna City Codes sections 5-4 and 5-17.

**6-4-3: - FINANCIAL GUARANTEE RELATING TO COMPLETION OF SUBDIVISION IMPROVEMENTS:**

A. **Financial guarantee arrangements: The actual installation of all required subdivision public improvements must be either physically completed or financially guaranteed for physical completion by the subdivider prior to signage of the final plat** and noting that certain improvements, as identified in Kuna City Code section 6-2-4 are not eligible for financial guarantee, rather they must be installed prior to the subdivision or its phases final plat approval.

C. **Method of financial guarantee: Financial guarantees shall be submitted to and accepted by the city engineer prior to any city signatures on the final plat** according to the following protocol:

**5. If construction of all financially pledged improvements is not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall be issued by the city until final completion of all improvements has occurred and the city has inspected and approved them.**

Based on the information above, both the city and the developer are in violation of the city code, as the required improvements were not completed and a financial guarantee was not received, however the final plat was signed off of while these violations existed and building permits continued to be issued.

Chapter 1 of Title 6 states the following:

**6-1-10: - VIOLATION, ENFORCEMENT AND PENALTIES:**

- A. **Detection of Violation:** The director shall periodically research the county assessor's records and perform the necessary investigation to detect any violations of this title.
- B. **Enforcement:** No subdivision plat required by this title or the Idaho Code shall be admitted to the public land records of the county or recorded by the county recorder, until such subdivision plat has received final approval by the council. No public board, agency, commission, official or other authority shall proceed with the construction of or authorize the construction of any of the public improvements required by this title until the final plat has received the approval by the council. The prosecuting attorney/city attorney shall, in addition to taking whatever criminal action deemed necessary, take steps to civilly enjoin any violation of this title.
- C. **Penalties:** Penalties for failure to comply with the provisions of this title shall be as follows: **Violation of any of the provisions of this title or failure to comply with any of its requirements shall constitute a misdemeanor. A separate offense shall be deemed committed for each day such violation shall continue. The landowner, tenant, subdivider, builder, public official or any other person who commits, participates in, assists in or maintains such violation may be found guilty of a separate offense. Nothing herein contained shall prevent the council or any other public official or private citizen from taking such lawful action as is necessary to restrain or prevent any violation of this title or of the Idaho Code.**

Why has this blatant violation continued to exist and why has nothing been done to remedy this situation? As we speak, the builder in Applewood is preparing to build homes on two vacant lots. How were they issued building permits for these, as violations to this title have continued to exist?

I would propose the City Council table a decision on the approval of the Silver Trail Subdivision until these violations have been investigated and remedied. As Mr. Parrish stated, the company names may have changed, but the individuals involved in this development have largely stayed the same. The homeowner's of the Applewood Subdivision should not be burdened due to violations committed by the developer and the City.

  
Lance Jenkins – Homeowner – 9455 S Cherry Apple Ave., Kuna, ID

**RECEIVED**  
**JUL 22 2013**  
**CITY OF KUNA**



# City of Kuna

## Staff Report

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

**To:** Kuna City Council

**Case Number:** 13-04-FP – Final Plat; Greyhawk No. 2 - Residential Subdivision

**Location:** W. Hubbard Road – South of Greyhawk No. 1  
Kuna, Idaho 83634

**Planner:** Troy Behunin, Senior Planner

**Meeting Date:** August 6, 2013

**Applicants:** Providence Properties  
701 S. Allen St. Ste. 104  
Meridian, ID, 83642  
208.871.6842  
[Randy.clam@gmail.com](mailto:Randy.clam@gmail.com)

**Representative:** Kent Brown  
3161 Springwood Dr.  
Meridian, ID 83642  
208.871.6842  
[Kentlkb@gmail.com](mailto:Kentlkb@gmail.com)

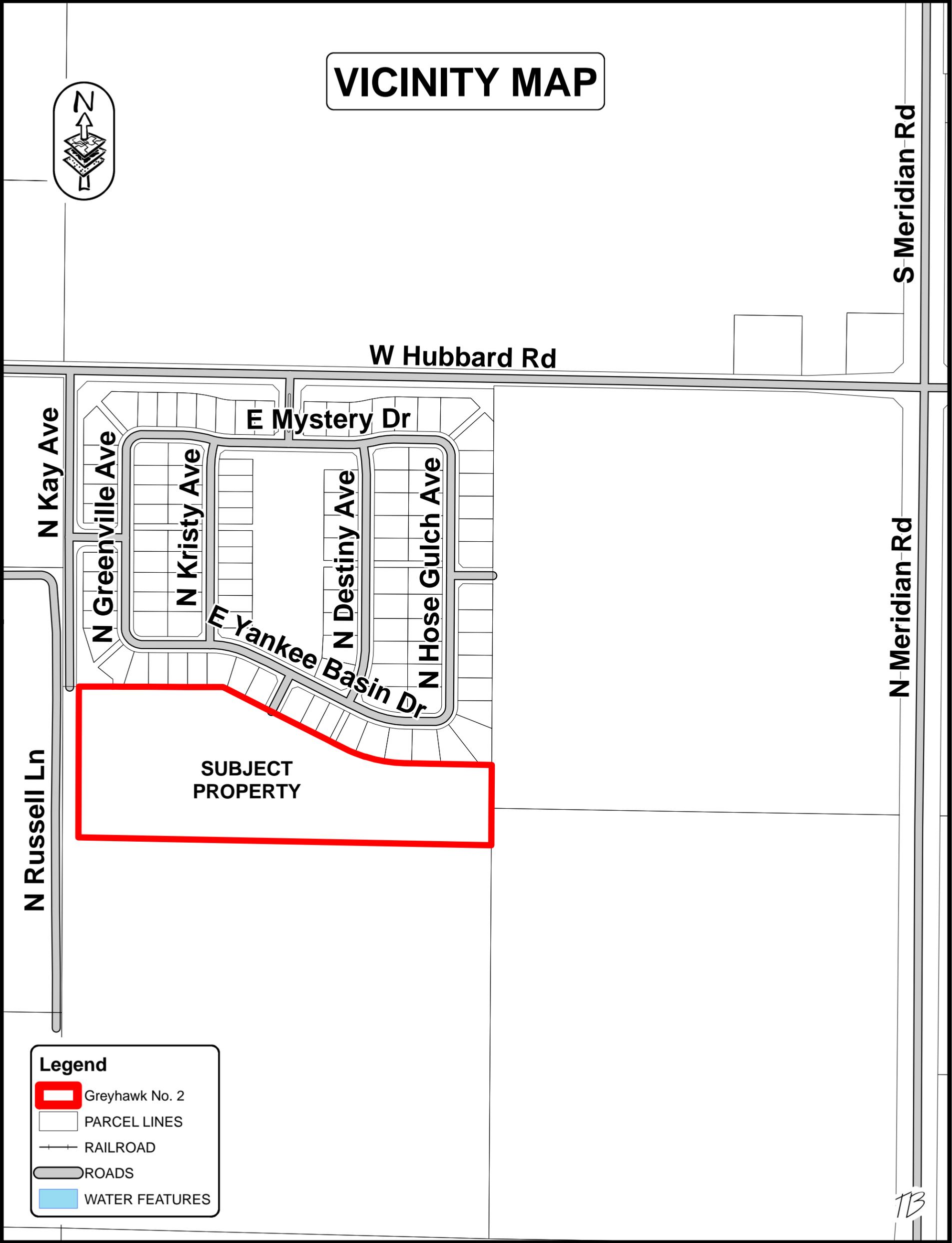
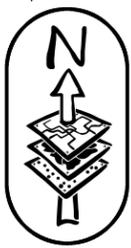
### A. General Project Facts, Staff Analysis:

1. The applicant is requesting Final Plat approval for Greyhawk Subdivision No. 2. The final plat for Deserthawk Subdivision No. 2 requests two construction phases. Phase 1 of Subdivision No. 2 proposes 16 residential lots and two (2) common lots.
2. In accordance with KCC Title 6 Subdivision Regulations, this application seeks final plat approval for the Greyhawk Subdivision No.2. This proposed final plat is in substantial conformance with the approved preliminary plat.

### B. Staff Analysis:

1. After staffs review, this proposed final plat appears to be in substantial conformance with the approved preliminary plat for the Greyhawk No. 2 residential subdivision. Applicant shall secure all signatures on the final plat check-off list prior to requesting City engineers signatures on the plat Mylar's.

# VICINITY MAP

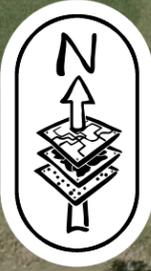


**Legend**

-  Greyhawk No. 2
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

TB

# AERIAL MAP



W Hubbard Rd

E Mystery Dr

N Kay Ave

N Greenville Ave

N Kristy Ave

N Destiny Ave

N Hose Gulch Ave

E Yankee Basin Dr

Russell Ln

SUBJECT PROPERTY

**Legend**

-  Greyhawk No. 2
-  PARCEL LINES
-  RAILROAD
-  ROADS
-  WATER FEATURES

TB

# KENT BROWN PLANNING SERVICES

June 18, 2013

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

**RE: Greyhawk No. 2 Subdivision Final Plat Application**

Dear Commissioners:

On behalf of Providence Properties LLC, we are requesting approval of the Final Plat application for the Greyhawk No. 2 Subdivision. The site is located at south of Greyhawk No1 Subdivision on the eastside of Kay Street and south of Columbia Road. The site is 10.64 acres in size, and is currently vacant.

Greyhawk No. 2 is proposed with 18 total lots, consisting of 16 buildable and 2 common. All 16 buildable lots will have single-family homes. The common space will total .6 acres, or 7.4% of the site. The common space will consist of a strip park and berm. The final plat complies to all the preliminary plat requirements. The proposed construction design has been done to local agency and general engineering practices.

If you have any questions regarding this or any other of our application for Greyhawk No 2 feel free to contact me.

Sincerely,



Kent Brown  
Planner



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

### Commission & Council Review Application

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

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

**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

Only For Office Use Only	
File Number (s)	13-04-S
Project name	GREYHAWK NO. 2
Date Received	6.14.13
Date Accepted/Complete	7.2.13
Cross Reference Files	—
Commission Hearing Date	—
City Council Hearing Date	AUG. 6, 2013

#### Contact/Applicant Information

Owners of Record: <u>JERRY HESS</u>	Phone Number: _____
Address: <u>519 E KARCHER RD</u>	E-Mail: _____
City, State, Zip: <u>NAMPA ID 83687</u>	Fax #: _____
Applicant (Developer): <u>PROVIDENCE PROPERTIES</u>	Phone Number: _____
Address: <u>701 S ALLEN ST STE 104</u>	E-Mail: <u>randy.clamo@gmail.com</u>
City, State, Zip: <u>MERIDIAN ID 83642</u>	Fax #: _____
Engineer/Representative: <u>KENT BROWN</u>	Phone Number: <u>871-6842</u>
Address: <u>3161 SPRINGWOOD DR</u>	E-Mail: <u>kent1kb@gmail.com</u>
City, State, Zip: <u>MERIDIAN ID 83642</u>	Fax #: _____

#### Subject Property Information

Site Address: _____
Site Location (Cross Streets): <u>HUBBARD AND KAYAVE</u>
Parcel Number (s): <u>S1313121100</u>
Section, Township, Range: <u>SEC 13, R2N 1W</u>
Property size: <u>4.63 AC</u>
Current land use: <u>VACANT</u> Proposed land use: <u>RESIDENTIAL</u>
Current zoning district: <u>R-6</u> Proposed zoning district: <u>NO CHANGE</u>

**Project Description**

Project / subdivision name: GREYHAWK NO 2

General description of proposed project / request: FINAL PLAT FOR PHASE 2 OF THE GREYHAWK DEVELOPMENT

Type of use proposed (check all that apply):

Residential SINGLE FAMILY

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): LANDSCAPING AND BERM

**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: 16 Number of building lots: \_\_\_\_\_

Number of common and/or other lots: 2

Type of dwellings proposed:

Single-Family 16

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

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

Other \_\_\_\_\_

Minimum Square footage of structure (s): 1400SF

Gross density (DU/acre-total property): 3.4 Net density (DU/acre-excluding roads): 4.7

Percentage of open space provided: 7.4 Acreage of open space: .6

Type of open space provided (i.e. landscaping, public, common, etc.): STRIP PARK 1 AND BERM

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

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

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

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

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

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

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

Proposed Parking:

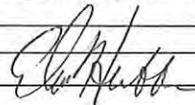
a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

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

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

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

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

Applicant's Signature:  Date: 6/13/13



# GREYHAWK SUBDIVISION NO. 2

## CERTIFICATE OF OWNERS

Know all men by these presents: That Providence Properties, LLC., an Idaho Limited Liability Company, is the owner of the property described as follows:

A portion of the West 1/2 of the NE 1/4 of Section 13, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: Commencing at the North 1/4 corner of said Section 13, from which the Northwest corner of said section bears North 88°53'13" West, 2642.77 feet; Thence along the West boundary of Greyhawk Subdivision No. 1, as same is recorded in Book 99 of Plats at Page 12854, records of Ada County, Idaho, South 00°11'49" West, 976.39 feet to the Southwest corner of said subdivision, said point being the **REAL POINT OF BEGINNING**.

Thence along the southerly boundary of said subdivision South 89°48'11" East, 492.34 feet;

Thence South 63°06'16" East, 262.23 feet;

Thence departing said southerly boundary South 26°53'44" West, 155.00 feet;

Thence North 63°06'16" West, 17.34 feet;

Thence South 26°53'44" West, 145.00 feet;

Thence North 63°06'16" West, 173.70 feet;

Thence North 89°48'11" West, 204.15 feet;

Thence North 87°30'45" West, 50.04 feet;

Thence North 44°48'11" West, 18.38 feet;

Thence North 89°48'11" West, 82.00 feet;

Thence 47.12 feet along the arc of a curve to the left, having a radius of 30.00 feet, a central angle of 90°00'00", and a long chord bearing South 45°11'49" West, 42.43 feet;

Thence North 89°48'11" West, 42.00 feet to a point on the North-South mid-section line of said Section 13;

Thence along said North-South mid-section North 00°11'49" East, 315.00 feet to the Point of Beginning. Containing 4.63 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. All lots in this plat will be eligible to receive water service from an existing City of Kuna main line located adjacent to the subject subdivision, and the City of Kuna has agreed in writing to serve all the lots in this subdivision.

Providence Properties, LLC.

E: Don Hubble, Manager

## CERTIFICATE OF SURVEYOR

I, Gregory G. Carter, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

Gregory G. Carter \_\_\_\_\_ P.L.S. No. 7729

## ACKNOWLEDGMENT

State of Idaho )

County of Ada ) s.s.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary Public in and for said State, personally appeared E. Don Hubble, known or identified to me to be a Manager of Greyhawk Development, LLC., the Limited Liability Company that executed the instrument or the person who executed the instrument on behalf of said Limited Liability Company and acknowledged to me that such Limited Liability Company executed the same.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

My commission expires \_\_\_\_\_

Notary Public for Idaho  
Residing in \_\_\_\_\_, Idaho



**Bailey Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD  
 4025 N. BERTHOUDS BLVD. TULSA, OK 74106-9893  
 BOISE, ID 83714  
 www.baileyengineering.com

# GREYHAWK SUBDIVISION NO. 2

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

The foregoing plat was accepted and approved by the Board of Ada County Highway District Commissioners on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Chairman ACHD

\_\_\_\_\_  
County Surveyor

APPROVAL OF CITY ENGINEER

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

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

\_\_\_\_\_  
County Treasurer

APPROVAL OF CITY COUNCIL

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

\_\_\_\_\_  
City Clerk, Kuna, Idaho

CERTIFICATE OF COUNTY SURVEYOR

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

CERTIFICATE OF COUNTY TREASURER

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

\_\_\_\_\_  
Date

COUNTY RECORDER'S CERTIFICATE

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

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

Instrument No. \_\_\_\_\_

\_\_\_\_\_  
Deputy

\_\_\_\_\_  
Ex-Officio Recorder



**Bailey Engineering, Inc.**  
 CIVIL ENGINEERING | PLANNING | CADD  
 402 S. BERTHOUDS BLVD  
 TULSA, OKLAHOMA 74103  
 BOISE, ID 83714  
 www.baileyengineering.com



**ORDINANCE NO. 2013-13**

**AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING FALCON RIDGE PUBLIC CHARTER SCHOOL INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Kuna operates a municipal irrigation system, generally referred to as Kuna Municipal Irrigation District (KMID), as authorized by Title 50, Chapter 18, Idaho Code; and

WHEREAS, the above mentioned parcels are connected to the Kuna Municipal Irrigation District system; and

WHEREAS, the Kuna City Council has deemed annexation of said properties into the Kuna Municipal Irrigation District to be in the best interest of the City of Kuna;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: That the following described real properties be and the same hereby is annexed into the Kuna Municipal Irrigation District of the City of Kuna, State of Idaho and the boundaries adjusted accordingly, said property being described as follows in Exhibits A & B.

Section 2: Declaring the water rights appurtenant thereto are hereby pooled for delivery purposes

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise~Kuna Irrigation District.

Section 5: That this Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

DATED this 6th day of August 2013.

CITY OF KUNA

Ada County, Idaho

---

W. Greg Nelson, Mayor

ATTEST:

---

Brenda S. Bingham, City Clerk

**EXHIBIT A  
LEGAL DESCRIPTION  
FALCON RIDGE PUBLIC CHARTER SCHOOL**

A parcel of land being a portion of Lots 11 and 12 of the Kuna Home Tracts, as same is shown on the plat thereof recorded in Book 5 of Plats at Page 247 of Ada County Records, and being located in the Northwest One Quarter of the Northwest One Quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, described as follows:

Commencing at the Northwest Section Corner of said Section 26, (from which point the North One Quarter corner of said Section 26 bears South 89°54'51" East, a distance of 2,626.65 feet);

Thence from said Section Corner, South 89°54'51" East, a distance of 444.90 feet on the northerly Section Line of said Section 26 to the northeast corner of Lot 11 of said Kuna Home Tracts;

Thence South 29°13'27" East, a distance of 55.04 feet on the lot line common to Lots 10 and 11 of said Kuna Home Tracts to a point on the southerly right of way line of West Avalon Street, said point being the POINT OF BEGINNING;

Thence continuing South 29°13'27" East, a distance of 135.14 feet (formerly described as 135 feet), on the lot line common to Lots 10 and 11 of said Kuna Home Tracts;

Thence South 01°13'27" East, a distance of 170.16 feet (formerly described as 170 feet) on the lot line common to said Lots 10 and 11;

Thence North 89°54'51" West, a distance of 495.38 feet to a point on the easterly right of way line of South Ten Mile Road;

Thence North 00°20'27" East, a distance of 258.09 feet on said easterly right of way line, said line being 48.00 feet easterly of and parallel with the westerly section line of said Section 26, to a point of curve;

Thence 6.39 feet on the arc of a curve to the right, said curve having a radius of 30.00 feet, a central angle of 12°12'46" and a chord bearing of North 06°26'50" East and a chord distance of 6.38 feet on said easterly right of way line to a point of compound curve;

Thence 4.70 feet on the arc of a curve to the right, said curve having a radius of 64.50 feet, a central angle of 04°10'29" and a chord bearing of North 49°28'08" East and a chord distance of 4.70 feet to a point of compound curve;

Thence 34.68 feet on the arc of a curve to the right, said curve having a radius of 102.50 feet, a central angle of 19°23'00" and a chord bearing of North 61°14'52" East and a chord distance of 34.51 feet to a point of compound curve;

Thence 12.44 feet on the arc of a curve to the right, said curve having a radius of 282.50 feet, a central angle of 02°31'20" and a chord bearing of North 72°12'02" East and a chord distance of 12.43 feet to a point on the southerly right of way line of West Avalon Street;

Thence South 89°54'51" East a distance of 377.85 feet on said southerly right of way line to the point of beginning. Said parcel contains 3.15 acres more or less.

**EXHIBIT B  
LEGAL DESCRIPTION  
FALCON RIDGE PUBLIC CHARTER SCHOOL**

A parcel of land being a portion of Lots 11 and 12 of the Kuna Home Tracts, as same is shown on the plat thereof recorded in Book 5 of Plats at Page 247 of Ada County Records, and being located in the Northwest One Quarter of the Northwest One Quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, described as follows:

Commencing at the Northwest Section Corner of said Section 26, (from which point the North One Quarter corner of said Section 26 bears South 89°54'51" East, a distance of 2,626.65 feet);

Thence from said Section Corner, South 00°20'27" West, a distance of 660.16 feet (formerly described as 660 feet) on the westerly section line of the Northwest One Quarter of said Section 26 to the Southwest Corner of Lot 12 of said Kuna Home Tracts;

Thence South 89°54'50" East, a distance of 48.00 feet on the southerly lot line of said Lot 12 to point on the easterly right of way line of South Ten Mile Road, said point being the POINT OF BEGINNING;

Thence North 00°20'27" East, a distance of 324.21 feet on said easterly right of way line, said line being 48.00 feet easterly of and parallel with the westerly section line of the Northwest One Quarter of said Section 26;

Thence South 89°54'51" East, a distance of 495.38 feet to a point on the lot line common to Lots 10 and 11 of said Kuna Home Tracts;

Thence South 40°43'29" East, a distance of 180.17 feet (formerly described as 180 feet) on the lot line common to Lots 10 and 11 of said Kuna Home Tracts;

Thence South 00°27'49" West, a distance of 187.85 feet (formerly described as 187.9 feet) on the lot line common to Lots 11 and 17 of said Kuna Home Tracts to the southeast corner of said Lot 11;

Thence North 89°54'50" West, a distance of 241.79 feet on the southerly lot line of said Lot 11;

Thence North 15°11'52" East a distance of 12.02 feet;

Thence North 03°15'49" West a distance of 38.79 feet;

Thence North 49°47'37" West a distance of 38.25 feet;

Thence North 57°39'01" West a distance of 30.23 feet;

Thence North 50°25'31" West a distance of 61.36 feet;

Thence North 67°14'31" West a distance of 26.09 feet;

Thence South 70°50'13" West a distance of 24.31 feet;

Thence South 32°33'49" West a distance of 58.09 feet;

Thence South 19°20'48" West a distance of 42.33 feet;

Thence North 89°54'50" West a distance of 36.03 feet;

Thence South 00°05'10" West a distance of 43.21 feet to a point on the southerly lot line of Lot 12 of said Kuna Home Tracts;

Thence North 89°54'50" West a distance of 142.04 feet on the southerly lot line of ~~said Lot 12~~ to the point of beginning. Said parcel contains 3.89 acres more or less.

# EXHIBIT C LOCATION MAP



N Ten Mile Rd

N Cedar Ave

W Owyhee Ave

W Kuna Rd

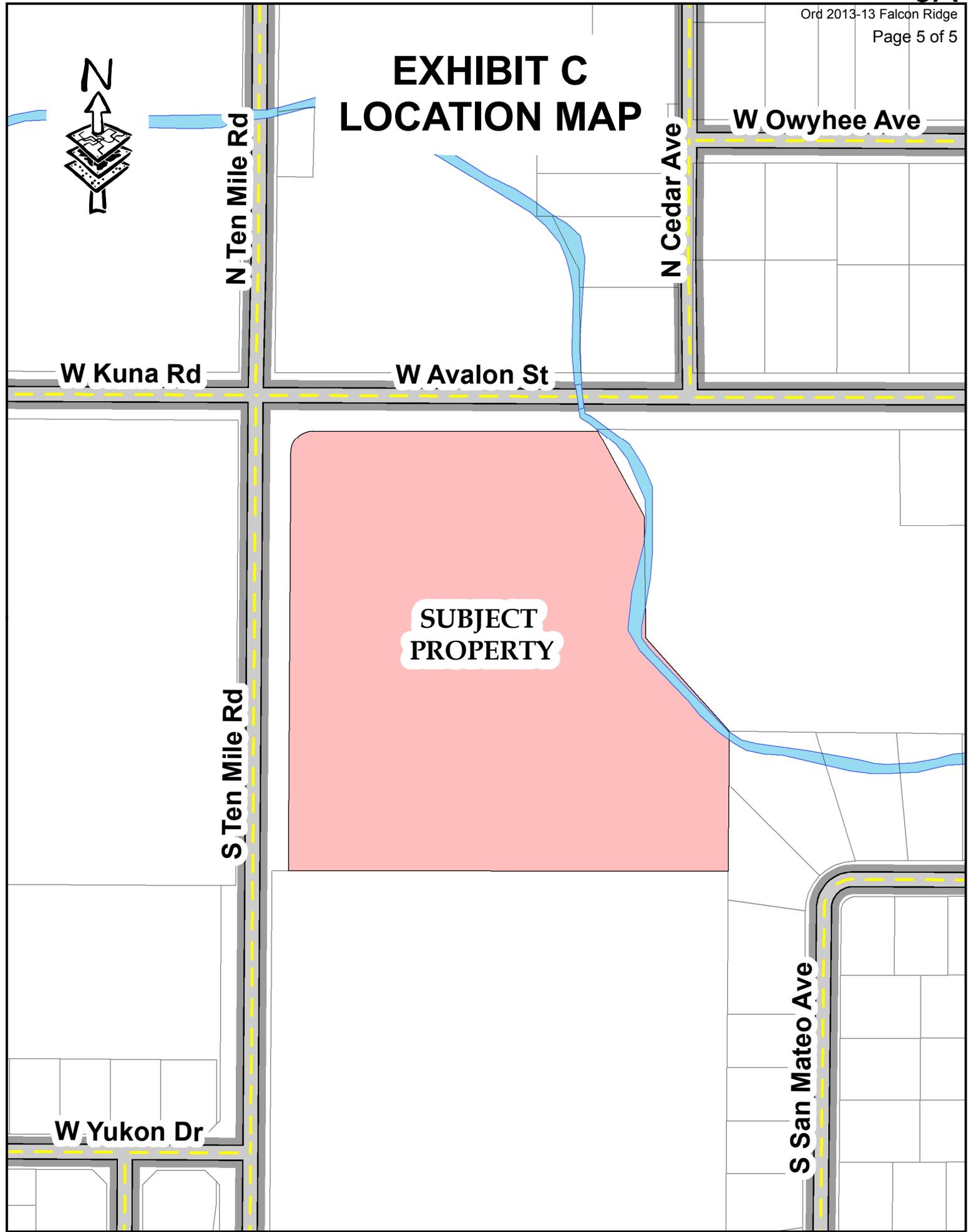
W Avalon St

SUBJECT  
PROPERTY

S Ten Mile Rd

S San Mateo Ave

W Yukon Dr





**ORDINANCE NO. 2013-15**

**AN ORDINANCE OF THE CITY OF KUNA, IDAHO, DE-ANNEXING PARCEL NO. S1326121010 FROM THE KUNA MUNICIPAL IRRIGATION DISTRICT AND INTO THE BOISE-KUNA IRRIGATION DISTRICT; CHANGING THE BOUNDARIES OF SAID DISTRICTS AS A RESULT; DECLARING WATER RIGHTS APPURTENANT THERETO ARE REMOVED FROM THE KUNA MUNICIPAL IRRIGATION DISTRICT; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Kuna operates a municipal irrigation system, generally referred to as Kuna Municipal Irrigation District as authorized by Title 50, Chapter 18, Idaho Code; and

WHEREAS, the above mentioned parcel was previously annexed into the Kuna Municipal Irrigation District system; and

WHEREAS, the Kuna City Council has deemed de-annexation of said parcel from the Kuna Municipal Irrigation District into the Boise-Kuna Irrigation District to be in the best interest of the City of Kuna;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF KUNA, Ada County, Idaho, as follows:

Section 1: That the following described real property be and the same hereby is de-annexed from the Kuna Municipal Irrigation District of the City of Kuna, State of Idaho into the Boise-Kuna Irrigation District, and the boundaries adjusted accordingly, said property being described as follows in Exhibit A and shown on the map in Exhibit B:

Section 2: Declaring the water rights appurtenant thereto are hereby removed from the Kuna Meridian Irrigation District.

Section 3: The City Clerk is hereby directed to record, in the office of the recorder for Ada County, a certified copy of this ordinance as required by Section 50-1832, Idaho Code.

Section 4: The City Engineer is hereby directed to give notice of this action by forwarding a certified copy of this Ordinance to Boise-Kuna Irrigation District.

Section 5: That this Ordinance, or a summary thereof in compliance with Section 50-901A, Idaho Code, shall be published once in the official newspaper of the City, and shall take effect immediately upon its passage, approval, and publication.

DATED this 6th day of August, 2013.

ATTEST:

CITY OF KUNA, Ada County, Idaho

---

W.G. Nelson, Mayor

---

Brenda Bingham, City Clerk

**EXHIBIT A  
LEGAL DESCRIPTION**

A parcel of land being a portion of the East half of the Northwest Quarter, Northeast Quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho and more particularly described as follows;

Commencing at a point marking the Southeast Corner of the Southwest Quarter, Northeast Quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho. From said point the center  $\frac{1}{4}$  Corner of said Section 26 bears North  $89^{\circ}53'45''$  West, 1320.23 feet;

Thence North  $00^{\circ}03'25''$  East, 1326.33 feet along the Easterly Boundary of the Southwest Quarter of the Northeast Quarter to a point marking the Southeast Corner of the Northwest Quarter of the Northeast Quarter of said Section 26;

Thence North  $00^{\circ}03'56''$  West, 16.60 feet to the **Point of Beginning**;

Thence along the Northern boundary of Willow Glenn #3 for the next five (5) calls, South  $89^{\circ}49'49''$  West, 88.79 feet;

Thence North  $85^{\circ}21'10''$  West, 146.67 feet;

Thence North  $00^{\circ}00'00''$  West, 257.36 feet;

Thence South  $67^{\circ}33'23''$  West, 54.10 feet;

Thence North  $89^{\circ}56'45''$  West, 116.45 feet;

Thence leaving said Northerly boundary, North  $00^{\circ}06'52''$  East, 516.19 feet;

Thence North  $89^{\circ}57'21''$  East, 658.26 feet;

Thence South  $00^{\circ}03'25''$  West, 507.77 feet to the **Point of Beginning**.

**EXHIBIT B  
MAP**

