



**CITY OF KUNA
BOARD OF CORRECTION MEETING
AGENDA
TUESDAY, MARCH 19, 2019**

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

5:30 P.M. – ANNUAL BOARD OF CORRECTION MEETING

Call to Order and Roll Call

1. Introduction:

Introductory memo from Mike Borzick, to include Financial adjustments, Delinquent accounts, Tax Deeds, Water supply balance and any protestants either scheduled or otherwise

2. Irrigation Irregularities:

Group A. Lots that had simple errors

Group B. Lots that were inadvertently charged by the Utility Billing Department when the property wasn't in the Roll.

3. Approve the Assessment Roll

4. Mayor/Council Discussion Items:

Discussion on how to properly charge newly platted lots in the spring that weren't on the assessment roll, however the mother account was correctly placed on the assessment roll in the fall and the water was paid for by the developer.

5. Announcements:

6. Adjournment:



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kuna.ID.gov

MICHAEL L. BORZICK, GISP
GIS MANAGER

Telephone (208) 287-1726
Email: mborzick@KunaID.gov

MEMORANDUM

TO: Mayor Stear and Members of City Council

FROM: Mike Borzick
GIS Manager

RE: Board of Correction
Purpose & Agenda

DATE: March 14, 2019

As required in Idaho State Code, this Board of Correction has been or will be noticed in the Kuna-Melba News on February 6 and February 13, 2019. It is held as a requirement outlined in Idaho State Code 50-1807.

Purpose of Board of Correction

Inasmuch as the Board of Correction meets and acts infrequently, it may be useful to review the legislation defining the purpose of the Board. The following is taken from Idaho State Code 50-1811 and 50-1812 in describing the duties of the Board of Correction:

*50-1811. Board of correction -- Changes in assessment books. At the time of the meeting specified in the notice required by section [50-1807](#), **the mayor and council of such city are hereby constituted a board of correction** and for that purpose shall meet and continue in session from day to day as long as may be necessary not to exceed three (3) days, exclusive of holidays and **make such changes in the said assessment book as may be necessary to make it conform to the facts**, and such assessments levied for the maintenance, operation, extension and enlargement of the works may be reviewed by the mayor and council of the city during said time upon the request of any person interested, and within five (5) days after the mayor and council, shall have adjourned as a board of correction, the city clerk shall complete the assessment books as the same may have been adjusted and/or corrected by the mayor and council sitting as a board of correction and shall certify to the same and deliver said books to the city treasurer who shall collect the assessments in the manner herein provided.*

*50-1812. Correction of irregularities upon giving notice -- Omissions. If the levy of any assessment or assessments for **any year** as provided by this section, upon any or all the lands, lots, pieces or parcels of real estate within the boundaries of such irrigation system, shall be **discovered to be irregular and***

void because of any irregularity, informality or error in the assessment books or for any other reason, the said mayor and council of the city may meet and correct such errors upon five (5) days prior notice published in the official newspaper, as provided in sections [50-1801](#) through [50-1835](#), [Idaho Code,] and at such meeting correct any error or mistake that may have been found to exist which makes such assessment roll invalid, provided, that no invalidity of such assessment roll may be claimed on account of the omission of the name or the incorrect naming of the owner of any lots, pieces or parcels of real estate so assessed or the omission of lands, lots, pieces or parcels of real estate through error or inadvertence from the assessment roll, but that such omitted lot, piece or parcel of land shall be assessed by the city clerk.

It is the presumption of staff that Council established in October 2018 the assessment criteria to be relied upon by staff to prepare the 2019 assessment roll. The purpose of the Board of Correction is to correct assessments where errors have been made, making the assessment roll conform to the facts, and adjusting assessments consistent with the criteria adopted in October. This might make the scope of issues to be considered by the Board, somewhat limited.

However, the very next code section (50-1812) introduces a process whereby the Mayor and Council, upon 5 days published notice, may consider any irregularities, informalities or errors, in any assessment(s), from any year, and may correct them. The Board of Correction certainly meets the noticing criteria of 50-1812, involves the same people, and staff assumes that the Board of Correction can act in any manner permitted by 50-1812.

As a matter of practical application, staff would prefer that the Board not make substantive changes in assessment philosophy at this late date in the assessment cycle. Where possible, staff would hope that significant changes would be addressed in October of the subsequent assessment cycle.

Notwithstanding Staff's preferences, the latitude of the Board of Correction in making corrections is very broad, and is perhaps limited only in the general statutory requirement that a "uniform method of assessment" (50-1805A) is preserved.

Financial Adjustments

For the information of Council, this year's budget includes an allowance of \$2,000 for adjustments and corrections which the Board of Correction may make in this year's assessment roll without exceeding the prescribed budget. Adjustments exceeding this amount would have to be offset by reductions in other line items or by draws from fund balance.

Delinquent Assessments (2018 delinquents)

1. David Buchholz – 1573 W Hayfield Ct, Lot 20 Blk 2, Hayfield Subdivision – \$100.53
2. Vern & Angelina Alleman LT – 1179 W Park Ave, Kuna Townsite AMD - \$37.98

Pending Irrigation Shutoff

This year's, and every year's, assessments are due and payable April 1st. The state code directs that no irrigation water is to be delivered to a property until its assessment is paid. To comply with this requirement, the level payment of installments is enforced through the potable water shutoff (in conjunction with the shutoff for sewer, water and garbage collection) – which does not require a backyard entry thus keeping our public works staff safe from personal threats and injury. The City Treasurer has insured the cities assessments to the underlying irrigation districts will be paid in full on the next accounts payable (AP) cycle to comply with the state code.

The following items are proposed for consideration or decision:

Tax Deed List (See Attachment)

None for 2019

Water Supply Balance

For the information of the Board, the following Table shows the quantity of water provided to the pressure irrigation system and the usage, non-usage and wastage of canal water in 2017 and 2018. Wastage is computed as the difference between canal water delivered to a pump station and the amount actually pumped. Water “not used” is the difference between available canal water allotment (including carryover) and the amount the City requested to be delivered.

	<u>2017</u>	<u>2018</u>
CANAL WATER PUMPED	1,263 MG	1,156 MG
POTABLE WATER USED	1.8 MG	114 MG
CANAL WATER DELIVERED	1,646 MG	1,265 MG (PI & GI)
WATER WASTED	256 MG	459 MG

5,438 PI Connections (2018)
 0.65 acre-feet/connection delivered (2018)
 0.26 acre-feet/connection wasted (2018) 64% efficiency

	<u>Totals</u>	<u>2018 Added</u>	<u>2019 Added</u>
BOISE~KUNA IRRIG	1,877.90 Acres	113.34 Acres	55.83 Acres
NEW YORK IRRIG	419.43 Acres	51.04 Acres	
NAMPA~MERIDIAN IRRIG	25.16 Acres	12.26 Acres	
	2,322.49 Acres		

Scheduled Protestants – supporting documents, if any, provided at meeting

1. No scheduled protestants

Un-scheduled Protestants

2. Keith Clow sent an email claiming a concern and was told to address his grievances at Board of Correction

Irrigation irregularities:

Group A. Lots that had simple errors

- i. Different mailing address or location address
 - a. 1926 Linmar changed from 1927 Linmar (Ada County)

Group B. Lots that were inadvertently charged by the Utility Billing Department when the property wasn't in the Roll.

- i. Ditch bank near Spicewood Sub – Westpark Company

Mayor/Council Discussion Items:

Discussion on how to properly charge newly platted lots in the spring that weren't on the assessment roll, however the mother account was correctly placed on the assessment roll in the fall prior to final plat and the water was paid in full by the developer in the fall prior to the irrigation season.

Sincerely,

Michael L Borzick

Michael L Borzick
GIS Manager

OFFICIALS

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



CITY OF KUNA

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

City Council Meeting
AGENDA
Tuesday, March 19, 2019

6:00 P.M. REGULAR CITY COUNCIL

- 1. Call to Order and Roll Call**
- 2. Invocation:** Jim Bollin, Kuna Seventh Day Adventist
- 3. Pledge of Allegiance:** Mayor Stear
- 4. Consent Agenda:** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

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

A. City Council Meeting Minutes:

- 1. Regular City Council Minutes, March 5, 2019**

B. Accounts Payable Dated March 14, 2019 in the Amount of \$ 767,491.61

C. Alcohol Licenses

- 1. Jacksons #26 330 W 3rd Street – Off Premise Beer & Off Premise Wine**
- 2. Jacksons #160 150 W Deer Flat Road – Off Premise Beer & Off Premise Wine**
- 3. Cuda LLC dba Big Mic's 459 W Main Street – Liquor-by-the-Drink, On Premise Beer, & Off Premise Beer**

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

D. Resolutions

1. Consideration to approve Resolution No. R22-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE PUBLIC UTILITY EASEMENT FROM THE HOUSING COMPANY, INC.

2. Consideration to approve Resolution No. R23-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE PRESSURIZED IRRIGATION EASEMENT FROM THE HOUSING COMPANY, INC.

3. Consideration to approve Resolution No. R24-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC., FOR THE WINFIELD SPRINGS NO. 3 SUBDIVISION FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

4. Consideration to approve Resolution No. R25-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES, ASSIGNMENT OF PUBLIC UTILITY RIGHTS TO CONSENT TO USE AGREEMENT, AND GRANTEE ACCEPTANCE FROM N STAR FARM, LLC.

5. Consideration to approve Resolution No. R26-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO DECLARING CERTAIN PERSONAL PROPERTY SURPLUS AND DIRECTING THE REMOVAL OF SAID PROPERTY.

6. Consideration to approve Resolution No. R27-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE REIMBURSEMENT AGREEMENT WITH COLEMAN HOMES, IN THE AMOUNT OF TWENTY-THREE THOUSAND FIVE HUNDRED THREE DOLLARS AND 00/100 (\$23,503.00).

E. Final Plats

1. Consideration to approve 18-07-FP (Final Plat) for Cazador Subdivision No. 1
2. Consideration to approve 19-02-FP (Final Plat) for Saranda Subdivision

F. Findings of Fact and Conclusions of Law

1. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 18-06-AN (Annexation) & 18-08-S (Preliminary Plat) for Ledgestone Subdivision.
2. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 18-01-S (Preliminary Plat) for Whisper Meadows Subdivision.
3. Consideration to approve Findings of Fact and Conclusions of Law for Case No's 18-05-AN (Annexation) and 18-06-S (Preliminary Plat) for Redcloud Subdivision

5. Community Reports or Requests:

None

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

- A. Public Hearing and consideration to approve 18-07-AN (Annexation) & 18-05-ZC (Rezone) for Thistle Farm, LLC and Bodahl Farm, LLC – Sam Weiger, Planner I**
ACTION ITEM

Tim Eck seeks approval of an annexation of approximately 40 acres and a rezone of approximately 40 acres. The subject properties are located at the southwest corner of Ten Mile and Hubbard Rd, Kuna, Idaho 83634

- *Open Public Hearing*
- *Receive evidence*

Potential Motions:

- *Consideration to close evidence presentation and proceed to deliberation*
- *Consideration to either:*

Option 1: Approve or Deny Case No. 18-07-AN (Annexation) & 18-05-ZC (Rezone) and Close the Public Hearing and direct staff to prepare Findings of Fact, Conclusions of Law and Order of Decision for approval by the Council on the next Council Meeting Consent Agenda.

Option 2: Continue the Public Hearing to a time and date certain, direct staff to prepare a draft Findings of Fact, Conclusions of Law and Order of Decision for consideration by the Council.

7. Business Items:

- A. Economic Development Update – Lisa Holland, Economic Development Director

8. Ordinances:

- A. Third Reading and Consideration to approve Ordinance No. 2019-05 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING TITLE 1, CHAPTER 6, SECTION 8 ENTITLED PUBLIC HEARING RULES OF PROCEDURE OF THE KUNA CITY CODE PROVIDING FOR:

- CLARIFICATION ON PUBLIC HEARING RULES OF PROCEDURE;
- ESTABLISHING TESTIMONY TIME LIMITS;
- REGULATING THE PRESENTATION OF DOCUMENTS AND OTHER FORMS OF PHYSICAL EVIDENCE;
- AMENDING THE RECOGNIZED PUBLIC HEARING MOTIONS;
- CLARIFYING CONFLICT OF INTEREST PROCEEDURES; AND
- PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

Consideration to approve ordinance

Consideration to approve summary publication

- B. Consideration to approve Ordinance No. 2019-08 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- MAKING CERTAIN FINDINGS; and
- ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR'S MICHAEL JORDAN ROBINSON; AND
- DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and
- DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and

- DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance

9. Mayor/Council Announcements:

10. Executive Session:

A. Adjourn to Executive Session pursuant to:

Idaho Code Section 74-206 (1)(e) and (f)

- (e) To consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations
- (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

11. Adjournment:

OFFICIALS

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



CITY OF KUNA

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

**City Council Meeting
MINUTES
Tuesday, March 5, 2019**

6:00 P.M. REGULAR CITY COUNCIL

1. Call to Order and Roll Call

COUNCIL MEMBERS PRESENT:

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

CITY STAFF PRESENT:

Bob Bachman, Public Works Director
Jared Empey, City Treasurer
Chris Engels, City Clerk
Wendy Howell, Planning & Zoning Director
Bobby Withrow, Parks Director
Nancy Stauffer, Human Resources Director
Jace Hellman, Planner II

2. Invocation: Dean Herring, South Valley Baptist Church

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS
(Timestamp 00:00:42)

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

A. City Council Meeting Minutes:

I. Regular City Council Minutes, February 19, 2019

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

B. Accounts Payable Dated February 28, 2019 in the Amount of \$540,641.75

C. Resolutions

1. Consideration to approve Resolution No. R15-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY DB DEVELOPMENT, LLC, FOR THE DESERTHAWK SUBDIVISION NO. 4 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

2. Consideration to approve Resolution No. R16-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY DB DEVELOPMENT, LLC, FOR THE CAZADOR SUBDIVISION NO. 1 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

3. Consideration to approve Resolution No. R17-2019

A RESOLUTION OF THE CITY OF KUNA, IDAHO APPROVING THE PARK USE AGREEMENT BY AND BETWEEN THE CITY OF KUNA, IDAHO AND THE KUNA POLICE ACTIVITIES LEAGUE (KPAL) AT ARBOR RIDGE PARK, WINCHESTER PARK, FARM ESTATES PARK AND PURSUANT TO THE TERMS OF THE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

4. Consideration to approve Resolution No. R18-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE CONSENT TO USE AGREEMENT WITH THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF RECLAMATION.

5. Consideration to approve Resolution No. R19-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE ALL AGREEMENTS AND CONTRACTS AND THE CLERK TO ATTEST TO THE MAYOR'S SIGNATURE ON ALL SAID DOCUMENTS RELATED TO THE PURCHASE OF THE REAL PROPERTY WITH ADA COUNTY PARCEL NUMBERS S1326121090 AND S1326121015.

6. Consideration to approve Resolution No. R20-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE PROJECT PRIORITY LIST TITLED “CITY OF KUNA IDAHO’S TRANSPORTATION PRIORITY REQUESTS - 2019” AS THE OFFICIAL TRANSPORTATION PROJECT PRIORITY LIST FOR THE CITY OF KUNA, IDAHO FOR THE ADA COUNTY HIGHWAY DISTRICT; AUTHORIZING THE CITY CLERK TO TRANSMIT THE DOCUMENT TO ACHD; AND HEREBY REPEALING ALL PREVIOUS TRANSPORTATION PROJECT PRIORITY LISTS.

D. Final Plats

I. Consideration to approve 18-20-FP (Final Plat) for Ashton Estates Subdivision No. 2

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

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

Voting No: None

Absent: None

Motion carried 4-0.

5. Community Reports or Requests:

A. Update on Changes for the Kuna Clean Up – Chad Gordon, J & M Sanitation
(Timestamp 00:01:18)

Chad Gordon, J & M Sanitation distributed a handout to Council and Mayor Stear and updated Council on the proposed changes for the Kuna Clean Up. These changes were due to growth and the ability to handle the event. He stood for questions.

Council President Buban-Vonder Haar clarified the QR Code was more to protect against people bringing more than 2 loads than to check for residency.

Mr. Gordon replied something else he could see was someone faxing their uncle in Meridian their Kuna utility bill so they could get in, whereas, if they had that QR Code associated with their City billing account number, they should be able to, and this was the part they were still trying to work out, on their scanners have an excel list or something that tracked the numbers so if they came up twice they weren’t allowed anymore. Whether or not it worked out that year was still to be determined but that was the hope. If somebody had an exception or said hey, I just have 1 more load, he wasn’t going to be a complete stickler. The people that were really abusing the system were the ones he was trying to eliminate so they could continue to do this for the community.

Council President Buban-Vonder Haar recommended, if they were going to be doing this as a bill insert, they add a reminder that peoples could rent a dumpster which J & M Sanitation would drop off and that it was really easy, etc. That way they would know there was another easy option if they had more than anticipated.

Mr. Gordon thought they would probably do a follow up after the event of something that would discuss that because he was already at 4 pages of inserts to go out with this. They were shooting for Saturday, April 20, 2019 as the drop off day and it would be the 2 weeks prior to that for the curbside pickup. After that they would probably send out something listing their options, including a dumpster or the transfer station in Meridian, if people were unable to get to the cleanup. It was 1 of the most common questions they received, where is the nearest dump. A lot of people did not know there was a transfer station available to them in Meridian. As the City grew it got tougher and tougher manpower and vehicle wise to cover it. They had some great volunteers but every year it was getting harder and harder to find volunteers and to train them in a short period of time as to what they really were accepting curbside and making sure everybody covered the entire route in 1 day. Whereas, if his own drivers that knew all the routes were covering it, they would just follow along behind the trucks and nothing would be missed or it would be tagged accordingly if it was something they couldn't take curbside.

Council President Buban-Vonder Haar asked about an update on the ability to have renters log in and pay the utility bills. She asked if there were any thoughts on that.

City Clerk Chris Engels thought it might be a consideration to have QR Code vouchers that could be distributed for the renters if they came in or if it could be done electronically and then the City could email them.

Council President Buban-Vonder Haar replied as long as it was an insert. She thought landlords could just email the bill to the tenant. That's what she did. She just didn't want to make it overly burdensome.

Mr. Gordon said as long as it was some sort of QR Code it wouldn't matter if it was on the City bill or a separate sheet. He was trying to figure out which they could do or should do. He thought there should be some way to disseminate that to the tenants. It was just going to be a matter of getting the word out to the people. That was always the hardest things to do. Landlords may not read the inserts that came with the billing and wouldn't know to pass that on to their tenant. He reiterated they wouldn't be complete sticklers on it that year because they didn't want people to get a bad taste in their mouths right off the bat with this change but they did want them to prepare for the fact that this was the way it would be in the coming years.

Mayor Stear asked if he had talked to City Treasurer Jared Empey or anyone in the utilities staff about this.

Mr. Gordon replied he had talked to someone from BDS and she said they did have space on the bill to put the QR Code on it. He explained where they were at in that process.

Mayor Stear asked that he keep Mr. Empey in the loop so they knew what was going on. They also might have some good ideas since they had been doing it for a long time.

Mr. Gordon said he would.

Mayor Stear appreciated all the work he had done on it and knew it had grown a lot over the years.

Council thanked him.

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

- A. Public Hearing and consideration to approve 18-06-AN (Annexation) & 18-08-S (Preliminary Plat) – Jace Hellman, Planner II **ACTION ITEM**
(Timestamp 00:14:09)

On behalf of Trilogy Development, Inc., Jane Suggs, with WHPacific requests to annex two parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family lots, and 45 common lots. The subject sites are adjacent to the southwest corner of East Hubbard Road and North Locust Grove Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN’s S1418121126 & S1418123400).

Jace Hellman presented the staff report and stood for questions.

Jane Suggs, with WHPacific, 2141 W. Airport Way, Boise, Idaho 83705, reviewed the application and stood for questions.

Mayor Stear opened the public hearing.

Support: None

Against:

Neutral:

Kenneth Jantz, 8440 S. Locust Grove, Meridian, Idaho 83642, lived approximately 1 mile north of this particular subdivision. He wanted to point out on the corner of Locust Grove and Columbia Meridian decided to put in a processing facility,

basically a dump. He expressed his concerns regarding that processing facility. He was also concerned about the traffic that would be generated between this project and the processing plant project as well as possibly a third. He felt the City should make a real effort with the highway department to do something about that section of road. As for this particular development, he was neutral. He was concerned about the area being overloaded and the City not being ready for it. He also shared concerns about ACHD's quality of work on a section of Hubbard Road.

Mayor Stear thought they did a temporary patch job because it had been getting close to winter and hoped they would be fixing that.

Rebuttal:

Ms. Suggs appreciated the neighbors coming out to speak especially when they were concerned about traffic. She reviewed the Traffic Impact Study they had done and the traffic mitigations. She stood for questions.

Council Member Cardoza asked if block 3 and block 4 were where the garages were.

Ms. Suggs replied they were on blocks 5 and 9. She showed them on the screen.

Council Member Cardoza asked why all the small lots were on the eastern part instead of them being interspersed with the lots to the west.

Ms. Suggs explained all the smaller lots were the alley loaded blocks which was why they were all together. There was a little bit of a mix though. She passed around a map she colored to show the R-4, R-6, and R-8 lots.

Council Member Cardoza asked about something that looked like a railroad track on the plat.

Ms. Suggs replied that was a phase line and reviewed their phase plans.

Council Member Cardoza clarified the rear loaded garage lots would be part of the last phase.

Ms. Suggs said they would be towards the last phase.

Mayor Stear asked Parks Director Bobby Withrow if the open space, greenspace, and trail way were what he wanted to see there.

Mr. Withrow replied, seeing this for the first time, it actually looked pretty good.

Mayor Stear clarified Mr. Withrow had not seen this before.

Mr. Withrow replied he had not but it looked adequate.

Mayor Stear was uncomfortable that this would be a City owned trail way and Mr. Withrow hadn't seen it yet.

Ms. Suggs stated they were building according to the requirements of the pathway master plan, she believed it was a 30-foot lot with a 10-foot pathway in it, so it would be something the City could take over for maintenance.

Mayor Stear said they were going to have to do something different there because there was 1 department that was going to have to take over and maintain it and they didn't even know about it and hadn't even seen it. He didn't think that was a good idea. He didn't know how they would disconnect with that but it certainly needed to change. It was his preference to give Mr. Withrow a little more time to look it over and see what he would have for suggestions. He also assumed they were not using any park impact fees to build these trail ways.

Council President Buban-Vonder Haar replied the developer was building it. She asked Mr. Withrow if he wanted time to look at it.

Mr. Withrow responded it looked like it went with the comp plan and everything. The pathway was going to be 10 feet which was what he liked. He felt they were good to go on it.

Council Member Cardoza read a section of the minutes from Planning & Zoning about open space and thought that it said there was a total of about 24%.

Ms. Suggs replied that wasn't correct. He was adding up the numbers when it was actually 14% of the site was open space and 10% of the total land mass was usable open space. She explained how the spaces were divided up.

Council President Buban-Vonder Haar asked City Attorney Bill Gigray if a motion to close evidence presentation was the same as closing the public hearing or if they were separate motions.

Mr. Gigray explained it was his preference to close the receipt of evidence and testimony and precede to deliberation because it was still part of the public hearing. Much like it was a segment of the meeting dedicated to this application. He didn't know, if the City went up on Judicial Review, if the Supreme Court would strike this, but what the court would want to determine was when did the proceedings start and when did they end because that would become the transcript of the proceeding that was being reviewed. If they continued the hearing until they completed the deliberation it was easier to make that call if this were to end up in the District Court.

Council Member Cardoza found the disbursement of vehicles on Locust Grove going north at full build out kind of scary. He wished Ada County Highway could keep up with the growth. His concern was all the traffic going on 2 lane roads in order to get to the north and south distribution. It bothered him that they were allowing all these

subdivisions in when the roads were not being kept to that standard. He found that interesting.

Mayor Stear thought Mr. Jantz had a good point and a valid concern about the roads and their ability to take a lot more traffic. Ada County Highway District made those changes as the impact fees were received. That was where those funds came from. Otherwise tax payers would have to pay for it ahead of time. Unfortunately, that was the nature of the beast and why they were always behind with roadways. Although, he completely agreed.

Council Member Cardoza found it interesting that Locust Grove going north was double the traffic of State Highway 69 going north. He would have thought everyone would have gone to the highway.

Council President Buban-Vonder Haar recalled when they did the traffic studies, they looked at the road use and extrapolated out. Her assumption then was that for the people living there now, 40% chose to go up Locust Grove instead of going to Meridian or going over to Eagle. They could only base it on the established parameters for conducting a traffic study but she wouldn't be surprised if subdivision people chose more to go to faster arterials than convenient.

Mayor Stear believed she was correct.

Council Member Cardoza wished the lots were more dispersed but said so be it.

Council President Buban-Vonder Haar moved to close the evidence presentation and proceed to deliberation. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar understood what Council Member Cardoza was saying about the lot sizes and spread but, of the subdivisions they had seen lately, this had larger lots than most. She appreciated the totally new housing style as well. It gave a new option for folks. She was curious to see if that was popular. It was also a goal of the comp plan.

Council Member Cardoza remembered when a developer, off of Ten Mile, put in those houses with the garages in the back. Phase 1 had all the garages behind and they sold so slowly that for Phase 2 on they put all the garages back up front. It was interesting because it had been tried before in the city and it was very slowly accepted. He didn't think there was any lighting down the alleyways and wondered if that would bring vandalism.

Mayor Stear and Council President Buban-Vonder Haar both replied there were light requirements in City Code and they complied with all the requirements.

Council President Buban-Vonder Haar recalled specifically seeing a condition of approval that mentioned lighting and dark sky standards and that sort of thing.

Council Member Cardoza reiterated the slow acceptance of the homes with garages behind them in a previous project but added that, personally, he liked the idea of having the garage behind the house.

Council President Buban-Vonder Haar also appreciated the pathways and connectivity. It was always in the comp plan and the regional pathway was always a nice addition. The open spaces within the development were nice. As they had seen, sometimes there were none. She appreciated the little pocket parks that were spread throughout so folks were, she hoped, potentially more likely to use them as they were closer instead of just 1 large open space that was potentially quite far from most of the subdivision.

Mayor Stear also appreciated that it was completely laid out instead of just Phase 1 of 5 phases so they didn't see what the rest of it looked like.

Council Member Cardoza liked all the greenery at the end of each street. It gave it kind of a boulevard look. He also noticed the public areas were spread throughout the whole plat. They did a very nice job at that.

Council President Buban-Vonder Haar noted the letter about the landscaping. She appreciated that they were complying with the request to have the landscaping consistent with other local subdivisions. Overall it looked like it complied with the comp plan and City Code. It met a lot of the City's objectives in terms of having a variety of housing, open space, it was close-ish to commercial centers so potentially increased walkability and different modes of transportation.

Council President Buban-Vonder Haar moved to approve a Decision and Order for 18-06-AN (Annexation), close the public hearing, and direct staff to prepare Findings of Fact, Conclusions of Law and Order of Decision for approval by Council on the next Council Meeting Consent Agenda. Seconded by Council Member McPherson. Motion carried 4-0.

Mayor Stear noted they still had 18-08-S.

Council President Buban-Vonder Haar asked City Attorney Bill Gigray if she could just amend her prior motion or if she needed to read it all again.

Mr. Gigray responded she could just move to approve that number.

Council President Buban-Vonder Haar moved to approve 18-08-S (Preliminary Plat). Seconded by Council Member McPherson. Motion carried 4-0.

B. Public Hearing for Resolution No. R14-2019 and Consideration to approve Ordinance No. 2019-07 – Chris Engels, City Clerk **ACTION ITEM**
(Timestamp 00:56:37)

City Clerk Chris Engels presented the changes to Kuna City Code and the information pertaining to the public hearing on the resolution. She stood for questions as would Parks Director Bobby Withrow and Police Chief Jon McDaniel.

Council President Buban-Vonder Haar asked for clarification on how the \$20 fee was decided.

Ms. Engels explained the City currently charged \$20 for liquor catering permits so it was in uniform with that.

Council President Buban-Vonder Haar said, if 1 of the stated goals was for people to inform the City when they were having a small get together at the park with alcohol there so the City could pass the information on to the Kuna Police, she thought folks would be less likely to comply with it and just roll the dice and see what happens. She understood this applied to more than just small private parties and wondered if it would make sense to have a sliding fee structure based on the number of people or if that was just too hard to deal with.

Ms. Engels replied the fee really was less reflective of how big the get together was and more reflective of the administrative time to issue the permit, make sure to view their ID, and that they signed for it and that the Parks and Police Departments were notified if needed. The size of the event would not change the administrative needs. The \$20 was reflective of what was done with catering permits. There was a little more involved with catering permits. They did have to get the Chief to come in and sign. They had to look at restrictions to apply. She could see the permit potentially being closer to \$15 or \$10 and, if that wasn't covering the administrative cost, they could bring the case back to Council for consideration.

Council President Buban-Vonder Haar felt if there were a lot more administrative steps involved for a catering permit versus this permit, it would make sense for there to be a different cost. She thanked Ms. Engels for considering that.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Rebuttal: None

Council Member Cardoza had a concern that if a family went down to the park and dad brought a 6 pack down to the park, he would be breaking the law.

Ms. Engels stated he would be breaking the law as it was now.

Council Member Cardoza asked if this had been a problem with alcohol in Kuna's Parks and if the Kuna Police had problems with disorderly people in the parks.

Kuna Police Chief Jon McDaniel said very rarely. He didn't have the actual data in front of him but it was pretty rare. Most of the time it was just a warning on the behavior. What he liked about this ordinance was it limited it to 7.5 gallons or less. He also liked that it required people to have the permit on them so they could read the permit to make sure it was valid and, if they were violating any of the rules they signed to, all the park rules, etc. and they could not disturb anyone's peace, it allowed them to stop the party right there, confiscate it, end it, and pull the permit. It really gave them that option. If they asked and did not get cooperation, it was right in the ordinance that they could pull it. The last thing he liked about the ordinance was when that person signed for that permit, they took responsibility for any damage and actually the other patrons of the party.

Council Member Cardoza asked if he was with his family at a City park, unaware of this citation, and he was having a beer and someone called the police to notify them that he was having a beer, would they actually cite someone in that situation or would there be a warning that they needed a permit.

Chief McDaniel replied they did get those calls once in a while on the greenbelt and in the parks and they let them know. It was more of an education process unless they were disturbing the peace. The disorderly code they passed the previous year kind of covered some of that as well. They did have different avenues if someone didn't want to change that behavior.

Council Member Cardoza clarified it was not an automatic enforcement.

Chief McDaniel said absolutely not.

Council President Buban-Vonder Haar thought they tried hard. She said the purpose was behavior correction. Years ago she did a ride along. If it was your first offense of speeding and you were sorrowful about it and you were willing to take responsibility and they felt like the behavior was going to change, they wouldn't bother writing a ticket. But if you were a jerk about it and totally unrepentant and they could tell by looking at your record you've gotten a bunch of speeding citations. It was whatever was going to change the behavior. That had been her experience with the Kuna Police. She really appreciated that.

Council Member Cardoza was a little concerned about the unlawful for any person but he said that was fine and thanked Chief McDaniel.

Council President Buban-Vonder Haar stated technically that was the current rule. The only way to do it right now was to have a full-on catering permit.

Mayor Stear explained that was what Ms. Engels and Parks Director Bobby Withrow were trying to fix. Right now, there was no means for someone to go in and have a couple 6-packs or whatever at a little get together and this at least gave them an option so they could do that legally.

Council Member Cardoza thought probably 99% of the people didn't even know they had to get a permit.

Ms. Engels said the Clerk's Office got a lot of calls regarding having alcohol in the park.

City Attorney Bill Gigray stated Council should think about working with anyone involved to post signs directing people who preferred to have beer or wine that they would need to get a permit. That way if the police chief went up in a situation like Council Member Cardoza was speaking of and they said they didn't know anything about it, he could point to the sign. Regarding the fee, he reviewed Council's rights to impose the fee.

Council Member Christensen noted in section 2 letter G of the ordinance, where it listed off the permit conditions, the wording on number 7 was throwing him off.

Council President Buban-Vonder Haar read the section and interpreted it. She suggested switching the words around.

Ms. Engels suggested changing it to read "No beer or wine may be sold or vended in any fashion, or be distributed as a basis to solicit donations, contributions or under any other form of payment consideration, pursuant to the alcohol beverage catering permit provided".

Council President Buban-Vonder Haar asked Council how they felt about reducing the fee on this based on the logic that a full-on catering permit that would include the sale of alcohol was \$20 and this would require less administrative effort.

Council Member Christensen felt that was fair.

Council Member McPherson asked if this was worth \$20 and the catering permit was worth more.

Ms. Engels replied these permits had not been issued yet but gave her best guess on the anticipated administrative process for them.

Council President Buban-Vonder Haar's preference was to start at \$10 because she felt more people would comply with it. She felt there was value in that. Then,

assuming they approved it, Ms. Engels could proceed with data gathering and reevaluate after an appropriate period of time.

Ms. Engels was fine with that and so was Mr. Withrow. If it wasn't covering the administrative costs she would come back.

Council Member Cardoza thought overall it looked good but still had a little problem with an individual with his family having to take out a permit.

Ms. Engels replied currently they weren't allowed to do it at all. No open containers were allowed.

Council Member Cardoza also thought legal was correct about posting signs.

Council President Buban-Vonder Haar asked if there needed to be a motion to close the public hearing.

Mr. Gigray explained the public hearing would close with the approval of the ordinance.

Council President Buban-Vonder Haar asked if she still needed to officially close the evidence presentation and proceed to deliberation or if that was also included in the passage of the ordinance.

Mr. Gigray said since this was legislative and not quasi-judicial, they weren't quite as concerned with procedure but in his mind, it was nice to close the receipt of evidence. That way everyone knew they were going to take action on the matter and would not receive any more information.

I. Consideration to approve Ordinance No. 2019-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- REPEALING SECTION 16 OF CHAPTER 3 OF TITLE 7 KUNA CITY CODE; AND
- AMENDING CHAPTER 3 OF TITLE 7 KUNA CITY CODE BY THE ADDITION OF NEW SECTION 16 MAKING IT UNLAWFUL TO SELL, DISTRIBUTE, POSSESS OR CONSUME ANY TYPE OF ALCOHOLIC BEVERAGE ON KUNA CITY PARK AND CITY PUBLIC PROPERTY EXCEPT FOR BEER AND/OR WINE UNDER A PARK BEER AND/OR WINE ALCOHOLIC BEVERAGES SPECIAL USE PERMIT ISSUED BY THE CITY; AND PROVIDING PERMIT TERMS AND CONDITIONS; AND
- DIRECTING THE CITY CLERK; AND

- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-07. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-07 with the change to item number G7. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

Council President Buban-Vonder Haar asked how Council felt about summary publication and if they should publish in full.

Mayor Stear thought a summary publication was fine as long as it was clear what the ordinance was about.

Council President Buban-Vonder Haar moved to approve the summary publication of Ordinance No. 2019-07. Seconded by Council Member McPherson. Motion carried 4-0.

2. Consideration to approve Resolution No. R14-2019

A RESOLUTION OF THE CITY OF KUNA, IDAHO, ESTABLISHING FEES FOR BEER/WINE PERMIT ALLOWING FOR INDIVIDUAL USE AT CITY PARKS AND PROVIDING AN EFFECTIVE DATE.

Council President Buban-Vonder Haar moved to approve Resolution No. R14-2019 with the notation to change the fee from \$20 to \$10. Seconded by Council Member McPherson. Motion carried 4-0.

7. Business Items:

- A. Fair Housing Month 2019 Proclamation – Mayor Stear
(Timestamp 01:21:00)

Mayor Stear read the proclamation. He noted 51th needed to be changed to 51st in the first sentence.

- B.** Consideration to approve Resolution No. R21-2019 – Nancy Stauffer, Human Resources Director **ACTION ITEM**
(Timestamp 01:23:33)

A RESOLUTION OF THE CITY OF KUNA, IDAHO, APPROVING AND ADOPTING AN AMENDMENT TO THE CITY OF KUNA PERSONNEL POLICY MANUAL SECTION 12.3.5 REGARDING APPROVAL OF EMPLOYEE VACATION CAP EXTENSION AND PROVIDING AN EFFECTIVE DATE.

Human Resources Director Nancy Stauffer presented the proposed changes to the personnel manual and stood for questions.

Mayor Stear explained the reason for this was they had a couple of employees that sometimes, no matter how hard they tried, couldn't get all of their vacation time used in the allotted time. They were great employees and they would hate to lose those employees because they took away their benefits. This was not something that happened a lot but they would like the ability to, under their discretion and seeing that the employees had done the best they could to try to use up vacation time, once in awhile make an allowable exception. It was certainly not intended to extend the amount of debt the City would have to that employee. It was very rare.

Ms. Stauffer agreed it was rare. They had been sending out regular emails to employees for the last 4 or 5 months letting them know where they were at and they were trying. Some people had been there a really long time and were very valuable and their time was really useful to the City. It was very hard. Instead of wiping it out, she was requesting to allow a carry over.

Council President Buban-Vonder Haar recalled when they originally went to the leave cap system it was based partially if not fully on federal sector. That was where her reference point came from and even in the federal sector they had something called Use or Lose. There were very limited circumstances where you could get approval to extend it; if there was a very compelling reason beyond the employee's control as to why they were unable to use it. She was open to it. The language satisfied her in terms of unavoidable, extremely limited circumstances. She hoped it would be very infrequent. She was okay with it.

Council Member McPherson was good with it.

City Attorney Bill Gigray noted this was a more practical solution for dealing with this issue. Under the open meeting law if they looked at each one and had to approve each one, they were dealing with public records that were not disclosable. They would have to go into executive session and then they would still have to have an action item coming out or they couldn't approve something. It became very problematic. City Clerk Chris Engels had placed this at the end of the agenda in case they didn't approve this resolution so they could take some action that evening. This

streamlined the process and she could certainly report to Council where they were in this process. If they felt they needed to reel it in they always had that authority.

Council President Buban-Vonder Haar moved to approve Resolution No. R21-2019. Seconded by Council Member McPherson. Motion carried 4-0.

8. Ordinances:

A. Second Reading of Ordinance No. 2019-05 ACTION ITEM
(Timestamp 01:28:03)

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING TITLE 1, CHAPTER 6, SECTION 8 ENTITLED PUBLIC HEARING RULES OF PROCEDURE OF THE KUNA CITY CODE PROVIDING FOR:

- CLARIFICATION ON PUBLIC HEARING RULES OF PROCEDURE;
- ESTABLISHING TESTIMONY TIME LIMITS;
- REGULATING THE PRESENTATION OF DOCUMENTS AND OTHER FORMS OF PHYSICAL EVIDENCE;
- AMENDING THE RECOGNIZED PUBLIC HEARING MOTIONS;
- CLARIFYING CONFLICT OF INTEREST PROCEEDURES; AND
- PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

Mayor Stear noted this was the second reading and asked if Council wanted to leave it on to do the third reading at the next meeting.

Council President Buban-Vonder Haar said let it ride and recalled it was Council Member Cardoza's suggestion last time because it dealt with public testimony and public rights. It didn't make any major changes so she didn't see any harm in it.

9. Mayor/Council Announcements:

(Timestamp 01:29:15)

Public Works Director Bob Bachman shared some good news from the Energy and Sewer Departments. During the rebuild of the west well project at the lagoons they ran into quite a few problems and didn't have much good news during that. Due to the hard work and due diligence of these departments, looking at equipment and communicating with Idaho Power, they had a pump going in that was \$11,900 and some change and they were able to get the rebate of \$13,000 on that. He was sure they would get the exact amount. It was just something where good hard work led to them stumbling across a rebate that worked with a pump that would work also. He just wanted to share that with

them. It was Carlee Oswald and Travis Fleming that put that program together. It was a pretty neat deal.

Mayor Stear was also proud of the fact that they continued to work under their energy saving commitment. He thought they had come quite a long way but they still had quite a bit to go. Staff had been working very hard on that and doing a good job with it. He appreciated that.

10. Executive Session:

None

11. Adjournment: 7:31 pm

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Deputy City Clerk
Date Approved: CCM 03.19.2019*

New Changes to Kuna Clean Up 2019

Due to the growth of our community we will be making a few changes to our annual Kuna Clean up Event. **The curbside pick-up portion of this event will be held over a 2 week period leading up to the Drop Site Event held on a Saturday.** Our customers within the city limits will be allowed to place large bulky items and excess trash on the curb at no extra charge. The pick-up will be done on your regular service day either the 1st week, or the 2nd week. Your pick-up week will be determined by the color coded map that is attached. The red areas will be serviced on the 1st week and the yellow areas will be serviced on the 2nd week. **We will be limiting the amount placed curbside to no more than a regular pick-up truck bed amount.**

All hazardous waste (T.V.s, oil, antifreeze, paints, pesticides, car tires, batteries, any items that contain Freon) will need to be brought to our Drop Site Event on the Saturday following the 2 weeks of curbside pick-up. We will not pick up any hazardous waste items curbside. Other items we will not be accepting are dirt, rock, concrete, sod or large amounts of wood. All items that are not large bulky items need to be bundled, boxed, bagged or in a container no larger than 35 gallons.

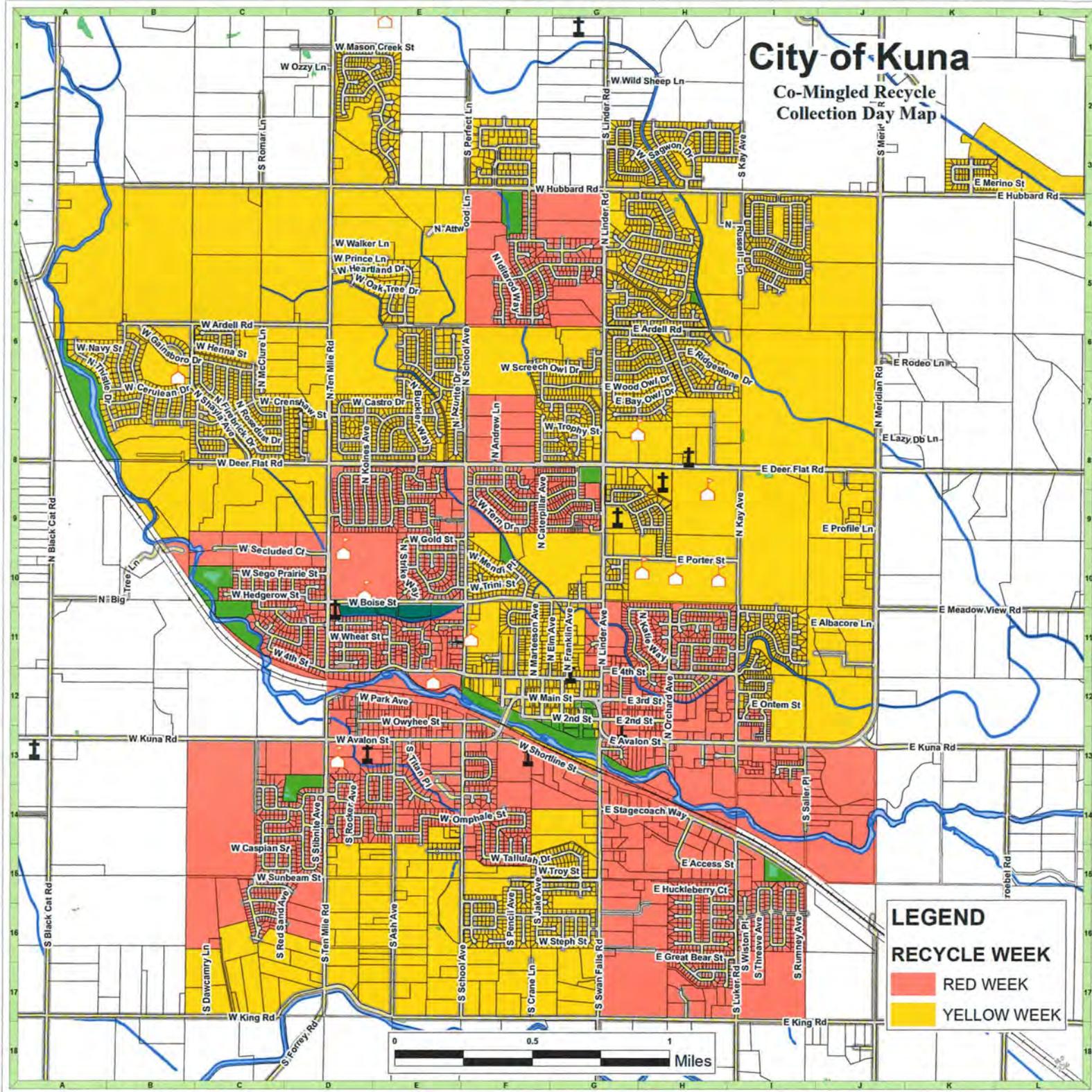
The 2nd part to our event will be our Drop Site Event. This will be held on a Saturday at the end of the 2 weeks that we picked up the curbside items. Citizens will be able to bring their Household Hazardous Waste items to this event. All tires and refrigeration units will be taken at a charge. Each household will be allowed to bring 2 loads to this event. Those loads will include your hazardous waste items and also regular trash items.

All vehicles entering the drop site will be required to present their City of Kuna Water bill for our staff to scan. We will not be accepting any loads that do not have their water bill with them.

Thank you for your cooperation and allowing us to service the community with this free event.

Sincerely,

J&M Sanitation Inc.





CITY OF KUNA

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

SIGN-UP SHEET
March 5, 2019 – City Council Public Hearing

Case Name: 18-06-AN (annexation) & 18-08-S (Preliminary Plat)– Ledgestone Subdivision

Case Type: On behalf of Trilogy Development, Inc., Jane Suggs, with WHPacific requests to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots. The subject sites are adjacent to the southwest corner of East Hubbard Road and North Locust Grove Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN's S1418121126 & S1418123400).

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input checked="" type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____	_____	<i>Kenneth M Jantz</i>	_____	_____	_____
Print Name		Print Name		Print Name	
_____	_____	<i>8440 S. Locust Grove</i>	_____	_____	_____
Print Address		Print Address		Print Address	
_____	_____	<i>Meridian ID 83642</i>	_____	_____	_____
City	State, Zip	City	State, Zip	City	State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____	_____	_____	_____	_____	_____
Print Name		Print Name		Print Name	
_____	_____	_____	_____	_____	_____
Print Address		Print Address		Print Address	
_____	_____	_____	_____	_____	_____
City	State, Zip	City	State, Zip	City	State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____	_____	_____	_____	_____	_____
Print Name		Print Name		Print Name	
_____	_____	_____	_____	_____	_____
Print Address		Print Address		Print Address	
_____	_____	_____	_____	_____	_____
City	State, Zip	City	State, Zip	City	State, Zip
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
_____	_____	_____	_____	_____	_____
Print Name		Print Name		Print Name	
_____	_____	_____	_____	_____	_____
Print Address		Print Address		Print Address	
_____	_____	_____	_____	_____	_____
City	State, Zip	City	State, Zip	City	State, Zip

IN FAVOR

NEUTRAL

IN OPPOSITION

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip



PLAT LEGEND

LOT NUMBER	1
LOT AREA	100
BLOCK NUMBER	1
BLOCK AREA	1000
FIRE HYDRANT	1
CATCH BASIN	1
STREET NAME	1
BOUNDARY	1
LOT LINES	1
SEAS DISTURBANCE	1
RIGHT OF WAY	1
EASEMENT	1
SEWER LINE	1
WATER LINE	1
STORM DRAIN LINE	1
PRESSURE IRRIGATION	1
GRAVITY IRRIGATION	1
PHASE LINE	1
FEMA FLOOD HAZARD ZONE A	1



PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	COVER SHEET, INDEX, MAP & NOTES
PP-2	SUBDIVISION LAYOUT, & DIMENSIONS
PP-3	PARCEL TABLES & CURVE TABLES
PP-4	CONCEPTUAL ENGINEERING PLAN
PP-4	CONCEPTUAL SEWER PLAN
PP-5	CONCEPTUAL SEWER PROFILES

R 8
3300 → 4500
(47)
R 6
4500 - 6600
(76)
R-4
6600 - 29,000
110,000+
(129)

Parcel Table

Lot	Area	Perimeter	Notes
BLOCK 1 Lot 1 OPEN	34348	2233	BUFFER
BLOCK 1 Lot 18 OPEN	4430	459	BUFFER
BLOCK 1 Lot 19 OPEN	4429	459	WASHON CREEK AND PATH
BLOCK 1 Lot 20 OPEN	4429	459	WASHON CREEK AND PATH
BLOCK 1 Lot 21 OPEN	2278	252	PATHWAY
BLOCK 1 Lot 22 OPEN	2240	476	ENCAP
BLOCK 2 Lot 1 OPEN	13274	1338	BUFFER
BLOCK 2 Lot 18 OPEN	1020	228	ENCAP
BLOCK 2 Lot 19 OPEN	1020	228	ENCAP
BLOCK 2 Lot 20 OPEN	1020	228	ENCAP
BLOCK 2 Lot 21 OPEN	2020	420	ENCAP
BLOCK 2 Lot 22 OPEN	2020	420	ENCAP
BLOCK 2 Lot 23 OPEN	2020	420	ENCAP
BLOCK 2 Lot 24 OPEN	2020	420	ENCAP
BLOCK 2 Lot 25 OPEN	2020	420	ENCAP
BLOCK 2 Lot 26 OPEN	2020	420	ENCAP
BLOCK 2 Lot 27 OPEN	2020	420	ENCAP
BLOCK 2 Lot 28 OPEN	2020	420	ENCAP
BLOCK 2 Lot 29 OPEN	2020	420	ENCAP
BLOCK 2 Lot 30 OPEN	2020	420	ENCAP
BLOCK 2 Lot 31 OPEN	2020	420	ENCAP
BLOCK 2 Lot 32 OPEN	2020	420	ENCAP
BLOCK 2 Lot 33 OPEN	2020	420	ENCAP
BLOCK 2 Lot 34 OPEN	2020	420	ENCAP
BLOCK 2 Lot 35 OPEN	2020	420	ENCAP
BLOCK 2 Lot 36 OPEN	2020	420	ENCAP
BLOCK 2 Lot 37 OPEN	2020	420	ENCAP
BLOCK 2 Lot 38 OPEN	2020	420	ENCAP
BLOCK 2 Lot 39 OPEN	2020	420	ENCAP
BLOCK 2 Lot 40 OPEN	2020	420	ENCAP
BLOCK 2 Lot 41 OPEN	2020	420	ENCAP
BLOCK 2 Lot 42 OPEN	2020	420	ENCAP
BLOCK 2 Lot 43 OPEN	2020	420	ENCAP
BLOCK 2 Lot 44 OPEN	2020	420	ENCAP
BLOCK 2 Lot 45 OPEN	2020	420	ENCAP
BLOCK 2 Lot 46 OPEN	2020	420	ENCAP
BLOCK 2 Lot 47 OPEN	2020	420	ENCAP
BLOCK 2 Lot 48 OPEN	2020	420	ENCAP
BLOCK 2 Lot 49 OPEN	2020	420	ENCAP
BLOCK 2 Lot 50 OPEN	2020	420	ENCAP

Parcel Table

Lot	Area	Perimeter	Notes
BLOCK 7 Lot 26 OPEN	6772	531	PARM/OPEN
BLOCK 8 Lot 1 OPEN	658	223	ENCAP
BLOCK 8 Lot 2 OPEN	2612	258	PATHWAY
BLOCK 8 Lot 3 OPEN	658	218	ENCAP
BLOCK 8 Lot 4 OPEN	658	223	ENCAP
BLOCK 8 Lot 5 OPEN	1036	233	ENCAP
BLOCK 8 Lot 6 OPEN	1036	233	ENCAP
BLOCK 8 Lot 7 OPEN	1036	233	ENCAP
BLOCK 8 Lot 8 OPEN	1036	233	ENCAP
BLOCK 8 Lot 9 OPEN	1036	233	ENCAP
BLOCK 8 Lot 10 OPEN	1036	233	ENCAP
BLOCK 8 Lot 11 OPEN	1036	233	ENCAP
BLOCK 8 Lot 12 OPEN	1036	233	ENCAP
BLOCK 8 Lot 13 OPEN	1036	233	ENCAP
BLOCK 8 Lot 14 OPEN	1036	233	ENCAP
BLOCK 8 Lot 15 OPEN	1036	233	ENCAP
BLOCK 8 Lot 16 OPEN	1036	233	ENCAP
BLOCK 8 Lot 17 OPEN	1036	233	ENCAP
BLOCK 8 Lot 18 OPEN	1036	233	ENCAP
BLOCK 8 Lot 19 OPEN	1036	233	ENCAP
BLOCK 8 Lot 20 OPEN	1036	233	ENCAP
BLOCK 8 Lot 21 OPEN	1036	233	ENCAP
BLOCK 8 Lot 22 OPEN	1036	233	ENCAP
BLOCK 8 Lot 23 OPEN	1036	233	ENCAP
BLOCK 8 Lot 24 OPEN	1036	233	ENCAP
BLOCK 8 Lot 25 OPEN	1036	233	ENCAP
BLOCK 8 Lot 26 OPEN	1036	233	ENCAP
BLOCK 8 Lot 27 OPEN	1036	233	ENCAP
BLOCK 8 Lot 28 OPEN	1036	233	ENCAP
BLOCK 8 Lot 29 OPEN	1036	233	ENCAP
BLOCK 8 Lot 30 OPEN	1036	233	ENCAP
BLOCK 8 Lot 31 OPEN	1036	233	ENCAP
BLOCK 8 Lot 32 OPEN	1036	233	ENCAP
BLOCK 8 Lot 33 OPEN	1036	233	ENCAP
BLOCK 8 Lot 34 OPEN	1036	233	ENCAP
BLOCK 8 Lot 35 OPEN	1036	233	ENCAP
BLOCK 8 Lot 36 OPEN	1036	233	ENCAP
BLOCK 8 Lot 37 OPEN	1036	233	ENCAP
BLOCK 8 Lot 38 OPEN	1036	233	ENCAP
BLOCK 8 Lot 39 OPEN	1036	233	ENCAP
BLOCK 8 Lot 40 OPEN	1036	233	ENCAP
BLOCK 8 Lot 41 OPEN	1036	233	ENCAP
BLOCK 8 Lot 42 OPEN	1036	233	ENCAP
BLOCK 8 Lot 43 OPEN	1036	233	ENCAP
BLOCK 8 Lot 44 OPEN	1036	233	ENCAP
BLOCK 8 Lot 45 OPEN	1036	233	ENCAP
BLOCK 8 Lot 46 OPEN	1036	233	ENCAP
BLOCK 8 Lot 47 OPEN	1036	233	ENCAP
BLOCK 8 Lot 48 OPEN	1036	233	ENCAP
BLOCK 8 Lot 49 OPEN	1036	233	ENCAP
BLOCK 8 Lot 50 OPEN	1036	233	ENCAP

NOTES:

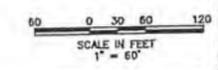
1. ALL LOT LINES COMMON TO A PUBLIC RIGHT OF WAY HAVE A 10' UTILITY EASEMENT.
2. A 10' UTILITY EASEMENT IS LOCATED ADJACENT TO THE EXTERIOR BOUNDARY.
3. ALL SIDE YARD LOT LINES HAVE A 5' DRAINAGE & BIRCHING EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OTHERWISE SHOWN.
4. MUNICIPAL SEWER AND WATER SERVICES SHALL BE PROVIDED TO EACH LOT.
5. DRAINAGE FOR THE PUBLIC STREET'S SHALL BE COLLECTED IN DRAIN CATCH BASINS AND ROUTED THROUGH SAND AND GRADE TRAPS TO SEWERAGE BODS OR STORM DRAINAGE POND.
6. ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF COMMON LOTS AS SHOWN WHICH ARE COMMON AREA LOTS ALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL SAID COMMON LOTS SHALL HAVE A 10' BUFFER WIDTH AND DRAINAGE EASEMENT.
7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-0306(1)(B) CONCERNING IRRIGATION WATER PRESSURE IRRIGATION. ALL LOTS WITHIN THIS SUBDIVISION FROM CITY OF KUNA, MUNICIPAL IRRIGATION SYSTEM. EXISTING SHARES AND WATER RIGHTS SHALL BE TRANSFERRED TO THE CITY OF KUNA.
8. ALL EXISTING BUILDINGS ON SITE TO BE REMOVED.
9. THE SUBJECT PROPERTY FALLS WITHIN A FEMA FLOOD HAZARD ZONE AS SHOWN ALONG THE WASHON CREEK REFERENCE. FEMA PANEL 15012002A EFFECTIVE OCTOBER 24, 2013.
10. ALL OF LOT 14, BLOCK 1 CONTAINS A TEMPORARY ACROSS-ROADWAY EASEMENT. SAID EASEMENT IS TO BE VACATED AND THE ROADWAY REMOVED UPON LATER PHASE DEVELOPMENT.

DEVELOPMENT FEATURES:

ACREAGE
TOTAL PARCELS - 89 ACRES
TOTAL LOTS - 218
TOTAL DEVELOPED LOTS - 223
RESIDENTIAL LOTS - 223
SF RESIDENTIAL - 223
CONDO/LOFTS - 0
DENSITY DENSITY - 4.5
CONDO/LOFTS - 0
DENSITY DENSITY - 4.5
UNDEVELOPED LOTS - 14 ACRES
UNDEVELOPED LOTS - 14 ACRES

ZONING:
PROPOSED - R-8
SEWER DISPOSAL
KUNA CITY SEWER
WATER SUPPLY
KUNA CITY WATER
CITY
KUNA CITY
SCHOOL DISTRICT
KUNA
FIRE DISTRICT
KUNA
IRRIGATION DISTRICT
KUNA IRRIGATION DISTRICT
CITY OF KUNA WATER SUPPLY

OWNERS:
TRILogy
205 HILLCREST GROVE ROAD
KUNA, ID 83404
DEVELOPER:
TRILogy DEVELOPMENT, INC.
800 W. CABLE CAR ST
BOYSE, ID 83701
ENGINEER:
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
4241 N. BRIDGEWAY LAKE
BOYSE, ID 83701
PLANNER/CONTACT:
SHAWN ENOCH
TRILogy DEVELOPMENT, INC.
800 W. CABLE CAR ST
BOYSE, ID 83701



REVISED
NO DATE DESCRIPTION

Bailey Engineering, Inc.
Civil Engineering | Planning | CADD
2024 6200 S. LAKE
BOYSE, ID 83701
TEL: 208-642-1111
WWW.BAILEYENGINEERING.COM

DATE: 10-21-2018

PRELIMINARY PLAT
LEDGESTONE SUBDIVISION
TRILogy DEVELOPMENT, INC.

Exhibit
A2m



CITY OF KUNA
 751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5546
 Fax: (208) 922-5989 • www.kunacity.id.gov

PUBLIC HEARING SIGN-UP SHEET

Kuna City Council Meeting 6:00 p.m.
 March 5, 2019

**Individual Use Beer/Wine Permit
 Ordinance No. 2019-07 and Resolution No. R14-2019**

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

IN FAVOR	NEUTRAL	IN OPPOSITION
----------	---------	---------------

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

Testify Not Testify

 Print Name

 Print Address

 City State, Zip

IN FAVOR

NEUTRAL

IN OPPOSITION

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

Testify **Not Testify**

Print Name

Print Address

City State, Zip

City of Kuna

Payment Approval Report - City Council Approval

Page: 1

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
A COMPANY, INC.												
1463	A COMPANY, INC.	114-8136541		STANDARD RESTROOM #T273, BI-WEEKLY SERVICE, 2/4-3/3/19 - ITY FARM	03/06/2019	92.13	.00	01-6212 RENT- EQUIPMENT	1004	3/19		
Total 114-8136541:						92.13	.00					
1463	A COMPANY, INC.	114-8136542		ADA ACCESSIBLE RESTROOM RENTAL #ADA493, WEEKLY SERVICE, STANDARD RESTROOM RENTAL #KK0099, WEEKLY SERVICE, 2/4-3/3/19 - CITY HALL GREENBELT	03/06/2019	303.05	.00	01-6212 RENT- EQUIPMENT	1004	3/19		
Total 114-8136542:						303.05	.00					
1463	A COMPANY, INC.	114-8136543		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL #ADANO#10, WEEKLY SERVICE, 2/4-3/3/19 - THE FARM PARK	03/06/2019	198.12	.00	01-6212 RENT- EQUIPMENT	1004	3/19		
Total 114-8136543:						198.12	.00					
1463	A COMPANY, INC.	114-8136544		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL #ADA188, WEEKLY SERVICE, 2/4-3/3/19 - ARBOR RIDGE PARK	03/06/2019	198.12	.00	01-6212 RENT- EQUIPMENT	1004	3/19		
Total 114-8136544:						198.12	.00					
1463	A COMPANY, INC.	114-8136545		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL #ADA392, BI-WEEKLY SERVICE, 2/4-3/3/19 - SADIE CREEK PARK	03/06/2019	160.00	.00	01-6212 RENT- EQUIPMENT	1004	3/19		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 3/1/2019-3/14/2019

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
				J.MORFIN, MAR.'19	03/11/2019	335.00	.00	40-6020 CAPITAL IMPROVEMENTS	1173	3/19		
Total 21404-1:						335.00	.00					
Total ACTION GARAGE DOOR, INC:						335.00	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	02282019ACH		ACHD IMPACT FEES, FEB.'19	02/28/2019	159,610.00	159,610.00	01-2510 ACHD IMPACT FEE TRANSFER	0	3/19	03/08/2019	
Total 02282019ACHDI:						159,610.00	159,610.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						159,610.00	159,610.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	03052019ACP		PROSECUTORIAL SERVICES FOR MARCH 2019	03/05/2019	4,630.83	.00	01-6203 PROSECUTORIAL SERVICES	0	3/19		
Total 03052019ACPA:						4,630.83	.00					
Total ADA COUNTY PROSECUTING ATTORNE:						4,630.83	.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	8206		SHERIFF SERVICES FOR MARCH 2019	03/01/2019	183,845.78	.00	01-6000 LAW ENFORCEMENT SERVICES	0	3/19		
Total 8206:						183,845.78	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						183,845.78	.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	21488		QUARTERLY MAINTENANCE CHARGES, 4/1-6/30/19 - ADMIN	03/01/2019	94.08	.00	01-6255 TELEPHONE	0	3/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1566	ADVANCED COMMUNICATIONS, INC.	21488		<u>QUARTERLY MAINTENANCE CHARGES, 4/1-6/30/19 - P & Z</u>	03/01/2019	33.60	.00	01-6255 TELEPHONE	1003	3/19		
1566	ADVANCED COMMUNICATIONS, INC.	21488		<u>QUARTERLY MAINTENANCE CHARGES, 4/1-6/30/19 - WATER</u>	03/01/2019	87.36	.00	20-6255 TELEPHONE EXPENSE	0	3/19		
1566	ADVANCED COMMUNICATIONS, INC.	21488		<u>QUARTERLY MAINTENANCE CHARGES, 4/1-6/30/19 - SEWER</u>	03/01/2019	87.36	.00	21-6255 TELEPHONE EXPENSE	0	3/19		
1566	ADVANCED COMMUNICATIONS, INC.	21488		<u>QUARTERLY MAINTENANCE CHARGES, 4/1-6/30/19 - P.I</u>	03/01/2019	33.60	.00	25-6255 TELEPHONE EXPENSE	0	3/19		
Total 21488:						336.00	.00					
Total ADVANCED COMMUNICATIONS, INC.:						336.00	.00					
ALLSTREAM BUSINESS US, INC												
1411	ALLSTREAM BUSINESS US, INC	15949791		<u>TELEPHONE, DATA, NETWORK SERVICES, 3/1/2019-3/31/2019 - ADMIN</u>	03/01/2019	329.99	.00	01-6255 TELEPHONE	0	3/19		
1411	ALLSTREAM BUSINESS US, INC	15949791		<u>TELEPHONE, DATA, NETWORK SERVICES, 3/1/2019-3/31/2019 - WATER</u>	03/01/2019	306.42	.00	20-6255 TELEPHONE EXPENSE	0	3/19		
1411	ALLSTREAM BUSINESS US, INC	15949791		<u>TELEPHONE, DATA, NETWORK SERVICES, 3/1/2019-3/31/2019 - SEWER</u>	03/01/2019	306.42	.00	21-6255 TELEPHONE EXPENSE	0	3/19		
1411	ALLSTREAM BUSINESS US, INC	15949791		<u>TELEPHONE, DATA, NETWORK SERVICES, 3/1/2019-3/31/2019 - P.I</u>	03/01/2019	117.85	.00	25-6255 TELEPHONE EXPENSE	0	3/19		
1411	ALLSTREAM BUSINESS US, INC	15949791		<u>TELEPHONE, DATA, NETWORK SERVICES, 3/1/2019-3/31/2019 - P&Z</u>	03/01/2019	117.85	.00	01-6255 TELEPHONE	1003	3/19		
Total 15949791:						1,178.53	.00					
Total ALLSTREAM BUSINESS US, INC:						1,178.53	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 5

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	60804		<u>MONTHLY BACTERIA SAMPLES, FEB. '19 - WATER</u>	02/28/2019	304.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	3/19		
Total 60804:						304.00	.00					
1	ANALYTICAL LABORATORIES	60805		<u>LAB TESTS, FEB. '19 - SEWER</u>	02/28/2019	850.25	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	3/19		
Total 60805:						850.25	.00					
Total ANALYTICAL LABORATORIES:						1,154.25	.00					
ARNOLD MACHINERY COMPANY												
1985	ARNOLD MACHINERY COMPANY	E3E511	8093	<u>USED HYSTER FORKLIFT, B. BACHMAN, FEB. '19</u>	02/22/2019	17,511.00	.00	<u>21-6166 PP&E PURCHASES - OPERATIONS</u>	1158	3/19		
Total E3E511:						17,511.00	.00					
Total ARNOLD MACHINERY COMPANY:						17,511.00	.00					
BOISE-KUNA IRRIGATION DISTRICT												
12	BOISE-KUNA IRRIGATION DISTRICT	03082019BKID		<u>SPRING ASSESSMENT KUNA TOWNSITE SEC. 23 2N 1W, MAR.'19</u>	03/08/2019	90,408.00	.00	<u>25-6116 IRRIGATION / WATER COSTS</u>	0	3/19		
Total 03082019BKID:						90,408.00	.00					
12	BOISE-KUNA IRRIGATION DISTRICT	03082019BKID		<u>SPRING ASSESSMENT W2 NE4 SW 4 SEC. 19 2N 1E, MAR.'19</u>	03/08/2019	981.50	.00	<u>25-6116 IRRIGATION / WATER COSTS</u>	0	3/19		
Total 03082019BKID-196A:						981.50	.00					
Total BOISE-KUNA IRRIGATION DISTRICT:						91,389.50	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 6

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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
BUREAU OF OCCUPATIONAL LICENSE												
1091	BUREAU OF OCCUPATIONAL LICENSE	03082019TF		LICENSE RENEWAL FOR T.FLEMING, WWC4-19909, WWT3-19759, DWD1-14724, MAR.'19	03/08/2019	90.00	.00	21-6075 DUES & MEMBERSHIPS	0	3/19		
Total 03082019TF:						90.00	.00					
Total BUREAU OF OCCUPATIONAL LICENSE:						90.00	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	134673	8153	1 EA SOAP DISPENSER, 1 EA PAPER TOWEL DISPENSER, 1 CARTON HANDSOAP REFILLS, 1 CARTON PAPER TOWELS, FOR PARKS OFFICE, MAR.'19	03/06/2019	181.68	.00	01-6025 JANITORIAL	1004	3/19		
1795	BUYWYZ LLC	134673	8153	2 REAMS CARD STOCK, MAR.'19 - P & Z	03/06/2019	38.90	.00	01-6165 OFFICE SUPPLIES	1003	3/19		
1795	BUYWYZ LLC	134673	8153	OFFICE SUPPLIES, JANITORIAL SUPPLIES FOR ORCHARD HOUSE, B. PRICE, MAR.'19	03/06/2019	26.87	.00	01-6165 OFFICE SUPPLIES	0	3/19		
1795	BUYWYZ LLC	134673		1 EA, 3" 3-RING BINDER & 2 PKS SMALL POSTIT NOTES, FOR UTILITY BILLING, MAR.'19	03/06/2019	26.87	.00	01-6165 OFFICE SUPPLIES	0	3/19		
Total 134673:						274.32	.00					
1795	BUYWYZ LLC	134782	8165	CHAIR FOR B. JACKSON, B. PRICE, MAR.'19 - ADMIN	03/07/2019	48.25	.00	01-6165 OFFICE SUPPLIES	0	3/19		
1795	BUYWYZ LLC	134782	8165	CHAIR FOR B. JACKSON, B. PRICE, MAR.'19 - WATER	03/07/2019	63.69	.00	20-6165 OFFICE SUPPLIES	0	3/19		
1795	BUYWYZ LLC	134782	8165	CHAIR FOR B. JACKSON, B. PRICE, MAR.'19 - SEWER	03/07/2019	63.69	.00	21-6165 OFFICE SUPPLIES	0	3/19		
1795	BUYWYZ LLC	134782	8165	CHAIR FOR B. JACKSON, B. PRICE, MAR.'19 - P.I	03/07/2019	17.36	.00	25-6165 OFFICE SUPPLIES	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 7

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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 134782:						192.99	.00					
Total BUYWYZ LLC:						467.31	.00					
CAMPBELL TRACTOR & IMPLEMENT COMPANY												
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	05829964	8137	JOHN DEERE TRACTOR, FRONTIER DH1510 DRAWN DISK HARROW W/32 BLADES, MAR.'19	03/08/2019	60,700.00	60,700.00	21-6166 PP&E PURCHASES - OPERATIONS	1143	3/19	03/08/2019	
Total 05829964:						60,700.00	60,700.00					
Total CAMPBELL TRACTOR & IMPLEMENT COMPANY:						60,700.00	60,700.00					
CASELLE INC												
1239	CASELLE INC	93808		CONTRACT SUPPORT AND MAINTENANCE 04/01-30/19 - ADMIN	03/02/2019	459.20	.00	01-6052 CONTRACT SERVICES	0	3/19		
1239	CASELLE INC	93808		CONTRACT SUPPORT AND MAINTENANCE 4/1-30/19 - P & Z	03/02/2019	147.60	.00	01-6052 CONTRACT SERVICES	1003	3/19		
1239	CASELLE INC	93808		CONTRACT SUPPORT AND MAINTENANCE 4/1-30/19 - WATER	03/02/2019	434.60	.00	20-6052 CONTRACT SERVICES	0	3/19		
1239	CASELLE INC	93808		CONTRACT SUPPORT AND MAINTENANCE 4/1-30/19 - SEWER	03/02/2019	434.60	.00	21-6052 CONTRACT SERVICES	0	3/19		
1239	CASELLE INC	93808		CONTRACT SUPPORT AND MAINTENANCE 4/1-30/19 - P.I	03/02/2019	164.00	.00	25-6052 CONTRACT SERVICES	0	3/19		
Total 93808:						1,640.00	.00					
Total CASELLE INC:						1,640.00	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	K016165	8143	16 2" METERS, B. BURR, MAR. '19	03/06/2019	13,828.80	.00	20-6020 CAPITAL IMPROVEMENTS	1089	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 8

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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 K016165:						13,828.80	.00					
63	CORE & MAIN LP	K145213	8143	<u>20 VALVE CAN LIDS, FOR TEN MILE RD., B. BURR, MAR. '19</u>	03/06/2019	760.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	3/19		
Total K145213:						760.00	.00					
63	CORE & MAIN LP	K211125	8125	<u>POLY PIPE, COUPLER, INSERTS, NIPPLE, PARK HOUSE SERVICE REPAIR, B.BURR, FEB.'19</u>	03/01/2019	174.90	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	3/19		
Total K211125:						174.90	.00					
Total CORE & MAIN LP:						14,763.70	.00					
D & B SUPPLY												
75	D & B SUPPLY	228399001	8018	<u>TOOL BOX FOR TRUCK #35 AND A FUEL PUMP, S.HOWELL, JAN.'19</u>	01/30/2019	899.98	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		
Total 228399001:						899.98	.00					
75	D & B SUPPLY	232394001	8157	<u>HYDRAULIC FLUID FOR JACOBSEN MOWER, M. MEADE, MAR. '19</u>	03/07/2019	211.96	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/19		
Total 232394001:						211.96	.00					
75	D & B SUPPLY	56627001	8123	<u>FLASHLIGHT FOR PARKS, J. LORENTZ, FEB. '19</u>	02/28/2019	89.99	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/19		
Total 56627001:						89.99	.00					
Total D & B SUPPLY:						1,201.93	.00					

DIGLINE

City of Kuna

Payment Approval Report - City Council Approval

Page: 9

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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
25	DIGLINE	0060226-IN		<u>DIG FEES, FEB.'19 - WATER</u>	02/28/2019	136.08	.00	20-6065 <u>DIG LINE EXPENSE</u>	0	3/19		
25	DIGLINE	0060226-IN		<u>DIG FEES, FEB.'19 - SEWER</u>	02/28/2019	136.08	.00	21-6065 <u>DIG LINE EXPENSE</u>	0	3/19		
25	DIGLINE	0060226-IN		<u>DIG FEES, FEB.'19 - P.I</u>	02/28/2019	51.83	.00	25-6065 <u>DIG LINE EXPENSE</u>	0	3/19		
Total 0060226-IN:						323.99	.00					
25	DIGLINE	2019-815	8183	<u>2 MAGNETIC DECALS FOR THE LOCATE CAR, D. CROSSLEY, MAR.'19</u>	03/13/2019	4.20	.00	20-6305 <u>VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		
25	DIGLINE	2019-815	8183	<u>2 MAGNETIC DECALS FOR THE LOCATE CAR, D. CROSSLEY, MAR.'19</u>	03/13/2019	4.20	.00	21-6305 <u>VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		
25	DIGLINE	2019-815	8183	<u>2 MAGNETIC DECALS FOR THE LOCATE CAR, D. CROSSLEY, MAR.'19</u>	03/13/2019	1.60	.00	25-6305 <u>VEHICLE MAINTENANCE & REPAIR</u>	0	3/19		
Total 2019-815:						10.00	.00					
Total DIGLINE:						333.99	.00					
DLT SOLUTIONS, LLC												
109	DLT SOLUTIONS, LLC	4734793A		<u>ARCHITECTURE ENGINEERING & CONSTRUCTION COLLECTION GOV AND AUTOCAD SUBSCRIPTION RENEWALS, MAR.'19 - WATER</u>	03/04/2019	598.88	.00	20-6052 <u>CONTRACT SERVICES</u>	0	3/19		
109	DLT SOLUTIONS, LLC	4734793A		<u>ARCHITECTURE ENGINEERING & CONSTRUCTION COLLECTION GOV AND AUTOCAD SUBSCRIPTION RENEWALS, MAR.'19 - SEWER</u>	03/04/2019	598.88	.00	21-6052 <u>CONTRACT SERVICES</u>	0	3/19		
109	DLT SOLUTIONS, LLC	4734793A		<u>ARCHITECTURE ENGINEERING & CONSTRUCTION COLLECTION GOV AND AUTOCAD SUBSCRIPTION RENEWALS, MAR.'19 - P.I</u>	03/04/2019	228.14	.00	25-6052 <u>CONTRACT SERVICES</u>	0	3/19		

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 4734793A:						1,425.90	.00					
Total DLT SOLUTIONS, LLC:						1,425.90	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	02282019DMH		PLUMBING PERMITS, FEB.'19	02/28/2019	8,359.20	8,359.20	01-6202 PROFESSIONAL SERVICES	1003	3/19	03/08/2019	
Total 02282019DMHPP:						8,359.20	8,359.20					
Total DMH ENTERPRISES:						8,359.20	8,359.20					
ED STAUB & SONS PETROLEUM, INC												
1731	ED STAUB & SONS PETROLEUM, INC	111930		124.2 GALLONS PROPANE, DELIVERY TO SHORTLINE SHOP, FEB.'19 - ADMIN	02/27/2019	108.68	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	3/19		
1731	ED STAUB & SONS PETROLEUM, INC	111930		124.2 GALLONS PROPANE, DELIVERY TO SHORTLINE SHOP, FEB.'19 - WATER	02/27/2019	43.47	.00	20-6150 M & R - SYSTEM	0	3/19		
1731	ED STAUB & SONS PETROLEUM, INC	111930		124.2 GALLONS PROPANE, DELIVERY TO SHORTLINE SHOP, FEB.'19 - SEWER	02/27/2019	43.47	.00	21-6150 M & R - SYSTEM	0	3/19		
1731	ED STAUB & SONS PETROLEUM, INC	111930		124.2 GALLONS PROPANE, DELIVERY TO SHORTLINE SHOP, FEB.'19 - P.I	02/27/2019	21.73	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	3/19		
Total 111930:						217.35	.00					
Total ED STAUB & SONS PETROLEUM, INC:						217.35	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	02282019ECIE		ELECTRICAL PERMITS, FEB.'19	02/28/2019	7,436.40	7,436.40	01-6202 PROFESSIONAL SERVICES	1003	3/19	03/08/2019	

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 02282019ECIEP:						7,436.40	7,436.40					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						7,436.40	7,436.40					
EXECUTIVEPULSE INC												
1913	EXECUTIVEPULSE INC	02875		ANNUAL ECONOMIC DEVELOPMENT DATABASE LICENSE RENEWAL, L.HOLLAND, MAR.'19	02/19/2019	495.00	.00	01-6075 DUES & MEMBERSHIPS	4000	3/19		
Total 02875:						495.00	.00					
Total EXECUTIVEPULSE INC:						495.00	.00					
FATBEAM LLC												
1831	FATBEAM LLC	7984		INTERNET SERVICES FOR MARCH 2019 - ADMIN	03/01/2019	95.00	.00	01-6052 CONTRACT SERVICES	0	3/19		
1831	FATBEAM LLC	7984		INTERNET SERVICES FOR MARCH 2019 - WATER	03/01/2019	65.00	.00	20-6052 CONTRACT SERVICES	0	3/19		
1831	FATBEAM LLC	7984		INTERNET SERVICES FOR MARCH 2019 - SEWER	03/01/2019	65.00	.00	21-6052 CONTRACT SERVICES	0	3/19		
1831	FATBEAM LLC	7984		INTERNET SERVICE FOR MARCH 2019 - P.I	03/01/2019	25.00	.00	25-6052 CONTRACT SERVICES	0	3/19		
Total 7984:						250.00	.00					
Total FATBEAM LLC:						250.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0706217-1	8080	FITTINGS FOR WEST WELL PROJECT AT THE FARM, T. FLEMING, FEB. '19	02/28/2019	265.00	.00	21-6150 M & R - SYSTEM	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 12

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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 0706217-1:						265.00	.00					
219	FERGUSON ENTERPRISES INC	6997061	8126	<u>O-RINGS AND ADA BARS FOR NEW PARKS SHOP. S.HOWELL, FEB.'19</u>	02/28/2019	51.31	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	3/19		
Total 6997061:						51.31	.00					
Total FERGUSON ENTERPRISES INC:						316.31	.00					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	7240999	8158	<u>REPAIR WAND PRESSURE WASHER. M.MEADE, MAR. '19</u>	03/07/2019	71.91	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/19		
Total 7240999:						71.91	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						71.91	.00					
H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	15074777	8109	<u>SPRINKLER CONTROLLERS, AND 2" PVC COMPRESSION COUPLING. M.MEADE, FEB.'19</u>	02/26/2019	773.58	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	3/19		
Total 15074777:						773.58	.00					
Total H.D. FOWLER COMPANY:						773.58	.00					
IDAHO DEPARTMENT OF LABOR												
179	IDAHO DEPARTMENT OF LABOR	03012019IDL		<u>TAX FOR LATE PAYMENT ON UNEMPLOYMENT, MAR.'19</u>	03/01/2019	165.60	165.60	<u>01-6280 UNEMPLOYMENT EXPENSES</u>	0	3/19	03/08/2019	
Total 03012019IDL:						165.60	165.60					
Total IDAHO DEPARTMENT OF LABOR:						165.60	165.60					

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
				WELKER, FEB. '19	02/27/2019	170.00	.00	01-6125 LEGAL PUBLICATIONS	0	3/19		
1802	IDAHO PRESS TRIBUNE, LLC	1151962	8081	AD#1872024, FILE #18-07-AN & 18-05-ZC, BODAHL-STINER ANNEXATION AND REZONE NOTICE, S. WEIGER, FEB. '19	02/27/2019	53.84	.00	01-6125 LEGAL PUBLICATIONS	1003	3/19		
1802	IDAHO PRESS TRIBUNE, LLC	1151962	8081	AD#1871507, LEGAL NOTICE, ORDINANCE 2019-06 PLUS EXHIBIT, A.WELKER, FEB.'19	02/27/2019	223.25	.00	01-6125 LEGAL PUBLICATIONS	0	3/19		
Total 1151962:						447.09	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1153413	8111	AD#1874862, PUBLIC HEARING NOTICE FOR CASPIAN NOTICE REZONE, T. BEHUNIN, FEB. '19	03/06/2019	53.84	.00	01-6125 LEGAL PUBLICATIONS	1003	3/19		
Total 1153413:						53.84	.00					
Total IDAHO PRESS TRIBUNE, LLC:						500.93	.00					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	S9075411		SOLICITORS FINGERPRINTING, FEB.'19	02/22/2019	10.00	10.00	01-6202 PROFESSIONAL SERVICES	0	3/19	03/01/2019	
Total S9075411:						10.00	10.00					
Total IDAHO STATE POLICE:						10.00	10.00					
IDAHO TOOL & EQUIPMENT, INC.												
1667	IDAHO TOOL & EQUIPMENT, INC.	1457659-0001-	8094	PLIARS, TORCH, PIPE WRENCHES, ASSORTED HAND TOOLS, TOOLS FOR TRUCK #35, R. DAVILA, FEB. '19	02/21/2019	418.68	.00	21-6175 SMALL TOOLS	0	3/19		
Total 1457659-0001-01:						418.68	.00					
Total IDAHO TOOL & EQUIPMENT, INC.:						418.68	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 16

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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
				CASELLE WITH A SERVER ISSUE, ADDITIONAL LABOR FOR REPAIRS, FEB.'19 - P.I	03/03/2019	36.00	.00	25-6142_MAINT. & REPAIRS - EQUIPMENT	0	3/19		
Total 113022:						408.00	.00					
Total INTEGRINET SOLUTIONS, INC.:						408.00	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482195000126		NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT, 1/26-2/25/19 - WATER	02/26/2019	946.82	946.82	20-6290 UTILITIES EXPENSE	0	3/19	03/08/2019	
37	INTERMOUNTAIN GAS CO	482195000126		NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT, 1/26-2/25/19 - SEWER	02/26/2019	946.82	946.82	21-6290 UTILITIES EXPENSE	0	3/19	03/08/2019	
37	INTERMOUNTAIN GAS CO	482195000126		NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT, 1/26-2/25/19 - P.I	02/26/2019	360.69	360.69	25-6290 UTILITIES EXPENSE	0	3/19	03/08/2019	
Total 4821950001262252019:						2,254.33	2,254.33					
Total INTERMOUNTAIN GAS CO:						2,254.33	2,254.33					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	02222019-022		SANITATION RECEIPT TRANSFER, 02/22/2019- 02/28/2019	03/01/2019	17,905.87	17,905.87	26-7000 SOLID WASTE SERVICE FEES	0	3/19	03/01/2019	
230	J & M SANITATION, INC.	02222019-022		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 02/22/2019-02/	03/01/2019	-1,769.10	-1,769.10	01-4170 FRANCHISE FEES	0	3/19	03/01/2019	
Total 02222019-02282019:						16,136.77	16,136.77					
230	J & M SANITATION, INC.	02282019JM		SLUDGE REMOVAL, FEB.'19	02/28/2019	2,160.00	.00	21-6153 M & R - SLUDGE DISPOSAL	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 3/1/2019-3/14/2019

Page: 17

Mar 14, 2019 02:11PM

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 02282019JM:						2,160.00	.00					
230	J & M SANITATION, INC.	02282019JM-M		<u>CONTAINER AT MAINTENANCE YARD, FEB.'19 - PARKS</u>	02/28/2019	710.52	.00	01-6212 RENT- EQUIPMENT	1004	3/19		
230	J & M SANITATION, INC.	02282019JM-M		<u>CONTAINER AT MAINTENANCE YARD, FEB.'19 - WATER</u>	02/28/2019	284.21	.00	20-6212 RENT - EQUIPMENT	0	3/19		
230	J & M SANITATION, INC.	02282019JM-M		<u>CONTAINER AT MAINTENANCE YARD, FEB.'19 - SEWER</u>	02/28/2019	284.21	.00	21-6212 RENT- EQUIPMENT	0	3/19		
230	J & M SANITATION, INC.	02282019JM-M		<u>CONTAINER AT MAINTENANCE YARD, FEB.'19 - P.I</u>	02/28/2019	142.10	.00	25-6212 RENT - EQUIPMENT	0	3/19		
Total 02282019JM-MY:						1,421.04	.00					
230	J & M SANITATION, INC.	03012019-030		<u>SANITATION RECEIPT TRANSFER, 03/01/2019- 03/07/2019</u>	03/08/2019	51,393.13	51,393.13	26-7000 SOLID WASTE SERVICE FEES	0	3/19	03/08/2019	
230	J & M SANITATION, INC.	03012019-030		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 03/01/2019-03/07/2019</u>	03/08/2019	-5,077.64	-5,077.64	01-4170 FRANCHISE FEES	0	3/19	03/08/2019	
Total 03012019-03072019:						46,315.49	46,315.49					
Total J & M SANITATION, INC.:						66,033.30	62,452.26					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	159		<u>JANITORIAL SERVICES FOR CITY HALL, MARCH 2019 - ADMIN</u>	03/08/2019	156.80	.00	01-6025 JANITORIAL	0	3/19		
1976	JONATHAN STRICKLAND	159		<u>JANITORIAL SERVICES FOR CITY HALL, MARCH 2019 - P & Z</u>	03/08/2019	56.00	.00	01-6025 JANITORIAL	1003	3/19		
1976	JONATHAN STRICKLAND	159		<u>JANITORIAL SERVICES FOR CITY HALL, MARCH 2019 - WATER</u>	03/08/2019	145.60	.00	20-6025 JANITORIAL	0	3/19		
1976	JONATHAN STRICKLAND	159		<u>JANITORIAL SERVICES FOR CITY HALL, MARCH 2019 - SEWER</u>	03/08/2019	145.60	.00	21-6025 JANITORIAL	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 18

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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
1976	JONATHAN STRICKLAND	159		<u>JANITORIAL SERVICES FOR CITY HALL, MARCH 2019 - P.I</u>	03/08/2019	56.00	.00	<u>25-6025 JANITORIAL</u>	0	3/19		
Total 159:						560.00	.00					
1976	JONATHAN STRICKLAND	160		<u>JANITORIAL SERVICES FOR THE SENIOR CENTER, MARCH 2019</u>	03/08/2019	446.00	.00	<u>01-6025 JANITORIAL</u>	1001	3/19		
Total 160:						446.00	.00					
1976	JONATHAN STRICKLAND	161		<u>JANITORIAL SERVICES FOR THE TREATMENT PLANT, MARCH 2019 - WATER</u>	03/08/2019	50.40	.00	<u>20-6025 JANITORIAL</u>	0	3/19		
1976	JONATHAN STRICKLAND	161		<u>JANITORIAL SERVICES FOR THE TREATMENT PLANT, MARCH 2019 - SEWER</u>	03/08/2019	50.40	.00	<u>21-6025 JANITORIAL</u>	0	3/19		
1976	JONATHAN STRICKLAND	161		<u>JANITORIAL SERVICES FOR THE TREATMENT PLANT, MARCH 2019 - P.I</u>	03/08/2019	19.20	.00	<u>25-6025 JANITORIAL</u>	0	3/19		
Total 161:						120.00	.00					
Total JONATHAN STRICKLAND:						1,126.00	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0123075		<u>PROFESSIONAL SERVICES FROM NTP - 2/2/19 - CITY OF KUNA PARKING LOT DESIGN- PARKS OFFICE</u>	02/19/2019	4,652.08	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	3/19		
Total 0123075:						4,652.08	.00					
1236	J-U-B ENGINEERS, INC.	0123077		<u>PROFESSIONAL SERVICES FROM 1/1-2/2/19, KUNA DOWNTOWN REVITALIZATION PHASE IIA & IIB, CITY MATCH - ADMIN</u>	02/19/2019	2,045.44	.00	<u>01-6045 CONTINGENCY</u>	1119	3/19		

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
1236	J-U-B ENGINEERS, INC.	0123077		PROFESSIONAL SERVICES FROM 1/1-2/2/19, KUNA DOWNTOWN REVITALIZATION PHASE IIA & IIB, CITY MATCH - WATER	02/19/2019	1,227.26	.00	20-6045 CONTINGENCY	1119	3/19		
1236	J-U-B ENGINEERS, INC.	0123077		PROFESSIONAL SERVICES FROM 1/1-2/2/19, KUNA DOWNTOWN REVITALIZATION PHASE IIA & IIB, CITY MATCH - SEWER	02/19/2019	1,227.26	.00	21-6045 CONTINGENCY	1119	3/19		
1236	J-U-B ENGINEERS, INC.	0123077		PROFESSIONAL SERVICES FROM 1/1-2/2/19, KUNA DOWNTOWN REVITALIZATION PHASE IIA & IIB, CITY MATCH - P.I	02/19/2019	613.64	.00	25-6045 CONTINGENCY FUND	1119	3/19		
Total 0123077:						5,113.60	.00					
Total J-U-B ENGINEERS, INC.:						9,765.68	.00					
KC TOOL SUPPLY												
240	KC TOOL SUPPLY	608274	8115	GRINDER, 2 GRINDER NUTS, 4 GRINDER BLADES, B.BURR, FEB.'19	02/27/2019	172.29	.00	20-6175 SMALL TOOLS	0	3/19		
240	KC TOOL SUPPLY	608274	8115	GRINDER, 2 GRINDER NUTS, 4 GRINDER BLADES, B.BURR, FEB.'19	02/27/2019	43.07	.00	25-6175 SMALL TOOLS	0	3/19		
Total 608274:						215.36	.00					
Total KC TOOL SUPPLY:						215.36	.00					
KUNA LION'S CLUB												
692	KUNA LION'S CLUB	03082019KLC		KUNA LIONS 2019 EASTER EGG HUNT DONATION, MAR.'19	03/08/2019	2,000.00	2,000.00	01-6070 DONATIONS EXPENSE	0	3/19	03/08/2019	
Total 03082019KLC:						2,000.00	2,000.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 20

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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 KUNA LION'S CLUB:						2,000.00	2,000.00					
KUNA LUMBER												
499	KUNA LUMBER	A105173	8102	<u>2 DUST PANS AND 2 BROOMS FOR THE WELLS. J.COX. FEB.'19</u>	02/22/2019	29.66	.00	<u>20-6175 SMALL TOOLS</u>	0	3/19		
Total A105173:						29.66	.00					
499	KUNA LUMBER	A105245	8112	<u>35 FT REPLACEMENT STANLEY TAPE MEASURE. T. FLEMING. FEB. '19</u>	02/27/2019	16.91	.00	<u>21-6175 SMALL TOOLS</u>	0	3/19		
Total A105245:						16.91	.00					
499	KUNA LUMBER	A105417	8168	<u>INSECTICIDE INJECTOR. J. MORFIN. MAR. '19</u>	03/08/2019	53.15	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	3/19		
Total A105417:						53.15	.00					
499	KUNA LUMBER	B122675	8128	<u>CLOSING S. HOWELL MONTHLY TICKET. PARKS DEPT ORCHARD HOUSE. S. HOWELL. MAR. '19</u>	03/01/2019	1,725.89	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	3/19		
499	KUNA LUMBER	B122675	8128	<u>CLOSING S. HOWELL MONTHLY TICKET. SENIOR CENTER TOILET. S. HOWELL. MAR. '19</u>	03/01/2019	2.34	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1001	3/19		
499	KUNA LUMBER	B122675	8128	<u>CLOSING S. HOWELL MONTHLY TICKET. FACILITIES DEPT WASTE WATER TREATMENT GATE. S. HOWELL. MAR. '19</u>	03/01/2019	15.29	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/19		
499	KUNA LUMBER	B122675	8128	<u>CLOSING S. HOWELL MONTHLY TICKET. FACILITIES HISTORICAL CENTER FLAG. S. HOWELL. MAR. '19</u>	03/01/2019	2.96	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 21

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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 B122675:						1,746.48	.00					
499	KUNA LUMBER	B123237	8110	<u>8 1" WASHERS, 4 CANS OF PAINT FOR WEST WELL REHAB, T. FLEMING, FEB. '19</u>	02/26/2019	24.22	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1157	3/19		
Total B123237:						24.22	.00					
499	KUNA LUMBER	B123274	8117	<u>1 PK "D" CELL BATTERIES, FOR LOCATOR USE ON PARK HOUSE SERVICES, J.COX, FEB.'19</u>	02/27/2019	13.49	.00	<u>20-6175 SMALL TOOLS</u>	0	3/19		
Total B123274:						13.49	.00					
499	KUNA LUMBER	B123301	8124	<u>1/2X12 GALVENIZED NIPPLE, 1/2" 90D GALVENIZED ELBOW, 3/4X1/2 WATER HOSE ADAPTER, M. NADEAU, FEB. '19</u>	02/28/2019	15.18	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/19		
Total B123301:						15.18	.00					
499	KUNA LUMBER	B123392	8136	<u>SHOP SUPPLIES, ELECTRICAL TAPE, 1X3 BLACK NIPPLE, 22-10 AWG BOX CONNECTOR, M.MEADE, MAR.'19</u>	03/04/2019	19.14	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	3/19		
499	KUNA LUMBER	B123392	8136	<u>GARDEN TOOLS, M.MEADE, MAR.'19</u>	03/04/2019	22.94	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/19		
Total B123392:						42.08	.00					
499	KUNA LUMBER	B123514	8167	<u>12 2" SPLIT KEY RINGS, M. NADEAU, MAR. '19</u>	03/08/2019	4.64	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/19		
Total B123514:						4.64	.00					
Total KUNA LUMBER:						1,945.81	.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
				ADMIN FEES, FEB.'19	02/28/2019	-3.50	-3.50	01-4155 ADMINISTRATION SERVICES	0	3/19	03/08/2019	
Total 02282019KRFDPRF:						549.96	549.96					
Total KUNA RURAL FIRE DISTRICT (PLAN REVIEW):						961.46	549.96					
KUNA WELDING												
46	KUNA WELDING	4768	8150	WASHERS FOR WEST WELL PROJECT, T. FLEMING, MAR. '19	03/05/2019	21.60	.00	21-6020 CAPITAL IMPROVEMENTS	1157	3/19		
Total 4768:						21.60	.00					
Total KUNA WELDING:						21.60	.00					
LAYNE OF IDAHO, INC.												
1322	LAYNE OF IDAHO, INC.	17455		WELL 4 REHAB - PUMP INSPECTION, T.FLEMING, FEB.'19	02/26/2019	3,600.00	.00	21-6020 CAPITAL IMPROVEMENTS	1157	3/19		
Total 17455:						3,600.00	.00					
1322	LAYNE OF IDAHO, INC.	17464	8139	NEW PUMP FOR FOR THE WEST WELL, T. FLEMING, MAR. '19	03/07/2019	11,980.00	.00	21-6020 CAPITAL IMPROVEMENTS	1157	3/19		
Total 17464:						11,980.00	.00					
Total LAYNE OF IDAHO, INC.:						15,580.00	.00					
LES SCHWAB TIRES												
221	LES SCHWAB TIRES	12800349718		NEW TIRES FOR TRUCK 24, PARKS, FEB. '19	02/20/2019	1,117.48	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	3/19		
Total 12800349718:						1,117.48	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 24

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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
221	LES SCHWAB TIRES	12800350921	8127	<u>NEW TIRES FOR TRUCK 30. WATER TRUCK, S. HOWELL, MAR. '19 - WATER</u>	03/01/2019	752.86	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		
221	LES SCHWAB TIRES	12800350921	8127	<u>NEW TIRES FOR TRUCK 30. WATER TRUCK, S. HOWELL, MAR. '19 - P.I.</u>	03/01/2019	188.22	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	3/19		
Total 12800350921:						941.08	.00					
221	LES SCHWAB TIRES	12800350984	8127	<u>NEW TIRES FOR TRUCK 20. PUBLIC WORKS, S. HOWELL, MAR. '19 - WATER</u>	03/01/2019	402.85	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		
221	LES SCHWAB TIRES	12800350984	8127	<u>NEW TIRES FOR TRUCK 20. PUBLIC WORKS, S. HOWELL, MAR. '19 - SEWER</u>	03/01/2019	402.85	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		
221	LES SCHWAB TIRES	12800350984	8127	<u>NEW TIRES FOR TRUCK 20. PUBLIC WORKS, S. HOWELL, MAR. '19 - P.I.</u>	03/01/2019	153.46	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	3/19		
Total 12800350984:						959.16	.00					
Total LES SCHWAB TIRES:						3,017.72	.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	19256685		<u>CYLINDER, HIGH END, HAZARDOUS MATERIALS, FOR LAGOONS, FEB.'19</u>	02/28/2019	30.72	.00	<u>21-6150 M & R - SYSTEM</u>	0	3/19		
Total 19256685:						30.72	.00					
Total MATHESON TRI-GAS INC:						30.72	.00					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	02272019WH		<u>MILEAGE REIMBURSEMENT, COMPASS & COURTHOUSE, W.HOWELL, FEB.'19</u>	02/27/2019	59.51	.00	<u>01-6155 MEETINGS/COMMI TEES</u>	1003	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 25

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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 02272019WH:						59.51	.00					
1849	MISCELLANEOUS VENDORS 2	03072019AW		<u>REIMBURSEMENT, MILEAGE - DIST. 3 SPRING MEETINGS AND GPA CHAPTER MEETINGS WITH LUNCH, A.WELKER, MAR.'19</u>	03/07/2019	35.36	.00	01-6155 <u>MEETINGS/COMM TTES</u>	0	3/19		
Total 03072019AW:						35.36	.00					
Total MISCELLANEOUS VENDORS 2:						94.87	.00					
MSBT LAW CHTD.												
1968	MSBT LAW CHTD.	62288		<u>PROFESSIONAL SERVICES, SPECIAL COUNSEL WORK, REF#H2450-01, FEB.'19</u>	02/28/2019	38.00	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	0	3/19		
Total 62288:						38.00	.00					
Total MSBT LAW CHTD.:						38.00	.00					
PARTS, INC.												
470	PARTS, INC.	183384		<u>CORE DEPOSIT CREDIT FROM GRASHOPPER ON INVOICE #: 172588, PARKS, JAN. '19</u>	01/30/2019	-18.00	.00	01-6142 MAINT. & <u>REPAIR - EQUIPMENT</u>	1004	3/19		
Total 183384:						-18.00	.00					
470	PARTS, INC.	183682		<u>REVERSAL OF CORE CHARGE CREDIT FROM INVOICE #: 183384, PARKS, FEB. '19</u>	02/04/2019	18.00	.00	01-6142 MAINT. & <u>REPAIR - EQUIPMENT</u>	1004	3/19		
Total 183682:						18.00	.00					
470	PARTS, INC.	183720	8036	<u>TOGGLE SWITCH FOR SAFETY LIGHTS ON TRUCK #72, S.HOWELL, FEB.'19 - WATER</u>	02/05/2019	4.80	.00	20-6305 VEHICLE <u>MAINTENANCE & REPAIRS</u>	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 26

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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
470	PARTS, INC.	183720	8036	<u>TOGGLE SWITCH FOR SAFETY LIGHTS ON TRUCK #72, S.HOWELL, FEB.'19 - SEWER</u>	02/05/2019	4.79	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		
470	PARTS, INC.	183720	8036	<u>TOGGLE SWITCH FOR SAFETY LIGHTS ON TRUCK #72, S.HOWELL, FEB.'19 - P.I</u>	02/05/2019	2.00	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	3/19		
Total 183720:						11.59	.00					
470	PARTS, INC.	184306		<u>CORE CHARGE CREDIT FROM SEWER TRUCK #35 TAIL LIGHT CORE, SEWER, MAR. '19</u>	02/14/2019	-90.00	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		
Total 184306:						-90.00	.00					
470	PARTS, INC.	184528	8074	<u>HVAC CONTROL UNIT FOR SEWER TRUCK #1, S. HOWELL, FEB. '19</u>	02/19/2019	122.89	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		
Total 184528:						122.89	.00					
470	PARTS, INC.	184631	8085	<u>SOCKET AND SOCKET ADAPER, T. FLEMING, FEB. '19</u>	02/20/2019	40.48	.00	<u>21-6175 SMALL TOOLS</u>	0	3/19		
Total 184631:						40.48	.00					
470	PARTS, INC.	184726	8096	<u>HEADLIGHT FOR TRUCK #1, SEWER, S. HOWELL, FEB. '19</u>	02/22/2019	9.99	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		
Total 184726:						9.99	.00					
470	PARTS, INC.	184756	8099	<u>AIR FILTER FOR TRUCK 27, FACILITIES, S. HOWELL, FEB. '19 - ADMIN</u>	02/22/2019	11.09	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		
470	PARTS, INC.	184756	8099	<u>AIR FILTER FOR TRUCK 27, FACILITIES, S. HOWELL, FEB. '19 - WATER</u>	02/22/2019	4.43	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 28

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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
				- ADMIN	03/06/2019	-100.48	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/19		
470	PARTS, INC.	185470		CREDIT MEMO FOR RETURNED ITEMS FROM INVOICE #: 185453. ALTERNATOR AND CORE CHARGE, S. HOWELL, MAR. '19 - WATER	03/06/2019	-40.19	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/19		
470	PARTS, INC.	185470		CREDIT MEMO FOR RETURNED ITEMS FROM INVOICE #: 185453. ALTERNATOR AND CORE CHARGE, S. HOWELL, MAR. '19 - SEWER	03/06/2019	-40.19	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	3/19		
470	PARTS, INC.	185470		CREDIT MEMO FOR RETURNED ITEMS FROM INVOICE #: 185453. ALTERNATOR AND CORE CHARGE, S. HOWELL, MAR. '19 - P.I.	03/06/2019	-20.10	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	3/19		
Total 185470:						-200.96	.00					
470	PARTS, INC.	185477	8152	FILTERS FOR KUBOTAS, M. MEADE, MAR. '19	03/06/2019	195.19	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/19		
Total 185477:						195.19	.00					
470	PARTS, INC.	185766	8173	OIL AND HYDRAULIC OIL FOR KUBOTAS, GENERAL MAINTENANCE, M. MEADE, MAR. '19	03/11/2019	55.18	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/19		
Total 185766:						55.18	.00					
470	PARTS, INC.	185783	8176	HYDRAULIC OIL AND FILTERS FOR KUBOTA, KUBOTA MAINTENANCE ITEMS, M. MEADE, MAR. '19	03/11/2019	135.89	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 29

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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 185783:						135.89	.00					
470	PARTS, INC.	185875	8187	<u>COOLANT FOR KUBOTAS, KUBOTA MAINTENANCE, M. MEADE, MAR. '19</u>	03/12/2019	14.49	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/19		
Total 185875:						14.49	.00					
470	PARTS, INC.	185971	8175	<u>OIL DRAIN PLUG FOR KUBOTA, M. MEADE, MAR. '19</u>	03/13/2019	3.13	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/19		
Total 185971:						3.13	.00					
470	PARTS, INC.	185973	8179	<u>TRANSMISSION FILTER FOR KUBOTA, M. MEADE, MAR. '19</u>	03/13/2019	4.76	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/19		
Total 185973:						4.76	.00					
470	PARTS, INC.	185978	8119	<u>WINDSHIELD WIPER BLADES FOR TRUCK # 24, B. WITHROW, FEB. '19</u>	03/13/2019	34.66	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	3/19		
Total 185978:						34.66	.00					
Total PARTS, INC.:						604.87	.00					
RECREATION TODAY OF IDAHO LLC												
1837	RECREATION TODAY OF IDAHO LLC	REC-190013		<u>INSTALLATION OF SKID ASSEMBLY FOR THE SPLASH PAD, B.WITHROW, FEB.'19</u>	02/09/2019	2,750.00	.00	<u>01-6045 CONTINGENCY</u>	1067	3/19		
Total REC-190013:						2,750.00	.00					
Total RECREATION TODAY OF IDAHO LLC:						2,750.00	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 30

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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
REXEL USA, INC.												
1613	REXEL USA, INC.	U509146	8092	<u>CONNECTOR KIT, UTILITY KNIFE, ELECTRICAL STRIPPER, TRUCK #35, R. DAVILA, FEB '19</u>	02/22/2019	322.37	.00	<u>21-6175 SMALL TOOLS</u>	0	3/19		
Total U509146:						322.37	.00					
Total REXEL USA, INC.:						322.37	.00					
ROCKY MOUNTAIN TURF & INDUSTRI												
478	ROCKY MOUNTAIN TURF & INDUSTRI	P05771	8156	<u>FILTERS FOR JACOBSEN MOWER, M. MEADE, MAR. '19</u>	03/07/2019	144.00	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/19		
Total P05771:						144.00	.00					
Total ROCKY MOUNTAIN TURF & INDUSTRI:						144.00	.00					
SENTRY SECURITY MONITORING LLC												
1860	SENTRY SECURITY MONITORING LLC	14841		<u>MONITORING COMMERCIAL FIRE ALARM AND CELLULAR COMMUNICATOR SERVICE, 4/1 -9/30/19 - ADMIN</u>	03/01/2019	86.52	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	3/19		
1860	SENTRY SECURITY MONITORING LLC	14841		<u>MONITORING COMMERCIAL FIRE ALARM AND CELLULAR COMMUNICATOR SERVICE, 4/1 -9/30/19 - P & Z</u>	03/01/2019	30.90	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	3/19		
1860	SENTRY SECURITY MONITORING LLC	14841		<u>MONITORING COMMERCIAL FIRE ALARM AND CELLULAR COMMUNICATOR SERVICE, 4/1 -9/30/19 - WATER</u>	03/01/2019	80.34	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	3/19		
1860	SENTRY SECURITY MONITORING LLC	14841		<u>MONITORING COMMERCIAL FIRE ALARM AND CELLULAR COMMUNICATOR SERVICE, 4/1 -9/30/19 - SEWER</u>	03/01/2019	80.34	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/19		
1860	SENTRY SECURITY MONITORING LLC	14841		<u>MONITORING COMMERCIAL FIRE ALARM AND CELLULAR COMMUNICATOR SERVICE, 4/1 -9/30/19 - P.I</u>	03/01/2019	30.90	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 31

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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 14841:						309.00	.00					
Total SENTRY SECURITY MONITORING LLC:						309.00	.00					
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5006004585		<u>COPIER LEASE, MODEL MX2615N, TREATMENT PLANT, 3/1-3/31/19 - PARKS</u>	03/07/2019	17.33	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/19		
1734	SHARP ELECTRONICS CORP - LEASE	5006004585		<u>COPIER LEASE, MODEL #MX2615N, TREATMENT PLANT, 3/1-31/19 - WATER</u>	03/07/2019	27.92	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/19		
1734	SHARP ELECTRONICS CORP - LEASE	5006004585		<u>COPIER LEASE, MODEL #MX2615N, TREATMENT PLANT, 3/1-31/19 - SEWER</u>	03/07/2019	34.65	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/19		
1734	SHARP ELECTRONICS CORP - LEASE	5006004585		<u>COPIER LEASE, MODEL #MX2615N, TREATMENT PLANT, 3/1-31/19 - P.I</u>	03/07/2019	16.36	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/19		
Total 5006004585:						96.26	.00					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	.00					
SHERMAN MILLER												
1983	SHERMAN MILLER	263		<u>LINDER DUPLEXES P.I, FEB.'19</u>	02/13/2019	15,315.00	.00	<u>25-6045 CONTINGENCY FUND</u>	1182	3/19		
Total 263:						15,315.00	.00					
Total SHERMAN MILLER:						15,315.00	.00					
SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216039614		<u>98 BAGS SNO PLOW ICE MELT, FEB.'19 - PARKS</u>	02/26/2019	213.15	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	3/19		
491	SIMPLOT PARTNERS	216039614		<u>98 BAGS SNO PLOW ICE MELT, FEB.'19 - SENIOR CENTER</u>	02/26/2019	71.05	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1001	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 32

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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
491	SIMPLOT PARTNERS	216039614		<u>98 BAGS SNO PLOW ICE MELT, FEB.'19 - ADMIN</u>	02/26/2019	127.89	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	3/19		
491	SIMPLOT PARTNERS	216039614		<u>98 BAGS SNO PLOW ICE MELT, FEB.'19 - P & Z</u>	02/26/2019	42.63	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	3/19		
491	SIMPLOT PARTNERS	216039614		<u>98 BAGS SNO PLOW ICE MELT, FEB.'19 - WATER</u>	02/26/2019	106.57	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	3/19		
491	SIMPLOT PARTNERS	216039614		<u>98 BAGS SNO PLOW ICE MELT, FEB.'19 - SEWER</u>	02/26/2019	106.58	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	3/19		
491	SIMPLOT PARTNERS	216039614		<u>98 BAGS SNO PLOW ICE MELT, FEB.'19 - P.I</u>	02/26/2019	42.63	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	3/19		
Total 216039614:						710.50	.00					
Total SIMPLOT PARTNERS:						710.50	.00					
THE JORDEL COMPANY												
1523	THE JORDEL COMPANY	0000002443	8071	<u>INSPECTION STICKERS, B. PRICE, FEB. '19</u>	02/19/2019	117.50	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	3/19		
Total 0000002443:						117.50	.00					
Total THE JORDEL COMPANY:						117.50	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:05998470		<u>2 EA 5-GALLON WATER BOTTLES, 1 WATER COOLER RENTAL, CITY OF KUNA MAINTENANCE SHOP, MAR. '19</u>	03/01/2019	22.40	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	3/19		
Total 2160:05998470:						22.40	.00					
992	TREASURE VALLEY COFFEE	2160:05998494		<u>5 EA 5-GALLON WATER BOTTLES, 2 WATER COOLER RENTALS, CITY HALL, MAR. '19</u>	03/01/2019	58.50	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/19		
Total 2160:05998494:						58.50	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 33

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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	2160:06030260	8142	FIRST AID SUPPLIES, NWWTP, J. MORFIN, MAR. '19 - WATER	03/12/2019	14.91	.00	20-6230 SAFETY TRAINING & EQUIPMENT	0	3/19		
992	TREASURE VALLEY COFFEE	2160:06030260	8142	FIRST AID SUPPLIES, NWWTP, J. MORFIN, MAR. '19 - SEWER	03/12/2019	14.91	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	3/19		
992	TREASURE VALLEY COFFEE	2160:06030260	8142	FIRST AID SUPPLIES, NWWTP, J. MORFIN, MAR. '19 - P.I.	03/12/2019	5.68	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	3/19		
992	TREASURE VALLEY COFFEE	2160:06030260	8142	FIRST AID SUPPLIES, CITY HALL, J. MORFIN, MAR. '19	03/12/2019	46.30	.00	01-6230 SAFETY TRAINING & EQUIPMENT	0	3/19		
992	TREASURE VALLEY COFFEE	2160:06030260	8142	FIRST AID SUPPLIES, PARKS, J. MORFIN, MAR. '19	03/12/2019	26.10	.00	01-6230 SAFETY TRAINING & EQUIPMENT	1004	3/19		
Total 2160:06030260:						107.90	.00					
992	TREASURE VALLEY COFFEE	2160:06030260	8181	2 CANISTERS OF CREAMER, CITY HALL, MAR. '19	03/12/2019	3.92	.00	01-6165 OFFICE SUPPLIES	0	3/19		
Total 2160:06030260-01:						3.92	.00					
Total TREASURE VALLEY COFFEE:						192.72	.00					
TUFF FENCE COMPANY LLC												
1528	TUFF FENCE COMPANY LLC	1 - TFC	8130	CRIMSON POINT PI STATION FENCE RELOCATED AND REBUILT, C. DEYOUNG, MAR. '19	02/28/2019	2,119.00	.00	25-6160 MISCELLANEOUS EXPENSES	0	3/19		
Total 1 - TFC:						2,119.00	.00					
Total TUFF FENCE COMPANY LLC:						2,119.00	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	095890433005		WEF, EXAM PREP BOOK, M.NADEAU, FEB. '19	02/11/2019	66.00	.00	21-6165 OFFICE SUPPLIES	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 34

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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 09589043300549630438:						66.00	.00					
1444	U.S. BANK (VISA)	130890450502	8065	<u>ALIBABA, BANDANAS FOR THE MUD RUN, J. MORFIN, FEB. '19</u>	02/13/2019	782.42	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1086	3/19		
Total 13089045050217974856:						782.42	.00					
1444	U.S. BANK (VISA)	330990360915		<u>IBOL, LICENSE RENEWAL FOR R.WARWICK, FEB.'19</u>	02/04/2019	25.00	.00	<u>21-6075 DUES & MEMBERSHIPS</u>	0	3/19		
Total 33099036091563005209:						25.00	.00					
1444	U.S. BANK (VISA)	374790430000	8054	<u>CWI, WASTEWATER OPERATOR TREATMENT - CLASS 1 EXAM FOR C. BLACK, WATER TREATMENT EXAM FOR J. COX, D. CROSSLEY, FEB. '19</u>	02/11/2019	25.00	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	3/19		
1444	U.S. BANK (VISA)	374790430000	8054	<u>CWI, WASTEWATER OPERATOR TREATMENT - CLASS 1 EXAM FOR C. BLACK, WATER TREATMENT EXAM FOR J. COX, D. CROSSLEY, FEB. '19</u>	02/11/2019	25.00	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	3/19		
Total 37479043000014325865:						50.00	.00					
1444	U.S. BANK (VISA)	374790520000	8083	<u>CWI, EXAM REGISTRATION, J.OSBORN, FEB.'19</u>	02/20/2019	25.00	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	3/19		
Total 37479052000015228025:						25.00	.00					
1444	U.S. BANK (VISA)	710590436271	8052	<u>SAFETYSIGNS.COM, 5 STOP SIGNS, 5 YIELD SIGNS, FOR GREENBELT, J. MORFIN, FEB. '19</u>	02/11/2019	217.56	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 35

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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 71059043627165612838:						217.56	.00					
1444	U.S. BANK (VISA)	921590518941	8084	<u>PNWS-AWWA TRAINING CLASS, D. CROSSLEY, FEB. '19</u>	02/20/2019	120.00	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	3/19		
1444	U.S. BANK (VISA)	921590518941	8084	<u>PNWS-AWWA TRAINING CLASS, D. CROSSLEY, FEB. '19</u>	02/20/2019	60.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1004	3/19		
Total 92159051894116873327:						180.00	.00					
1444	U.S. BANK (VISA)	921590518941		<u>SWID AWWA, WATER OPERATOR TRAINING, B.BACHMAN, FEB.'19</u>	02/20/2019	60.00	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	3/19		
Total 92159051894122034450:						60.00	.00					
1444	U.S. BANK (VISA)	921690281004	8008	<u>EPOXYFOR BATHROOM FLOORS AND PAINT, M. MEADE, JAN. '19</u>	01/28/2019	500.80	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	3/19		
1444	U.S. BANK (VISA)	921690281004	8008	<u>LOWES, PAINT BRUSHES FOR PAINTING THE BATHROOM FLOORS IN THE PARKS, JAN.'19</u>	01/28/2019	14.48	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/19		
Total 92169028100497161754:						515.28	.00					
1444	U.S. BANK (VISA)	921690361000	8033	<u>LOWES, DOOR FOR ORCHARD HOUSE AND NAILS, S. HOWELL, JAN. '19 - PARKS</u>	02/05/2019	242.98	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	3/19		
1444	U.S. BANK (VISA)	921690361000	8033	<u>LOWES, NAIL GUN, S.HOWELL, FEB.'19 - ADMIN</u>	02/05/2019	99.50	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/19		
1444	U.S. BANK (VISA)	921690361000	8033	<u>LOWES, NAIL GUN, FEB.'19 - WATER</u>	02/05/2019	39.80	.00	<u>20-6175 SMALL TOOLS</u>	0	3/19		
1444	U.S. BANK (VISA)	921690361000	8033	<u>LOWES, NAIL GUN, FEB.'19 - SEWER</u>	02/05/2019	39.80	.00	<u>21-6175 SMALL TOOLS</u>	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 3/1/2019-3/14/2019

Page: 36

Mar 14, 2019 02:11PM

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
1444	U.S. BANK (VISA)	921690361000	8033	<u>LOWES. NAIL GUN, FEB.'19 - P.I</u>	02/05/2019	19.90	.00	<u>25-6175 SMALL TOOLS</u>	0	3/19		
Total 92169036100040754618:						441.98	.00					
1444	U.S. BANK (VISA)	921690401003	8050	<u>SOUTHWEST AIRLINES, TRAVEL TO ICSC CONFERENCE IN LAS VEGAS, L.HOLLAND, FEB.'19 - ECONOMIC DEVELOPMENT</u>	02/08/2019	223.46	.00	<u>01-6270 TRAVEL</u>	4000	3/19		
Total 92169040100375336654:						223.46	.00					
1444	U.S. BANK (VISA)	921690431002	8053	<u>HOME DEPOT. SINK, TOILET, BATHROOM FURNISHINGS, FOR ORCHARD HOUSE, J. MORFIN, FEB. '19</u>	02/11/2019	454.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	3/19		
Total 92169043100292287441:						454.00	.00					
Total U.S. BANK (VISA):						3,040.70	.00					
UNIVAR USA, INC.												
1410	UNIVAR USA, INC.	NA370042		<u>CREDIT ON RETURNED CONTAINERS, 2 EA. 55 GAL AND 2 EA 330 GAL POLY, FEB.'19</u>	02/28/2019	-1,480.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	3/19		
1410	UNIVAR USA, INC.	NA370042		<u>CREDIT ON RETURNABLE CONTAINERS, 2 EA. 55 GAL AND 2 EA. 330 GAL POLY CONTAINERS, MINUS ENVIRO CLEANING CHARGES, FEB.'19</u>	02/28/2019	10.00	.00	<u>21-6160 MISCELLANEOUS EXPENSES</u>	0	3/19		
Total NA370042:						-1,470.00	.00					
1410	UNIVAR USA, INC.	NA602316	8082	<u>CITRIC ACID AND SODIUM BISULFITE, T.SHAFFER, FEB.'19</u>	02/28/2019	3,784.00	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	3/19		
1410	UNIVAR USA, INC.	NA602316		<u>2 EA 55 GAL POLY CONTAINER DEPOSITS, T.SHAFFER, FEB.'19</u>	02/28/2019	80.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 37

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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 NA602316:						3,864.00	.00					
1410	UNIVAR USA, INC.	NA602399	8082	<u>2 CONTAINERS LIQUICHLOR, T. SHAFFER, FEB. '19</u>	03/05/2019	1,511.40	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	3/19		
1410	UNIVAR USA, INC.	NA602399	8082	<u>2 EA. DEPOSIT ON RETURNABLE POLY CONTAINERS, T.SHAFFER, MAR.'19</u>	03/05/2019	1,400.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	3/19		
Total NA602399:						2,911.40	.00					
Total UNIVAR USA, INC.:						5,305.40	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	826803	8079	<u>2 TEST PACKS, T.SHAFFER, MAR.'19</u>	03/01/2019	114.80	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	3/19		
Total 826803:						114.80	.00					
Total USA BLUE BOOK:						114.80	.00					
UTILITY REFUND #6												
1951	UTILITY REFUND #6	100110.01		<u>ANDREW L LASLEY, 722 W GINA DR, UTILITY REFUND</u>	03/05/2019	24.82	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	100110.01		<u>ANDREW L LASLEY, 722 W GINA DR, UTILITY REFUND</u>	03/05/2019	28.15	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	100110.01		<u>ANDREW L LASLEY, 722 W GINA DR, UTILITY REFUND</u>	03/05/2019	21.79	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/19		
Total 100110.01:						74.76	.00					
1951	UTILITY REFUND #6	120530.02		<u>SEAN C EASON, 495 N FLAUSON AVE, UTILITY REFUND</u>	03/06/2019	2.05	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 3/1/2019-3/14/2019

Page: 38

Mar 14, 2019 02:11PM

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
1951	UTILITY REFUND #6	120530.02		<u>SEAN C EASON, 495 N FLAUSON AVE. UTILITY REFUND</u>	03/06/2019	2.39	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	120530.02		<u>SEAN C EASON, 495 N FLAUSON AVE. UTILITY REFUND</u>	03/06/2019	1.92	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	120530.02		<u>SEAN C EASON, 495 N FLAUSON AVE. UTILITY REFUND</u>	03/06/2019	.98	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 120530.02:						7.34	.00					
1951	UTILITY REFUND #6	166070.03		<u>WILLIAM E STEWART, 1192 N CREEK DR. UTILITY REFUND</u>	03/04/2019	.67	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	166070.03		<u>WILLIAM E STEWART, 1192 N CREEK DR. UTILITY REFUND</u>	03/04/2019	.79	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	166070.03		<u>WILLIAM E STEWART, 1192 N CREEK DR. UTILITY REFUND</u>	03/04/2019	.62	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	166070.03		<u>WILLIAM E STEWART, 1192 N CREEK DR. UTILITY REFUND</u>	03/04/2019	.27	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	166070.03		<u>WILLIAM E STEWART, 1192 N CREEK DR. UTILITY REFUND</u>	03/04/2019	.03	.00	<u>20-4510 SERVICE RECONNECT FEES</u>	0	3/19		
1951	UTILITY REFUND #6	166070.03		<u>WILLIAM E STEWART, 1192 N CREEK DR. UTILITY REFUND</u>	03/04/2019	.01	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 166070.03:						2.39	.00					
1951	UTILITY REFUND #6	170780.01		<u>CHRISTOPHER J TAYLOR, 1926 W POTOSI WAY. UTILITY REFUND</u>	03/06/2019	-.98	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	170780.01		<u>CHRISTOPHER J TAYLOR, 1926 W POTOSI WAY. UTILITY REFUND</u>	03/06/2019	-.78	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 39

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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
1951	UTILITY REFUND #6	170780.01		<u>CHRISTOPHER J TAYLOR, 1926 W POTOSI WAY, UTILITY REFUND</u>	03/06/2019	-67	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	170780.01		<u>CHRISTOPHER J TAYLOR, 1926 W POTOSI WAY, UTILITY REFUND</u>	03/06/2019	8.83	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	170780.01		<u>CHRISTOPHER J TAYLOR, 1926 W POTOSI WAY, UTILITY REFUND</u>	03/06/2019	.44	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 170780.01:						6.84	.00					
1951	UTILITY REFUND #6	170865.03		<u>JOSHUA E SHACKLEFORD, 647 S STIBNITE AVE, UTILITY REFUND</u>	03/01/2019	25.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	170865.03		<u>JOSHUA E SHACKLEFORD, 647 S STIBNITE AVE, UTILITY REFUND</u>	03/01/2019	33.46	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	170865.03		<u>JOSHUA E SHACKLEFORD, 647 S STIBNITE AVE, UTILITY REFUND</u>	03/01/2019	28.25	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	170865.03		<u>JOSHUA E SHACKLEFORD, 647 S STIBNITE AVE, UTILITY REFUND</u>	03/01/2019	10.21	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 170865.03:						97.68	.00					
1951	UTILITY REFUND #6	174101.01		<u>CBH HOMES, 1775 W SAHARA DR, UTILITY REFUND</u>	03/05/2019	8.79	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	174101.01		<u>CBH HOMES, 1775 W SAHARA DR, UTILITY REFUND</u>	03/05/2019	12.31	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	174101.01		<u>CBH HOMES, 1775 W SAHARA DR, UTILITY REFUND</u>	03/05/2019	5.08	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 174101.01:						26.18	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 3/1/2019-3/14/2019

Page: 40

Mar 14, 2019 02:11PM

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
1951	UTILITY REFUND #6	174124.01		<u>CBH HOMES, 809 S STIBNITE PL, UTILITY REFUND</u>	03/05/2019	1.37	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	174124.01		<u>CBH HOMES, 809 S STIBNITE PL, UTILITY REFUND</u>	03/05/2019	1.79	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	174124.01		<u>CBH HOMES, 809 S STIBNITE PL, UTILITY REFUND</u>	03/05/2019	1.95	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 174124.01:						5.11	.00					
1951	UTILITY REFUND #6	174126.01		<u>CBH HOMES, 835 S STIBNITE PL, UTILITY REFUND</u>	03/06/2019	6.87	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	174126.01		<u>CBH HOMES, 835 S STIBNITE PL, UTILITY REFUND</u>	03/06/2019	8.94	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	174126.01		<u>CBH HOMES, 835 S STIBNITE PL, UTILITY REFUND</u>	03/06/2019	6.47	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 174126.01:						22.28	.00					
1951	UTILITY REFUND #6	174133.01		<u>CBH HOMES, 1776 W SAHARA DR, UTILITY REFUND</u>	03/07/2019	17.99	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	174133.01		<u>CBH HOMES, 1776 W SAHARA DR, UTILITY REFUND</u>	03/07/2019	24.05	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	174133.01		<u>CBH HOMES, 1776 W SAHARA DR, UTILITY REFUND</u>	03/07/2019	12.43	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 174133.01:						54.47	.00					
1951	UTILITY REFUND #6	183980.03		<u>ROGER B WILSON, 1807 N CALAVERAS DR, UTILITY REFUND</u>	03/04/2019	10.20	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	183980.03		<u>ROGER B WILSON, 1807 N CALAVERAS DR, UTILITY REFUND</u>	03/04/2019	13.26	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 3/1/2019-3/14/2019

Page: 41

Mar 14, 2019 02:11PM

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
1951	UTILITY REFUND #6	183980.03		<u>ROGER B WILSON, 1807 N CALAVERAS DR, UTILITY REFUND</u>	03/04/2019	12.67	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	183980.03		<u>ROGER B WILSON, 1807 N CALAVERAS DR, UTILITY REFUND</u>	03/04/2019	3.96	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	183980.03		<u>ROGER B WILSON, 1807 N CALAVERAS DR, UTILITY REFUND</u>	03/04/2019	.35	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 183980.03:						40.44	.00					
1951	UTILITY REFUND #6	221535.02		<u>HAILEY BEITIA, 953 S RUMNEY AVE, UTILITY REFUND</u>	03/06/2019	4.36	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	221535.02		<u>HAILEY BEITIA, 953 S RUMNEY AVE, UTILITY REFUND</u>	03/06/2019	5.56	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	221535.02		<u>HAILEY BEITIA, 953 S RUMNEY AVE, UTILITY REFUND</u>	03/06/2019	1.39	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	221535.02		<u>HAILEY BEITIA, 953 S RUMNEY AVE, UTILITY REFUND</u>	03/06/2019	4.29	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	3/19		
Total 221535.02:						15.60	.00					
1951	UTILITY REFUND #6	241000.99		<u>BLACK CREEK LTD PARTNERSHIP, MERLIN POINTE-PAR #4601 LOTS 1,3,5,7</u>	03/05/2019	111.85	.00	<u>25-4177 GRAVITY IRRIGATION USER FEES</u>	0	3/19		
Total 241000.99:						111.85	.00					
1951	UTILITY REFUND #6	241001.99		<u>BLACK CREEK LTD PARTNERSHIP, MERLIN POINTE -PAR #9005 SE4SE4, UTILITY REFUND</u>	03/05/2019	192.49	.00	<u>25-4177 GRAVITY IRRIGATION USER FEES</u>	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 42

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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 241001.99:						192.49	.00					
1951	UTILITY REFUND #6	250960.03A		<u>KARL STOLTZ, 99 W STEPH ST, UTILITY REFUND</u>	03/07/2019	47.28	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 250960.03A:						47.28	.00					
1951	UTILITY REFUND #6	268116.01		<u>CBH HOMES, 2492 W MIDNIGHT DR, UTILITY REFUND</u>	03/04/2019	15.60	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	268116.01		<u>CBH HOMES, 2492 W MIDNIGHT DR, UTILITY REFUND</u>	03/04/2019	20.27	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	268116.01		<u>CBH HOMES, 2492 W MIDNIGHT DR, UTILITY REFUND</u>	03/04/2019	8.19	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 268116.01:						44.06	.00					
1951	UTILITY REFUND #6	277119.01		<u>CBH HOMES, 2532 N KENNETH AVE, UTILITY REFUND</u>	03/07/2019	21.63	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	277119.01		<u>CBH HOMES, 2532 N KENNETH AVE, UTILITY REFUND</u>	03/07/2019	28.61	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	277119.01		<u>CBH HOMES, 2532 N KENNETH AVE, UTILITY REFUND</u>	03/07/2019	13.24	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 277119.01:						63.48	.00					
1951	UTILITY REFUND #6	277435.01		<u>CBH HOMES, 2317 N MOUNTAIN ASH AVE, UTILITY REFUND</u>	03/05/2019	1.49	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	277435.01		<u>CBH HOMES, 2317 N MOUNTAIN ASH AVE, UTILITY REFUND</u>	03/05/2019	1.93	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 3/1/2019-3/14/2019

Page: 43

Mar 14, 2019 02:11PM

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
1951	UTILITY REFUND #6	277435.01		<u>CBH HOMES, 2317 N MOUNTAIN ASH AVE. UTILITY REFUND</u>	03/05/2019	1.26	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 277435.01:						4.68	.00					
1951	UTILITY REFUND #6	278226.01		<u>CBH HOMES, 9289 S BRAEBURN AVE. UTILITY REFUND</u>	03/07/2019	1.74	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	278226.01		<u>CBH HOMES, 9289 S BRAEBURN AVE. UTILITY REFUND</u>	03/07/2019	2.30	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	278226.01		<u>CBH HOMES, 9289 S BRAEBURN AVE. UTILITY REFUND</u>	03/07/2019	1.04	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 278226.01:						5.08	.00					
1951	UTILITY REFUND #6	278229.01		<u>CBH HOMES, 9364 S BRAEBURN AVE. UTILITY REFUND</u>	03/06/2019	2.26	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	278229.01		<u>CBH HOMES, 9364 S BRAEBURN AVE. UTILITY REFUND</u>	03/06/2019	1.31	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	278229.01		<u>CBH HOMES, 9364 S BRAEBURN AVE. UTILITY REFUND</u>	03/06/2019	1.11	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 278229.01:						4.68	.00					
1951	UTILITY REFUND #6	280480.01		<u>SUNRISE HOMES, 2133 N STAR GARNET AVE. UTILITY REFUND</u>	03/06/2019	14.14	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	280480.01		<u>SUNRISE HOMES, 2133 N STAR GARNET AVE. UTILITY REFUND</u>	03/06/2019	18.53	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	280480.01		<u>SUNRISE HOMES, 2133 N STAR GARNET AVE. UTILITY REFUND</u>	03/06/2019	20.63	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 44

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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 280480.01:						53.30	.00					
1951	UTILITY REFUND #6	290390.01		<u>RYAN BREEDING, 4573 W SADDLE RIDGE DR, UTILITY REFUND</u>	03/04/2019	17.36	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 290390.01:						17.36	.00					
1951	UTILITY REFUND #6	318308.01A		<u>NEW HORIZON CONSTRUCTION CO, 153S JOHNS BAY AVE, UTILITY REFUND</u>	03/07/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
Total 318308.01A:						58.76	.00					
1951	UTILITY REFUND #6	320007.00		<u>HAYDEN HOMES, 1470 N STEENS AVE, UTILITY REFUND</u>	03/06/2019	1.66	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	320007.00		<u>HAYDEN HOMES, 1470 N STEENS AVE, UTILITY REFUND</u>	03/06/2019	2.17	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	320007.00		<u>HAYDEN HOMES, 1470 N STEENS AVE, UTILITY REFUND</u>	03/06/2019	1.28	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 320007.00:						5.11	.00					
1951	UTILITY REFUND #6	320014.00		<u>HAYDEN HOMES, 1925 E LINMAR ST, UTILITY REFUND</u>	03/04/2019	19.08	.00	<u>20-4500 METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	320014.00		<u>HAYDEN HOMES, 1925 E LINMAR ST, UTILITY REFUND</u>	03/04/2019	24.77	.00	<u>21-4600 SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	320014.00		<u>HAYDEN HOMES, 1925 E LINMAR ST, UTILITY REFUND</u>	03/04/2019	16.89	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 320014.00:						60.74	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 3/1/2019-3/14/2019

Page: 45

Mar 14, 2019 02:11PM

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
1951	UTILITY REFUND #6	320018.00		<u>HAYDEN HOMES, 1382 N WARM RIVER AVE. UTILITY REFUND</u>	03/06/2019	18.40	.00	<u>20-4500_METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	320018.00		<u>HAYDEN HOMES, 1382 N WARM RIVER AVE. UTILITY REFUND</u>	03/06/2019	24.77	.00	<u>21-4600_SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	320018.00		<u>HAYDEN HOMES, 1382 N WARM RIVER AVE. UTILITY REFUND</u>	03/06/2019	16.89	.00	<u>25-4700_PRESS. IRRIGATION USER FEES</u>	0	3/19		
Total 320018.00:						60.06	.00					
1951	UTILITY REFUND #6	60900.02		<u>CRAIG R NICHOLSON, 528 W BOISE ST. UTILITY REFUND</u>	03/07/2019	45.74	.00	<u>20-4500_METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	60900.02		<u>CRAIG R NICHOLSON, 528 W BOISE ST. UTILITY REFUND</u>	03/07/2019	54.50	.00	<u>21-4600_SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	60900.02		<u>CRAIG R NICHOLSON, 528 W BOISE ST. UTILITY REFUND</u>	03/07/2019	41.88	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	3/19		
Total 60900.02:						142.12	.00					
1951	UTILITY REFUND #6	91700.02		<u>KYLEE DUDGEON, 1195 W SKAGWAY ST. UTILITY REFUND</u>	03/06/2019	3.60	.00	<u>20-4500_METERED WATER SALES</u>	0	3/19		
1951	UTILITY REFUND #6	91700.02		<u>KYLEE DUDGEON, 1195 W SKAGWAY ST. UTILITY REFUND</u>	03/06/2019	4.65	.00	<u>21-4600_SEWER USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	91700.02		<u>KYLEE DUDGEON, 1195 W SKAGWAY ST. UTILITY REFUND</u>	03/06/2019	4.03	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	91700.02		<u>KYLEE DUDGEON, 1195 W SKAGWAY ST. UTILITY REFUND</u>	03/06/2019	1.45	.00	<u>25-4700_PRESS. IRRIGATION USER FEES</u>	0	3/19		
1951	UTILITY REFUND #6	91700.02		<u>KYLEE DUDGEON, 1195 W SKAGWAY ST. UTILITY REFUND</u>	03/06/2019	.07	.00	<u>20-4500_METERED WATER SALES</u>	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 46

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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 91700.02:						13.80	.00					
Total UTILITY REFUND #6:						1,237.94	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	51726		<u>POSTAGE, ESTATEMENTS, IMAGING, FEB.'19 - ADMIN</u>	02/28/2019	952.85	.00	<u>01-6190_POSTAGE & BILLING</u>	0	3/19		
857	VALLI INFORMATION SYSTEMS, INC	51726		<u>POSTAGE, ESTATEMENTS, IMAGING, FEB.'19 - WATER</u>	02/28/2019	1,497.34	.00	<u>20-6190_POSTAGE & BILLING</u>	0	3/19		
857	VALLI INFORMATION SYSTEMS, INC	51726		<u>POSTAGE, ESTATEMENTS, IMAGING, FEB.'19 - SEWER</u>	02/28/2019	1,497.34	.00	<u>21-6190_POSTAGE & BILLING</u>	0	3/19		
857	VALLI INFORMATION SYSTEMS, INC	51726		<u>POSTAGE, ESTATEMENTS, IMAGING, FEB.'19 - P.I</u>	02/28/2019	589.85	.00	<u>25-6190_POSTAGE & BILLING</u>	0	3/19		
Total 51726:						4,537.38	.00					
857	VALLI INFORMATION SYSTEMS, INC	51727		<u>LOCKBOX TRANSACTIONS AND EPAY MONTHLY MAINTENANCE FOR FEB.'19 - ADMIN</u>	02/28/2019	54.24	.00	<u>01-6190_POSTAGE & BILLING</u>	0	3/19		
857	VALLI INFORMATION SYSTEMS, INC	51727		<u>LOCKBOX TRANSACTIONS AND EPAY MONTHLY MAINTENANCE FOR FEB.'19 - WATER</u>	02/28/2019	85.24	.00	<u>20-6190_POSTAGE & BILLING</u>	0	3/19		
857	VALLI INFORMATION SYSTEMS, INC	51727		<u>LOCKBOX TRANSACTIONS AND EPAY MONTHLY MAINTENANCE FOR FEB.'19 - SEWER</u>	02/28/2019	85.24	.00	<u>21-6190_POSTAGE & BILLING</u>	0	3/19		
857	VALLI INFORMATION SYSTEMS, INC	51727		<u>LOCKBOX TRANSACTIONS AND EPAY MONTHLY MAINTENANCE FOR FEB.'19 - P.I</u>	02/28/2019	33.58	.00	<u>25-6190_POSTAGE & BILLING</u>	0	3/19		
Total 51727:						258.30	.00					
Total VALLI INFORMATION SYSTEMS, INC:						4,795.68	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 3/1/2019-3/14/2019

Page: 47

Mar 14, 2019 02:11PM

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
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9825128315		<u>CELLPHONE SERVICE, 1/29-2/28/19 - ADMIN</u>	02/28/2019	97.48	.00	01-6255 <u>TELEPHONE</u>	0	3/19		
1575	VERIZON WIRELESS	9825128315		<u>CELLPHONE SERVICE, 1/29-2/28/19 - PARKS</u>	02/28/2019	313.32	.00	01-6255 <u>TELEPHONE</u>	1004	3/19		
1575	VERIZON WIRELESS	9825128315		<u>CELLPHONE SERVICE, 1/29-2/28/19 - BUILDING INSPECTION</u>	02/28/2019	87.03	.00	01-6255 <u>TELEPHONE</u>	1005	3/19		
1575	VERIZON WIRELESS	9825128315		<u>CELLPHONE SERVICE, 1/29-2/28/19 - WATER</u>	02/28/2019	343.43	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	3/19		
1575	VERIZON WIRELESS	9825128315		<u>CELLPHONE SERVICE, 1/29-2/28/19 - SEWER</u>	02/28/2019	500.09	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	3/19		
1575	VERIZON WIRELESS	9825128315		<u>CELLPHONE SERVICE, 1/29-2/28/19 - P.I</u>	02/28/2019	94.69	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	3/19		
1575	VERIZON WIRELESS	9825128315		<u>CELLPHONE SERVICE, 1/29-2/28/19 - ECONOMIC DEVELOPMENT</u>	02/28/2019	43.52	.00	01-6255 <u>TELEPHONE</u>	4000	3/19		
Total 9825128315:						1,479.56	.00					
1575	VERIZON WIRELESS	9825243554		<u>TABLET SERVICE, 2/2-3/1/19 - ADMIN</u>	03/01/2019	3.68	.00	01-6255 <u>TELEPHONE</u>	0	3/19		
1575	VERIZON WIRELESS	9825243554		<u>TABLET SERVICE, 2/2-3/1/19 - PARKS</u>	03/01/2019	8.09	.00	01-6255 <u>TELEPHONE</u>	1004	3/19		
1575	VERIZON WIRELESS	9825243554		<u>TABLET SERVICE, 2/2-3/1/19 - BUILDING INSPECTION</u>	03/01/2019	30.87	.00	01-6255 <u>TELEPHONE</u>	1005	3/19		
1575	VERIZON WIRELESS	9825243554		<u>TABLET SERVICE, 2/2-3/1/19 - WATER</u>	03/01/2019	42.04	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	3/19		
1575	VERIZON WIRELESS	9825243554		<u>TABLET SERVICE, 2/2-3/1/19 - SEWER</u>	03/01/2019	50.86	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	3/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 48

Report dates: 3/1/2019-3/14/2019

Mar 14, 2019 02:11PM

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
1575	VERIZON WIRELESS	9825243554		<u>TABLET SERVICE, 2/2-3/1/19 - P.I</u>	03/01/2019	11.46	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	3/19		
Total 9825243554:						147.00	.00					
1575	VERIZON WIRELESS	9825243555		<u>IPAD SERVICE, 2/2-3/1/19 - PARKS</u>	03/01/2019	21.46	.00	<u>01-6255 TELEPHONE</u>	1004	3/19		
1575	VERIZON WIRELESS	9825243555		<u>IPAD SERVICE, 2/2-3/1/19, TREASURER - ADMIN</u>	03/01/2019	5.37	.00	<u>01-6255 TELEPHONE</u>	0	3/19		
1575	VERIZON WIRELESS	9825243555		<u>IPAD SERVICE, 2/2-3/1/19, TREASURER - WATER</u>	03/01/2019	7.08	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	3/19		
1575	VERIZON WIRELESS	9825243555		<u>IPAD SERVICE, 2/2-3/1/19, TREASURER - SEWER</u>	03/01/2019	7.08	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	3/19		
1575	VERIZON WIRELESS	9825243555		<u>IPAD SERVICE, 2/2-3/1/19, TREASURER - P.I</u>	03/01/2019	1.93	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	3/19		
1575	VERIZON WIRELESS	9825243555		<u>IPAD EQUIPMENT CHARGES, TREASURER, 2/2-3/1/19 - ADMIN</u>	03/01/2019	65.00	.00	<u>01-6175 SMALL TOOLS</u>	0	3/19		
1575	VERIZON WIRELESS	9825243555		<u>IPAD EQUIPMENT CHARGES, TREASURER, 2/2-3/1/19 - WATER</u>	03/01/2019	85.80	.00	<u>20-6175 SMALL TOOLS</u>	0	3/19		
1575	VERIZON WIRELESS	9825243555		<u>IPAD EQUIPMENT CHARGES, TREASURER, 2/2-3/1/19 - SEWER</u>	03/01/2019	85.80	.00	<u>21-6175 SMALL TOOLS</u>	0	3/19		
1575	VERIZON WIRELESS	9825243555		<u>IPAD EQUIPMENT CHARGES, TREASURER, 2/2-3/1/19 - P.I</u>	03/01/2019	23.39	.00	<u>25-6175 SMALL TOOLS</u>	0	3/19		
Total 9825243555:						302.91	.00					
Total VERIZON WIRELESS:						1,929.47	.00					

WESTERN RECORDS DESTRUCTION, INC.

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 3/1/2019-3/14/2019

Page: 49

Mar 14, 2019 02:11PM

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
1633	WESTERN RECORDS DESTRUCTION, INC.	0430779		<u>RECORDS DESTRUCTION, 2/1- 2/28/19 - ADMIN</u>	03/01/2019	7.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	3/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0430779		<u>RECORDS DESTRUCTION, 2/1- 28/19 - P & Z</u>	03/01/2019	2.25	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	3/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0430779		<u>RECORDS DESTRUCTION, 2/1- 28/19 - WATER</u>	03/01/2019	6.63	.00	<u>20-6052 CONTRACT SERVICES</u>	0	3/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0430779		<u>RECORDS DESTRUCTION, 2/1- 28/19 - SEWER</u>	03/01/2019	6.63	.00	<u>21-6052 CONTRACT SERVICES</u>	0	3/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0430779		<u>RECORDS DESTRUCTION, 2/1- 28/19 - P.I</u>	03/01/2019	2.49	.00	<u>25-6052 CONTRACT SERVICES</u>	0	3/19		
Total 0430779:						25.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						25.00	.00					
WEX BANK												
1234	WEX BANK	58094102		<u>FUEL, FEB.'19 - ADMIN</u>	02/28/2019	5.38	.00	<u>01-6300 FUEL</u>	0	3/19		
1234	WEX BANK	58094102		<u>FUEL, FEB.'19 - PARKS</u>	02/28/2019	153.09	.00	<u>01-6300 FUEL</u>	1004	3/19		
1234	WEX BANK	58094102		<u>FUEL, FEB.'19 - BUILDING INSPECTION</u>	02/28/2019	167.35	.00	<u>01-6300 FUEL</u>	1005	3/19		
1234	WEX BANK	58094102		<u>FUEL, FEB.'19 - WATER</u>	02/28/2019	330.70	.00	<u>20-6300 FUEL</u>	0	3/19		
1234	WEX BANK	58094102		<u>FUEL, FEB.'19 - SEWER</u>	02/28/2019	46.85	.00	<u>21-6300 FUEL</u>	0	3/19		
1234	WEX BANK	58094102		<u>FUEL, FEB.'19 - P.I</u>	02/28/2019	88.64	.00	<u>25-6300 FUEL</u>	0	3/19		
Total 58094102:						792.01	.00					
Total WEX BANK:						792.01	.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 3/1/2019-3/14/2019

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
WHITE, PETERSON, GIGRAY, & NICHOLS P.A.												
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	02282019W-25		<u>LEGAL FEES, FEB.'19 - ADMIN</u>	02/28/2019	3,064.50	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	0	3/19		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	02282019W-25		<u>LEGAL FEES, FEB.'19 - WATER</u>	02/28/2019	162.00	.00	20-6202 <u>PROFESSIONAL SERVICES</u>	0	3/19		
1958	WHITE, PETERSON, GIGRAY, & NICHOLS P.A.	02282019W-25		<u>LEGAL FEES, FEB.'19 - P & Z</u>	02/28/2019	216.00	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	1003	3/19		
Total 02282019W-25721M:						3,442.50	.00					
Total WHITE, PETERSON, GIGRAY, & NICHOLS P.A.:						3,442.50	.00					
Grand Totals:						767,491.61	355,316.10					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 3/1/2019-3/14/2019

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

Report Criteria:

- Detail report.
 - Invoices with totals above \$0.00 included.
 - Paid and unpaid invoices included.
-



CITY OF KUNA
PO BOX 13, KUNA ID 83634
(208) 922-5546

RECEIVED
MAR 11 2019
CITY OF KUNA

ALCOHOL LICENSE RENEWAL APPLICATION

Jacksons #26
3450 Commercial Ct.
Meridian ID 83642

Date: 01/31/2019

This letter serves as a reminder that your City of Kuna Liquor License will expire at 2:00 AM on May 1, 2019. All liquor, wine and beer licenses must be renewed and approved by the City Council no later than the expiration for your business to continue to serve or sell alcohol.

Please remember that your signed renewal application, copies of your 2019 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:	For Review at Council Meeting on:
February 28, 2019	March 5, 2019
March 14, 2019	March 19, 2019
March 28, 2019	April 2, 2019
April 11, 2019	April 16, 2019 (Last Meeting Prior to Expiration)

You may submit your renewal application with the required documents and full payment in person at 751 W 4th Street, or by mail to Kuna City Hall, PO Box 13, Kuna, ID 83634. Please contact us at (208) 387-7726 for any concerns or questions.

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2019 Idaho State License and the Ada County License.

Acct #: 28
Business Name: Jacksons #26
Business Address: 330 W 3rd Street
Business Phone: (208) 922-5616
Business Fax:
Mailing Address: 3450 Commercial Ct. Meridian ID 83642
Business Email: cindy.burnett@jacksons.com
State License #:
State Tax ID:
Owner Name: CORY JACKSON
Owner Phone: (208) 888-6658
Owner Address: 1416 S HERON POINTE LANE EAGLE ID 83616

Billing Information:	Description	Amount
	Off Premise Beer	\$ 50.00
	Off Premise Wine	\$ 200.00

Total License Fee(s) Due: \$ 250.00

Signature: _____ Date: 3-7-19

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

Date Fee Paid: 3-11-19 License #: 28
Receipt #: 11-002592 For Review at Council Meeting Dated: 3-19-19

City of Kuna
751 W 4th St
P.O. Box 13
Kuna ID 83634 208-922-5546

Receipt No: 11.002592 Mar 11, 2019

154
Jacksons #160
3450 Commercial Ct.
Meridian ID 83642

Previous Balance:	260.00
Business Licenses - INTERFACED	
Business License Renewal	10.00
01-4180	
LICENSES / BUSINESS	
Business Licenses - INTERFACED	
Off Premise Beer 2019	50.00
01-4182	
LICENSES / BEER	
Business Licenses - INTERFACED	
Wine	200.00
01-4183	
LICENSES / WINE	

Total:	260.00
New Balance:	.00
=====	

28
Jacksons #26
3450 Commercial Ct.
Meridian ID 83642

Previous Balance:	260.00
Business Licenses - INTERFACED	
Business License Renewal	10.00
01-4180	
LICENSES / BUSINESS	
Business Licenses - INTERFACED	
Off Premise Beer 2019	50.00
01-4182	
LICENSES / BEER	
Business Licenses - INTERFACED	
Off Premise Wine 2019	200.00
01-4183	
LICENSES / WINE	

Total:	260.00
New Balance:	.00
=====	

Clerk Counter Check	
Check No: 0169941	520.00
Payor:	
Jacksons	
Total Applied:	520.00

Change Tendered:	.00
=====	

03/11/2019 2:28 PM

2019-2020

RETAIL ALCOHOL BEVERAGE LICENSE

2020150

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that Jackson's Food Stores Inc.

dba: Jacksons Food Store # 26

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 330 W 3rd St., Kuna, ID 83634



License valid from May 1, 2019 to April 30, 2020

Beer	Bottled or canned, consumed OFF premises	\$25.00
Wine	WINE Retail: (This is for OFF premises consumption only)	\$100.00

Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 5th day of March, 2019

Phil McCrane, Clerk

Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

State of Idaho

Idaho State Police

Cycle Tracking Number: 108796

Premise Number: 1A-758

Retail Alcohol Beverage License

License Year: 2020

License Number: 1646

This is to certify, that Jackson's Food Stores Inc
doing business as: Jacksons Food Store #26

is licensed to sell alcoholic beverages as stated below at:
330 W 3rd St, Kuna, Ada County

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

Signature of Licensee, Corporate Officer, LLC Member or Partner

Liquor	No
Beer	Yes <u>\$50.00</u>
On-premise consumption	No
Kegs to go	No
Restaurant	No
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	No
Multipurpose arena	No
Growlers	No

JACKSON'S FOOD STORES INC
 JACKSONS FOOD STORE #26
 3450 COMMERCIAL CT

 MERIDIAN, ID 83642
Mailing Address

TOTAL FEE: \$150.00

License Valid: 05/01/2019 - 04/30/2020

Expires: 04/30/2020

Director of Idaho State Police



SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED



CITY OF KUNA
PO BOX 13, KUNA ID 83634
(208) 922-5546

ALCOHOL LICENSE RENEWAL APPLICATION

RECEIVED
MAR 11 2019
CITY OF KUNA

Jacksons #160
3450 Commercial Ct.
Meridian ID 83642
USA

Date: 01/31/2019

This letter serves as a reminder that your City of Kuna Liquor License will expire at 2:00 AM on May 1, 2019. All liquor, wine and beer licenses must be renewed and approved by the City Council no later than the expiration for your business to continue to serve or sell alcohol.

Please remember that your signed renewal application, copies of your 2019 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:	For Review at Council Meeting on:
February 28, 2019	March 5, 2019
March 14, 2019	March 19, 2019
March 28, 2019	April 2, 2019
April 11, 2019	April 16, 2019 (Last Meeting Prior to Expiration)

You may submit your renewal application with the required documents and full payment in person at 751 W 4th Street, or by mail to Kuna City Hall, PO Box 13, Kuna, ID 83634. Please contact us at (208) 387-7726 for any concerns or questions.

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2019 Idaho State License and the Ada County License.

Acct #: 154
Business Name: Jacksons #160
Business Address: 150 W Deer Flat Road
Business Phone: (208) 922-3884
Business Fax: (208)
Mailing Address: 3450 Commercial Ct. Meridian ID 83642
Business Email: cindy.burnett@jacksons.com
State License #:
State Tax ID:
Owner Name: CORY JACKSON
Owner Phone: (208) 884-6658
Owner Address: 1416 S HERON POINTE LANE EAGLE ID 83616

Billing Information:	Description	Amount
	Off Premise Wine	\$ 200.00
	Off Premise Beer	\$ 50.00

Total License Fee(s) Due: \$ 250.00

Signature: _____

Date: 3-7-19

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

Date Fee Paid: 3-11-19

License #: 154

Receipt #: 11.002592

For Review at Council Meeting Dated: 3-19-19

City of Kuna
751 W 4th St
P.O. Box 13
Kuna ID 83634 208-922-5546

Receipt No: 11.002592 Mar 11, 2019

154
Jacksons #160
3450 Commercial Ct.
Meridian ID 83642

Previous Balance:	260.00
Business Licenses - INTERFACED	
Business License Renewal	10.00
01-4180	
LICENSES / BUSINESS	
Business Licenses - INTERFACED	
Off Premise Beer 2019	50.00
01-4182	
LICENSES / BEER	
Business Licenses - INTERFACED	
Wine	200.00
01-4183	
LICENSES / WINE	

Total:	260.00
New Balance:	.00
=====	

28
Jacksons #26
3450 Commercial Ct.
Meridian ID 83642

Previous Balance:	260.00
Business Licenses - INTERFACED	
Business License Renewal	10.00
01-4180	
LICENSES / BUSINESS	
Business Licenses - INTERFACED	
Off Premise Beer 2019	50.00
01-4182	
LICENSES / BEER	
Business Licenses - INTERFACED	
Off Premise Wine 2019	200.00
01-4183	
LICENSES / WINE	

Total:	260.00
New Balance:	.00
=====	

Clerk Counter Check	
Check No: 0169941	520.00
Payor:	
Jacksons	
Total Applied:	520.00

Change Tendered:	.00
=====	

03/11/2019 2:28 PM

2019-2020

RETAIL ALCOHOL BEVERAGE LICENSE

2020190

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that Jackson's Food Stores Inc.

dba: Jackson's # 160

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 150 West Deer Flat Road, Kuna, ID 83634



License valid from May 1, 2019 to April 30, 2020

Beer	Bottled or canned, consumed OFF premises	\$25.00
Wine	WINE Retail: (This is for OFF premises consumption only)	\$100.00

Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 5th day of March, 2019

Phil McGrane, Clerk

Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

State of Idaho

Idaho State Police

Cycle Tracking Number: 108753

Premise Number: 1A-956

Retail Alcohol Beverage License

License Year: 2020

License Number: 5286

This is to certify, that Jackson's Food Stores Inc
doing business as: Jackson's #160

is licensed to sell alcoholic beverages as stated below at:
150 West Deer Flat Road, Kuna, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Signature of Licensee, Corporate Officer, LLC Member or Partner

- Liquor No
- Beer Yes \$50.00
- On-premise consumption No
- Kegs to go No
- Restaurant No
- Wine by the bottle Yes \$100.00
- Wine by the glass No
- Multipurpose arena No
- Growlers No

JACKSON'S FOOD STORES INC
 JACKSON'S #160
 3450 COMMERCIAL CT

 MERIDIAN, ID 83642
Mailing Address

TOTAL FEE: \$150.00

License Valid: 05/01/2019 - 04/30/2020

Expires: 04/30/2020

Director of Idaho State Police



SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED



CITY OF KUNA
PO BOX 13, KUNA ID 83634
(208) 922-5546

ALCOHOL LICENSE RENEWAL APPLICATION

Cuda LLC
PO Box 905
KUNA ID 83634
USA

Date: 01/31/2019

This letter serves as a reminder that your City of Kuna Liquor License will expire at 2:00 AM on May 1, 2019. All liquor, wine and beer licenses must be renewed and approved by the City Council no later than the expiration for your business to continue to serve or sell alcohol.

Please remember that your signed renewal application, copies of your 2019 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:	For Review at Council Meeting on:
February 28, 2019	March 5, 2019
March 14, 2019	March 19, 2019
March 28, 2019	April 2, 2019
April 11, 2019	April 16, 2019 (Last Meeting Prior to Expiration)

You may submit your renewal application with the required documents and full payment in person at 751 W 4th Street, or by mail to Kuna City Hall, PO Box 13, Kuna, ID 83634. Please contact us at (208) 387-7726 for any concerns or questions.

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2019 Idaho State License and the Ada County License.

Acct #: 160015
Business Name: Cuda LLC
Business Address: 459 W Main Street
Business Phone: (208) 922-9494
Business Fax: (208)
Mailing Address: PO Box 905 KUNA ID 83634
Business Email: bigmics@hotmail.com
State License #:
State Tax ID:
Owner Name: Michael Larson
Owner Phone: (612) 669-4285
Owner Address: PO Box 905 KUNA ID 83634

Billing Information:	Description	Amount
	Off Premise Beer	\$ 50.00
	Liquor-by-the-Drink	\$ 562.50
	On Premise Beer	\$ 200.00

Total License Fee(s) Due: \$ 812.50

Signature: Dropped off in person Date: 3-13-19

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

Date Fee Paid: 3-13-19 License #: 1160015
Receipt #: 11.002594 For Review at Council Meeting Dated: 3-13-19

2019-2020

RETAIL ALCOHOL BEVERAGE LICENSE

202052

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that Cuda LLC

dba: Big Mic's

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 459 W. Main St., Kuna, ID 83634



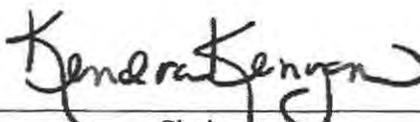
License valid from May 1, 2019 to April 30, 2020

Beer	DRAFT, bottled or canned, ON or OFF premises consumption	\$100.00
Liquor	Kuna City	\$187.50


Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 5th day of March, 2019


Phil McCrane, Clerk


Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

State of Idaho

Idaho State Police

Cycle Tracking Number: 108957
ISLD ID: 7900

Premise Number: 1A-8411
Incorporated City

Retail Alcohol Beverage License

License Year: 2020
License Number: 8411

This is to certify, that Cuda LLC
doing business as: Big Mic's

is licensed to sell alcoholic beverages as stated below at:
459 W Main St, Kuna, Ada County

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

Liquor	Yes	<u>\$750.00</u>
Beer	Yes	<u>\$50.00</u>
On-premise consumption	Yes	<u>\$0.00</u>
Kegs to go	No	
Restaurant	No	
Wine by the bottle	Yes	<u>\$0.00</u>
Wine by the glass	Yes	<u>\$0.00</u>
Multipurpose arena	No	
Growlers	Yes	<u>\$0.00</u>

TOTAL FEE: \$800.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

CUDA LLC
BIG MIC'S
459 W MAIN ST

KUNA, ID 83634
Mailing Address

License Valid: 05/01/2019 - 04/30/2020

Expires: 04/30/2020

Director of Idaho State Police



SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

**RESOLUTION NO. R22-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE PUBLIC UTILITY EASEMENT FROM THE HOUSING COMPANY, INC.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Public Utility Easement from The Housing Company, Inc, attached hereto as EXHIBIT A is hereby accepted by the City of Kuna, Idaho as the beneficiary of said easement.

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of March, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of March, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

ADA COUNTY RECORDER Christopher D. Rich BOISE IDAHO Pgs=9 BONNIE OBERBILLIG CITY OF KUNA, IDAHO	2018-047443 05/24/2018 09:52 AM NO FEE
---	---

(SPACE ABOVE RESERVED FOR RECORDING)

A re-recording of Instrument No. 2018-042738 to correct easement purpose and language

PUBLIC UTILITY EASEMENT

THIS PERPETUAL PUBLIC UTILITY EASEMENT is granted this 22 day of May, 2018, by and between **The Housing Company, Inc.** ("Grantor") and the **CITY OF KUNA, IDAHO**, an Idaho municipal corporation ("Grantee");

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

WITNESSETH:

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

This easement is made subject to the following conditions:

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

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

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

7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714 | P 208.898.0012

May 9, 2018
The Housing Company
10' Utility Easement Description
Project No. 317-8035-001

EXHIBIT A

A strip of land 10.00 feet wide, being a portion of the parcel described in Quitclaim Deed Instrument No. 2018-032041, Ada County Records, located in the NE 1/4 SE 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, the center line of which being more particularly described as follows:

COMMENCING at the E 1/4 Corner of said Section 23, monumented by a brass cap (CPF Instrument No. 8337500), from which the S 1/16 Corner common to Sections 23 and 24, monumented by a brass cap (CPF Instrument No. 2016-092784) bears South 01°13'51" West a distance of 1328.33 feet;
Thence South 01°13'51" West, coincident with the east line of said NE 1/4 SE 1/4, a distance of 1046.11 feet to the northeasterly corner of the parcel described in said Quitclaim Deed;
Thence North 89°55'04" West, a distance of 48.01 feet;
Thence South 45°39'24" West, a distance of 7.14 feet to the **POINT OF BEGINNING**;
Thence South 01°13'51" West, parallel and offset 53.00 feet west of said east line, a distance of 167.17 feet;
Thence North 88°46'09" West, perpendicular to said east line, a distance of 77.00 feet;
Thence South 01°13'51" West, parallel and offset 130.00 feet west of said east line, a distance of 105.85 feet;
Thence North 89°35'19" West, parallel and offset 5.00 feet north of the south line of said parcel, a distance of 192.22 feet;
Thence North 01°12'55" East, parallel and offset 5.00 feet east of the west line of said parcel, a distance of 270.37 feet;
Thence South 89°55'04" East, parallel and offset 5.00 feet south of the north line of said parcel, a distance of 269.33 feet to the **POINT OF BEGINNING**.

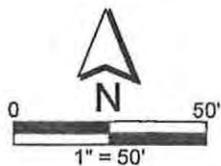
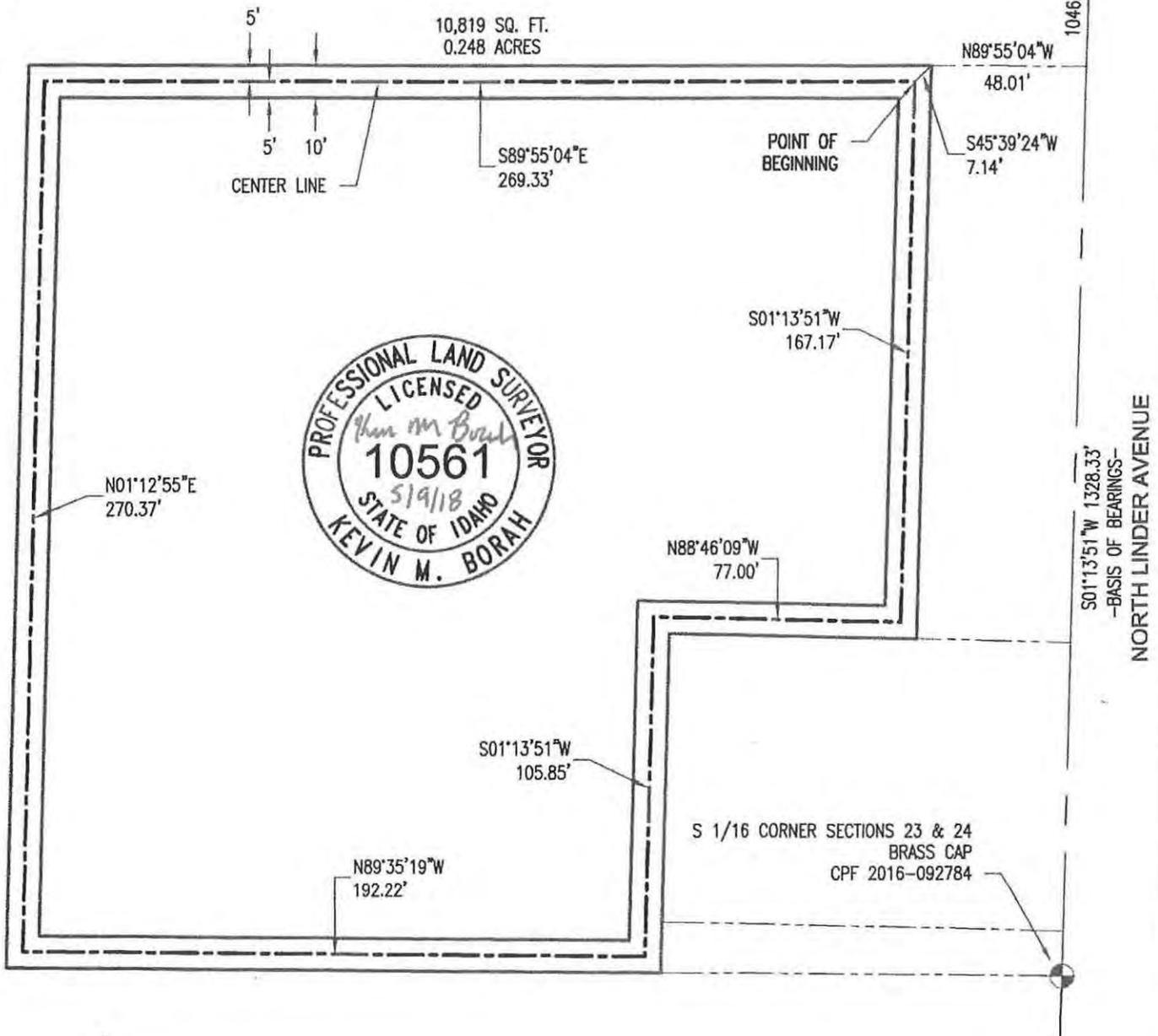
The above-described strip of land contains 10,819 square feet or 0.248 acres, more or less.

The basis of bearings for this strip of land is South 01°13'51" West between the E 1/4 Corner of Section 23 and the S 1/16 Corner common to Sections 23 and 24.



EXHIBIT MAP
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF KUNA, ADA COUNTY, IDAHO
2018

POINT OF COMMENCEMENT
E 1/4 CORNER SECTION 23
BRASS CAP
CPF 8337500



PROJECT: 483 LINDER AVENUE
EASEMENT EXHIBIT
DATE: MAY 9, 2018

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714
P 208.898.0012
WWW.PARAMETRIX.COM

7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714 | P 208.898.0012

May 9, 2018
The Housing Company
City of Kuna Easement Description
Project No. 317-8035-001

EXHIBIT A

A parcel of land being a portion of the parcel described in Quitclaim Deed Instrument No. 2018-032041, Ada County Records, located in the NE 1/4 SE 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the E 1/4 Corner of said Section 23, monumented by a brass cap (CPF Instrument No. 8337500), from which the S 1/16 Corner common to Sections 23 and 24, monumented by a brass cap (CPF Instrument No. 2016-092784) bears South 01°13'51" West a distance of 1328.33 feet;
Thence South 01°13'51" West, coincident with the east line of said NE 1/4 SE 1/4, a distance of 1046.11 feet to the northeasterly corner of the parcel described in said Quitclaim Deed;
Thence North 89°55'04" West, coincident with the north line of said parcel, a distance of 48.01 feet;
Thence South 01°13'51" West, parallel and offset 48.00 feet west of said east line, a distance of 77.04 feet to the **POINT OF BEGINNING**;
Thence continuing South 01°13'51" West, parallel and offset 48.00 feet west of said east line, a distance of 26.00 feet;
Thence North 88°46'09" West, perpendicular to said east line, a distance of 165.10 feet;
Thence South 01°13'51" West, parallel with said east line, a distance of 181.26 feet to the southerly line of said parcel;
Thence North 89°35'19" West, coincident with said southerly line, a distance of 26.00 feet;
Thence North 01°13'51" East, parallel with said east line, a distance of 181.27 feet;
Thence South 89°40'24" West, a distance of 88.18 feet to the westerly line of said parcel;
Thence North 01°12'55" East, coincident with said westerly line, a distance of 26.01 feet;
Thence North 89°40'24" East, a distance of 101.06 feet;
Thence South 88°46'09" East, perpendicular to said east line, a distance of 178.23 feet to the **POINT OF BEGINNING**.

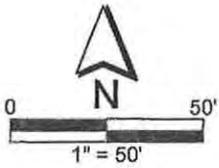
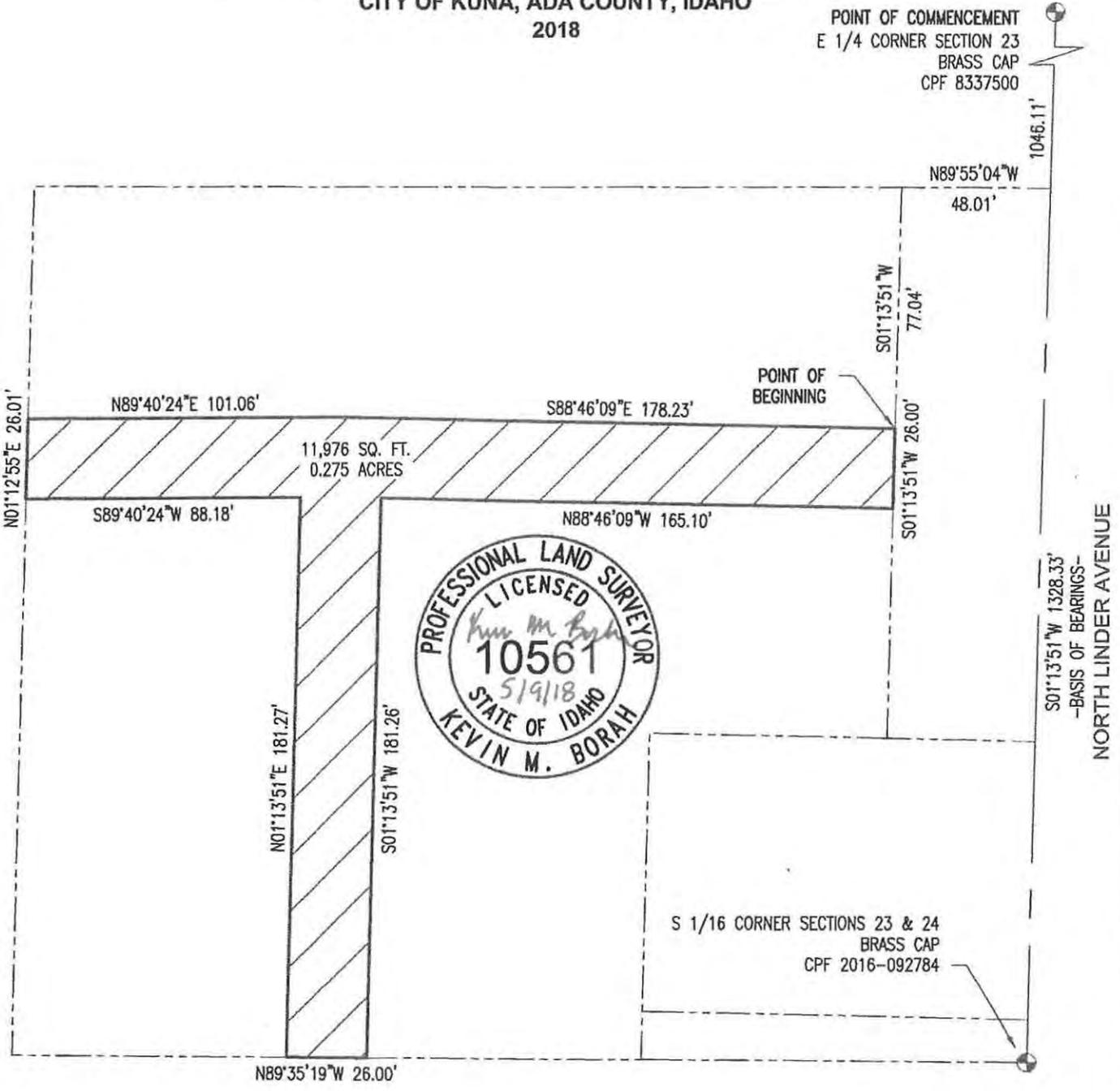
The above-described strip of land contains 11,976 square feet or 0.275 acres, more or less.

The basis of bearings for this strip of land is South 01°13'51" West between the E 1/4 Corner of Section 23 and the S 1/16 Corner common to Sections 23 and 24.



EXHIBIT MAP
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF KUNA, ADA COUNTY, IDAHO
2018

POINT OF COMMENCEMENT
E 1/4 CORNER SECTION 23
BRASS CAP
CPF 8337500



PROJECT: 483 LINDER AVENUE
EASEMENT EXHIBIT
DATE: MAY 9, 2018

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714
P 208.898.0012
WWW.PARAMETRIX.COM

7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714 | P 208.898.0012

May 9, 2018
The Housing Company
10' Utility Easement Description
Project No. 317-8035-001

EXHIBIT A

A strip of land 10.00 feet wide, being a portion of the parcel described in Quitclaim Deed Instrument No. 2018-032041, Ada County Records, located in the NE 1/4 SE 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, the center line of which being more particularly described as follows:

COMMENCING at the E 1/4 Corner of said Section 23, monumented by a brass cap (CPF Instrument No. 8337500), from which the S 1/16 Corner common to Sections 23 and 24, monumented by a brass cap (CPF Instrument No. 2016-092784) bears South 01°13'51" West a distance of 1328.33 feet;
Thence South 01°13'51" West, coincident with the east line of said NE 1/4 SE 1/4, a distance of 1046.11 feet to the northeasterly corner of the parcel described in said Quitclaim Deed;
Thence North 89°55'04" West, a distance of 48.01 feet;
Thence South 45°39'24" West, a distance of 7.14 feet to the **POINT OF BEGINNING**;
Thence South 01°13'51" West, parallel and offset 53.00 feet west of said east line, a distance of 167.17 feet;
Thence North 88°46'09" West, perpendicular to said east line, a distance of 77.00 feet;
Thence South 01°13'51" West, parallel and offset 130.00 feet west of said east line, a distance of 105.85 feet;
Thence North 89°35'19" West, parallel and offset 5.00 feet north of the south line of said parcel, a distance of 192.22 feet;
Thence North 01°12'55" East, parallel and offset 5.00 feet east of the west line of said parcel, a distance of 270.37 feet;
Thence South 89°55'04" East, parallel and offset 5.00 feet south of the north line of said parcel, a distance of 269.33 feet to the **POINT OF BEGINNING**.

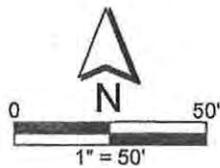
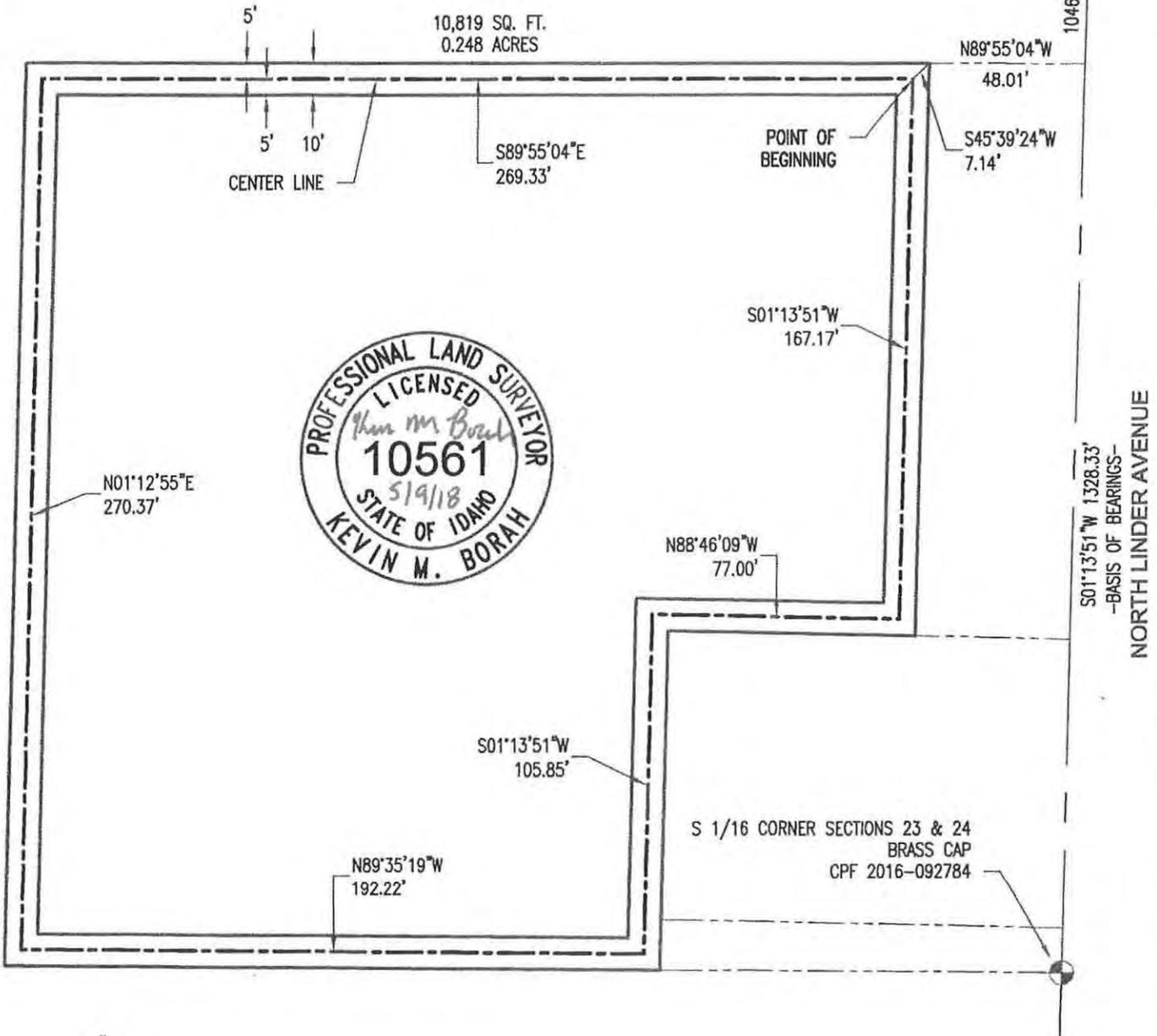
The above-described strip of land contains 10,819 square feet or 0.248 acres, more or less.

The basis of bearings for this strip of land is South 01°13'51" West between the E 1/4 Corner of Section 23 and the S 1/16 Corner common to Sections 23 and 24.



EXHIBIT MAP
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF KUNA, ADA COUNTY, IDAHO
2018

POINT OF COMMENCEMENT
E 1/4 CORNER SECTION 23
BRASS CAP
CPF 8337500



PROJECT: 483 LINDER AVENUE
EASEMENT EXHIBIT
DATE: MAY 9, 2018

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714
P 208.898.0012
WWW.PARAMETRIX.COM

**RESOLUTION NO. R23-2019
CITY OF KUNA, IDAHO**

**A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE
PRESSURIZED IRRIGATION EASEMENT FROM THE HOUSING COMPANY, INC.**

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Pressurized Irrigation Easement from The Housing Company, Inc, attached hereto as EXHIBIT A is hereby accepted by the City of Kuna, Idaho as the beneficiary of said easement.

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of March, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of March, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=9 BONNIE OBERBILLIG
CITY OF KUNA, IDAHO

2018-047442
05/24/2018 09:51 AM
NO FEE

(SPACE ABOVE RESERVED FOR RECORDING)

A re-recording of Instrument No. 2018-042738 to correct easement purpose and language

PRESSURIZED IRRIGATION EASEMENT

THIS PERPETUAL PRESSURIZED IRRIGATION EASEMENT is granted this 22 day of May, 2018, by and between **The Housing Company, Inc.** ("Grantor") and the **CITY OF KUNA, IDAHO**, an Idaho municipal corporation ("Grantee");

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

WITNESSETH:

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

This easement is made subject to the following conditions:

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

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

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

7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714 | P 208.898.0012

May 9, 2018
The Housing Company
10' Utility Easement Description
Project No. 317-8035-001

EXHIBIT A

A strip of land 10.00 feet wide, being a portion of the parcel described in Quitclaim Deed Instrument No. 2018-032041, Ada County Records, located in the NE 1/4 SE 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, the center line of which being more particularly described as follows:

COMMENCING at the E 1/4 Corner of said Section 23, monumented by a brass cap (CPF Instrument No. 8337500), from which the S 1/16 Corner common to Sections 23 and 24, monumented by a brass cap (CPF Instrument No. 2016-092784) bears South 01°13'51" West a distance of 1328.33 feet;
Thence South 01°13'51" West, coincident with the east line of said NE 1/4 SE 1/4, a distance of 1046.11 feet to the northeasterly corner of the parcel described in said Quitclaim Deed;
Thence North 89°55'04" West, a distance of 48.01 feet;
Thence South 45°39'24" West, a distance of 7.14 feet to the **POINT OF BEGINNING**;
Thence South 01°13'51" West, parallel and offset 53.00 feet west of said east line, a distance of 167.17 feet;
Thence North 88°46'09" West, perpendicular to said east line, a distance of 77.00 feet;
Thence South 01°13'51" West, parallel and offset 130.00 feet west of said east line, a distance of 105.85 feet;
Thence North 89°35'19" West, parallel and offset 5.00 feet north of the south line of said parcel, a distance of 192.22 feet;
Thence North 01°12'55" East, parallel and offset 5.00 feet east of the west line of said parcel, a distance of 270.37 feet;
Thence South 89°55'04" East, parallel and offset 5.00 feet south of the north line of said parcel, a distance of 269.33 feet to the **POINT OF BEGINNING**.

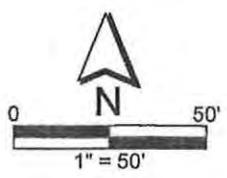
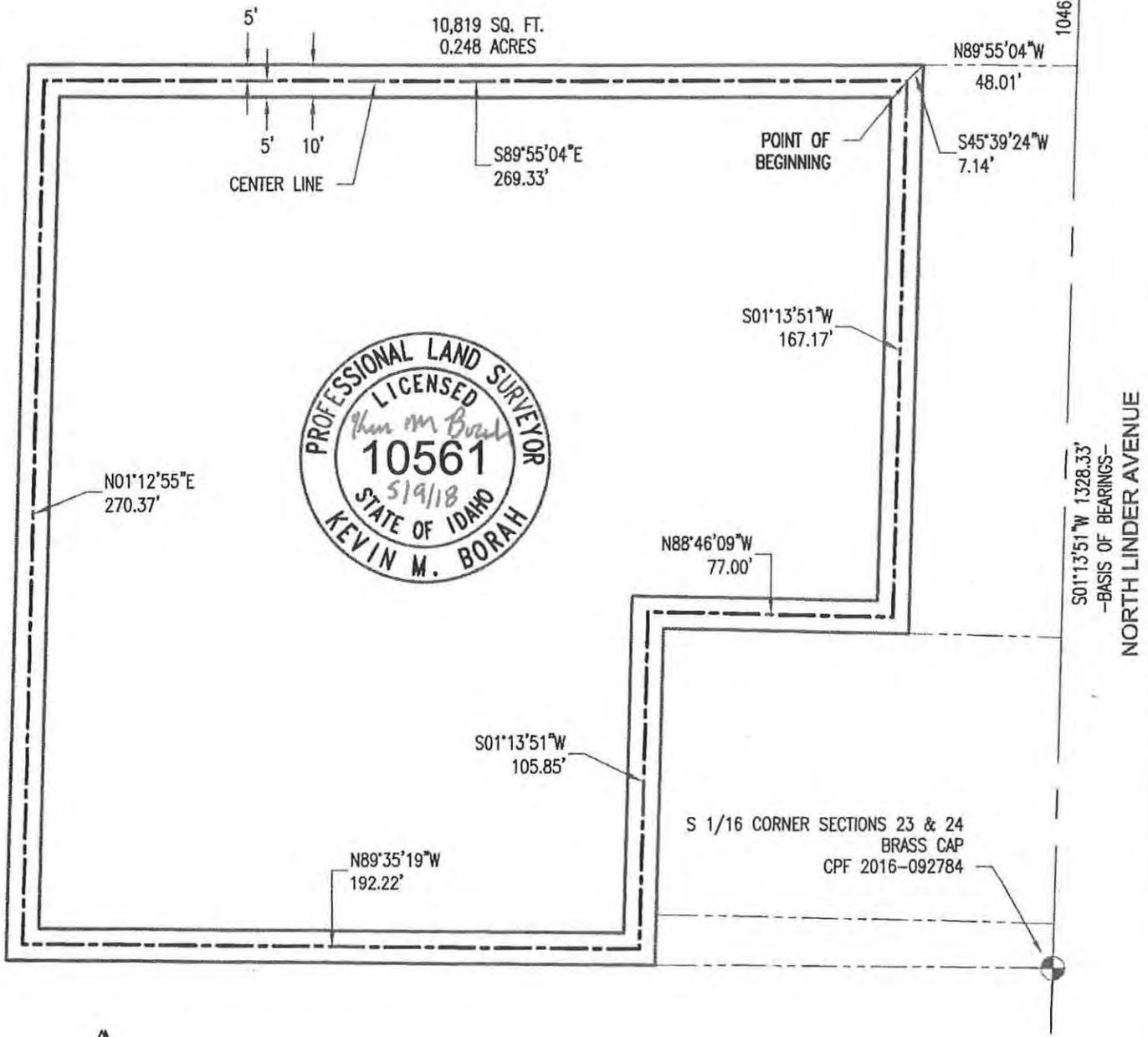
The above-described strip of land contains 10,819 square feet or 0.248 acres, more or less.

The basis of bearings for this strip of land is South 01°13'51" West between the E 1/4 Corner of Section 23 and the S 1/16 Corner common to Sections 23 and 24.



EXHIBIT MAP
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF KUNA, ADA COUNTY, IDAHO
2018

POINT OF COMMENCEMENT
E 1/4 CORNER SECTION 23
BRASS CAP
CPF 8337500



PROJECT: 483 LINDER AVENUE
EASEMENT EXHIBIT
DATE: MAY 9, 2018

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714
P 208.898.0012
WWW.PARAMETRIX.COM

7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714 | P 208.898.0012

May 9, 2018
The Housing Company
City of Kuna Easement Description
Project No. 317-8035-001

EXHIBIT A

A parcel of land being a portion of the parcel described in Quitclaim Deed Instrument No. 2018-032041, Ada County Records, located in the NE 1/4 SE 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

COMMENCING at the E 1/4 Corner of said Section 23, monumented by a brass cap (CPF Instrument No. 8337500), from which the S 1/16 Corner common to Sections 23 and 24, monumented by a brass cap (CPF Instrument No. 2016-092784) bears South 01°13'51" West a distance of 1328.33 feet;
Thence South 01°13'51" West, coincident with the east line of said NE 1/4 SE 1/4, a distance of 1046.11 feet to the northeasterly corner of the parcel described in said Quitclaim Deed;
Thence North 89°55'04" West, coincident with the north line of said parcel, a distance of 48.01 feet;
Thence South 01°13'51" West, parallel and offset 48.00 feet west of said east line, a distance of 77.04 feet to the **POINT OF BEGINNING**;
Thence continuing South 01°13'51" West, parallel and offset 48.00 feet west of said east line, a distance of 26.00 feet;
Thence North 88°46'09" West, perpendicular to said east line, a distance of 165.10 feet;
Thence South 01°13'51" West, parallel with said east line, a distance of 181.26 feet to the southerly line of said parcel;
Thence North 89°35'19" West, coincident with said southerly line, a distance of 26.00 feet;
Thence North 01°13'51" East, parallel with said east line, a distance of 181.27 feet;
Thence South 89°40'24" West, a distance of 88.18 feet to the westerly line of said parcel;
Thence North 01°12'55" East, coincident with said westerly line, a distance of 26.01 feet;
Thence North 89°40'24" East, a distance of 101.06 feet;
Thence South 88°46'09" East, perpendicular to said east line, a distance of 178.23 feet to the **POINT OF BEGINNING**.

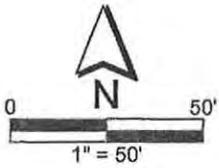
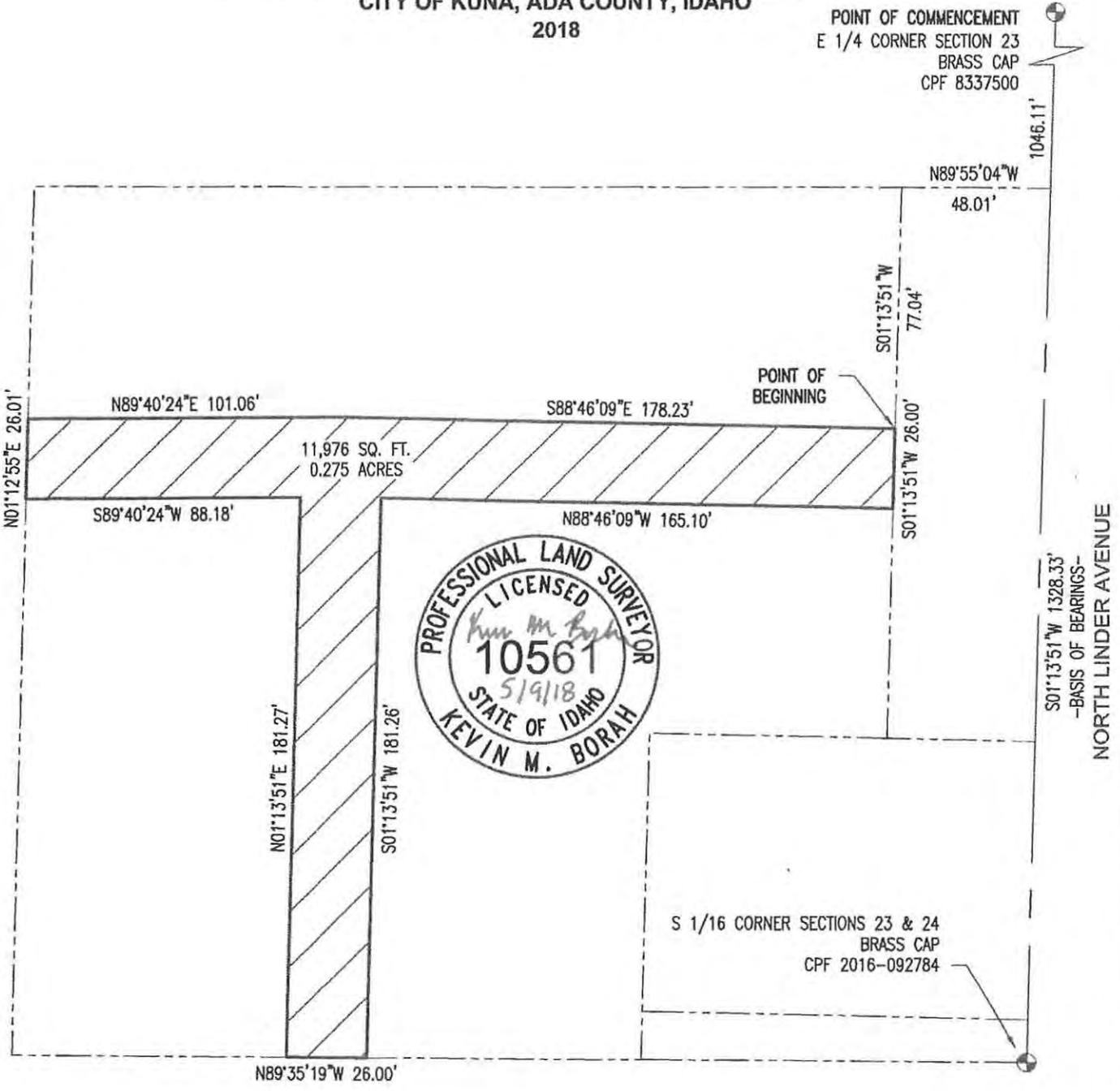
The above-described strip of land contains 11,976 square feet or 0.275 acres, more or less.

The basis of bearings for this strip of land is South 01°13'51" West between the E 1/4 Corner of Section 23 and the S 1/16 Corner common to Sections 23 and 24.



EXHIBIT MAP
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF KUNA, ADA COUNTY, IDAHO
2018

POINT OF COMMENCEMENT
E 1/4 CORNER SECTION 23
BRASS CAP
CPF 8337500



PROJECT: 483 LINDER AVENUE

EASEMENT EXHIBIT

DATE: MAY 9, 2018

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714
P 208.898.0012
WWW.PARAMETRIX.COM

7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714 | P 208.898.0012

May 9, 2018
The Housing Company
10' Utility Easement Description
Project No. 317-8035-001

EXHIBIT A

A strip of land 10.00 feet wide, being a portion of the parcel described in Quitclaim Deed Instrument No. 2018-032041, Ada County Records, located in the NE 1/4 SE 1/4 of Section 23, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, the center line of which being more particularly described as follows:

COMMENCING at the E 1/4 Corner of said Section 23, monumented by a brass cap (CPF Instrument No. 8337500), from which the S 1/16 Corner common to Sections 23 and 24, monumented by a brass cap (CPF Instrument No. 2016-092784) bears South 01°13'51" West a distance of 1328.33 feet;
Thence South 01°13'51" West, coincident with the east line of said NE 1/4 SE 1/4, a distance of 1046.11 feet to the northeasterly corner of the parcel described in said Quitclaim Deed;
Thence North 89°55'04" West, a distance of 48.01 feet;
Thence South 45°39'24" West, a distance of 7.14 feet to the **POINT OF BEGINNING**;
Thence South 01°13'51" West, parallel and offset 53.00 feet west of said east line, a distance of 167.17 feet;
Thence North 88°46'09" West, perpendicular to said east line, a distance of 77.00 feet;
Thence South 01°13'51" West, parallel and offset 130.00 feet west of said east line, a distance of 105.85 feet;
Thence North 89°35'19" West, parallel and offset 5.00 feet north of the south line of said parcel, a distance of 192.22 feet;
Thence North 01°12'55" East, parallel and offset 5.00 feet east of the west line of said parcel, a distance of 270.37 feet;
Thence South 89°55'04" East, parallel and offset 5.00 feet south of the north line of said parcel, a distance of 269.33 feet to the **POINT OF BEGINNING**.

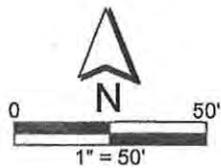
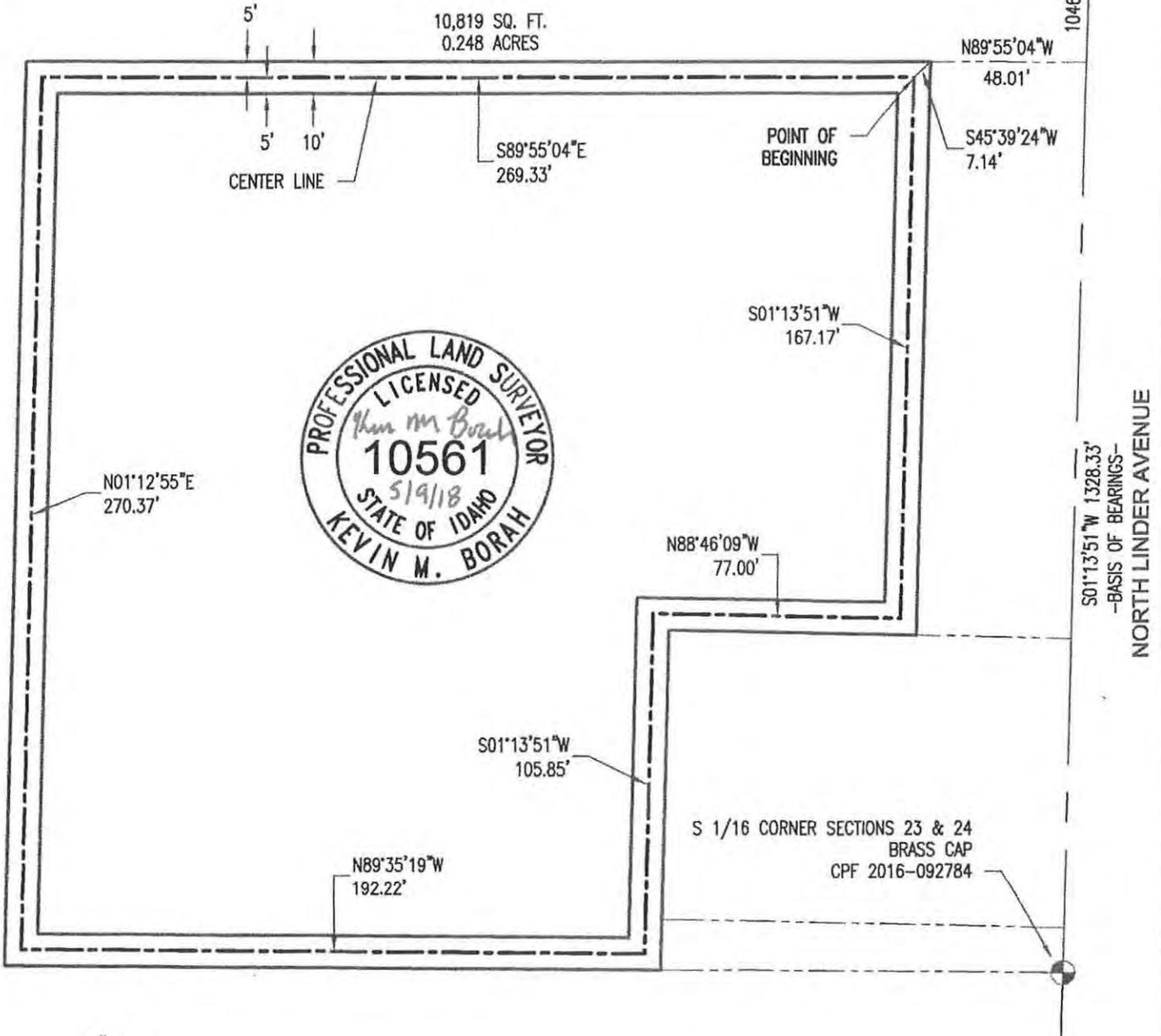
The above-described strip of land contains 10,819 square feet or 0.248 acres, more or less.

The basis of bearings for this strip of land is South 01°13'51" West between the E 1/4 Corner of Section 23 and the S 1/16 Corner common to Sections 23 and 24.



EXHIBIT MAP
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 23,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN,
CITY OF KUNA, ADA COUNTY, IDAHO
2018

POINT OF COMMENCEMENT
E 1/4 CORNER SECTION 23
BRASS CAP
CPF 8337500



PROJECT: 483 LINDER AVENUE
EASEMENT EXHIBIT
DATE: MAY 9, 2018

Parametrix
ENGINEERING . PLANNING . ENVIRONMENTAL SCIENCES

7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714
P 208.898.0012
WWW.PARAMETRIX.COM

**RESOLUTION NO. R24-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY TOLL BROTHERS, INC., FOR THE WINFIELD SPRINGS NO. 3 SUBDIVISION FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS Winfield Springs Subdivision No. 3 exists as part of an approved preliminary plat; and

WHEREAS construction plans for Winfield Springs Subdivision No. 3 were approved by the Kuna City Engineer on September 6, 2018; and

WHEREAS construction was commenced but not completed for certain items, per the approved plans; and

WHEREAS the street lighting, fencing and landscaping have not been completed for Winfield Springs Subdivision No. 3 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS the street lighting completion has been estimated at twenty-four thousand five hundred dollars and zero cents (\$24,500.00) adding 25% for a total of thirty thousand six hundred twenty-five dollars and zero cents (\$30,625.00); and

WHEREAS the fencing completion has been estimated at seventy thousand one hundred fifty-two dollars and five cents (\$70,152.05) adding 25% for a total of eighty-seven thousand six hundred ninety dollars and six cents (\$87,690.06); and

WHEREAS the landscaping completion has been estimated at seventy-seven thousand seven hundred seventy-five dollars and eight cents (\$77,775.08) adding 25% for a total of ninety-seven thousand two hundred eighteen dollars and eighty-five cents (\$97,218.85); and

WHEREAS developer desires to record the final plat for Winfield Springs Subdivision No. 3 prior to completion of construction; and

WHEREAS Kuna City Code 6-2-4 and 6-4-3 allows for and sets the conditions for recording a final plat prior to the completion of construction:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept an irrevocable standby Letter of Credit in lieu of construction for Winfield Springs Subdivision No. 3 under the following terms and conditions:

1. All bids amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
2. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
3. The face amount of the Letter of Credit is at least two hundred fifteen thousand five hundred thirty-three dollars and ninety-one cents (\$215,533.91);
4. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of March, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of March, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between TOLL BROTHERS, INC, (hereinafter “Developer”); whose address is 3103 W. Sheryl Dr. Suite 100, Meridian, ID 83642, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter “City”); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for Phase No. 3 of the development known as Winfield Springs Subdivision, (“Development”) located in the City of Kuna; and

WHEREAS, City will not sign the final plat unless Developer promises to install and warrant certain Improvements as herein provided and security is provided for that promise as set forth herein.

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following:
 - a. Approved Street Light Plan for Winfield Springs Subdivision No. 3 and the associated Bid for Street Lights by Southern Idaho Electric, Inc.,
 - b. Approved Fencing Plant for Winfield Springs Subdivision No. 3 and the associated Bid for Fencing by Butte Fence, Inc.,
 - c. Approved Landscape Plan for Winfield Springs Subdivision No. 3 and the associated Bid for Landscaping by Idaho Site Works, LLC.

The bids for said Improvements are attached hereto as **Exhibit A**. The required Improvements are shown on the plans, drawings and specifications previously reviewed and approved by City in connection with the above described Development, and in accordance with the standards and specifications established by the City and adopted by the City Council.

2. Cash Deposit. Developer has executed and delivered to City cash, cashier’s check or wired funds (City to provide financial institution information upon execution of agreement) to the City’s trust account in the aggregate amount of two hundred fifteen thousand five hundred thirty-three dollars and ninety-one cents (\$215,533.91), for deposit with City in its accounts (the “Cash Deposit”), which includes:
 - a. The initial City Engineer or Public Works Director’s estimated cost of the remaining work shall, as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;
 - b. To that total, the following additional sums may be added upon the following considerations:

- i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.
3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.
4. If construction of all financially pledged improvements are 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. However, if the remaining improvements are not completed within the one hundred twenty-day period, through no fault of the Developer, the City Engineer or Public Works Director may grant a one-time, one hundred twenty-day (120) time extension. The determination of what may be considered a "no fault circumstance" shall be determined by the City Engineer or Public Works Director.
5. Refund or Withdrawal. City may withdraw funds from Cash Deposit if (1) Improvements are not completed as required by this Agreement within the time period specified in Paragraph 6, or if (2) Improvements are not installed strictly in accordance with Paragraph 1 and written notice of the deficiency has been given to Developer, who has failed to remedy the deficiency within ten (10) days after the notice is sent. In said event, City may withdraw funds from Cash Deposit both (1) those amounts necessary to either complete Improvements as required herein or alter or repair Improvements to conform to the requirements hereof, and (2) City's cost of administration incurred in obtaining Cash Deposit, including attorney's fees and court costs, which shall be deducted from any Cash Deposit. If the amount of Cash Deposit is inadequate to pay the cost of the completion of Improvements according to City's standards or specifications for whatever reason, including previous reductions, Developer shall be responsible for the deficiency and no further building permits shall be issued in the subdivision or development until Improvements are completed or, with City Council approval, a new, satisfactory security has been executed and delivered to City or other satisfactory arrangements have been made to insure completion of the remaining improvements.
6. Preliminary Release. At the time herein provided, but no later than at the time of final inspection and acceptance of all Improvements by City, City will authorize release of all funds comprising Cash Deposit. The release provided for in this paragraph shall occur when City certifies that Improvements are complete, which shall be when Improvements have been installed as required and fully inspected and approved by City, and after as-built drawings have been supplied as required.
7. Non-Release of Developer's Obligations. It is understood and agreed between the parties that the establishment and availability to City of Cash Deposit as herein provided, and any withdrawals there from by City shall not constitute a waiver or estoppel against City and shall not release or relieve Developer from its obligation to install and fully pay for Improvements as required in Paragraph 1 above, and the right of City to withdraw from

Cash Deposit shall not affect any rights and remedies of City against Developer for breach of any covenant herein, including the covenants of Paragraph 1 of this Agreement. Further, Developer agrees that if City withdraws from Cash Deposit and performs or causes to be performed the installation or warranty work required of Developer hereunder, then any and all costs incurred by City in so doing which are not collected by City by withdrawing from Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

8. Upon satisfaction of this Agreement, Developer shall provide the City with its financial institution information including account wire transfer information.
9. Binding Effect and Assignment. This Agreement shall be binding upon, and inure to the benefit of, the heirs, officers, agents, legal representatives, successors and assigns of the parties hereto. No party shall assign or transfer any rights under this Agreement without the prior written consent of the other first obtained, which consent shall not be unreasonably withheld.
10. Notices. Any notice required or desired to be given hereunder as shall be deemed sufficient if sent by certified mail, postage prepaid, addressed to the respective parties at the addresses shown in the preamble.
11. Severability. Should any portion of this Agreement for any reason be declared invalid or unenforceable, the invalidity of such portion shall not affect the validity of any of the remaining portions and the same shall be deemed in full force and effect as if this Agreement had been executed with the invalid portions eliminated.
12. Governing Law. This Agreement and the performances hereunder shall be governed by the laws of the State of Idaho.
13. Counterparts. The fact that the parties hereto execute multiple but identical counterparts of this Agreement shall not affect the validity or efficacy of their execution, and such counterparts, taken together, shall constitute one and the same instrument, and each counterpart shall be deemed an original.
14. Waiver. No waiver of any of the provisions of this Agreement shall operate as a waiver of any other provision, regardless of any similarity that may exist between such provisions, nor shall a waiver in one instance operate as a waiver in any future event. No waiver shall be binding unless executed in writing by the waiving party.
15. Captions. The captions preceding the paragraphs of this Agreement are for convenience only and shall not affect the interpretation of any provision herein.
16. Entire Agreement. This Agreement, together with its exhibits and the approved plans and specifications referred to, contains the entire and integrated agreement of the parties with respect to the subject matter hereof, and no prior or contemporaneous promises, representations, warranties, inducements, or understandings between the parties pertaining to the subject matter hereof which are not contained herein shall be of any force or effect.

- 17. Default. In the event either party hereto defaults in any of the covenants or agreements contained herein, the defaulting party shall pay all costs and expenses, including a reasonable attorney’s fee, incurred by the other party in enforcing its rights hereunder whether incurred through litigation or otherwise.
- 18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.
- 19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.
- 20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.
- 21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.
- 22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this ____ day of March, 2019.

 By Toll Brothers, Inc. (seal)
 General Partner

<p>_____ City of Kuna, Idaho</p> <p>By <u>Joe Stear</u> Mayor</p>	<p>_____ City of Kuna, Idaho</p> <p>By <u>Chris Engels</u> City Clerk</p>
---	---

STATE OF IDAHO)
 : SS
County of Ada)

On this ____ day of March, 2019, before me _____, personally appeared _____ known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as General Partner and on behalf of the TOLL BROTHERS, INC.

S
E
A
L

Notary Public for _____
My commission expires on _____

PROPOSAL

SOUTHERN IDAHO ELECTRIC INC.

P.O. Box 182
Melba ID 83641
Ph- 208.495.2773
Fax-208.495.2780

Lee Van Schoiack

208.941.5750

ID Electrical Contractor
Public Works Electrical Contractor

27456
#15206-C-4(16000)

Proposal Submitted To:	COLEMAN HOMES	Phone#	Date:	2/21/2018
Street		Job Name:	WINFIELD SPRINGS #3	
City	State	Zip	Job Location:	KUNA, ID
Architect		Contact Phone:		

We here by submit specification and estimates for :

ELECTRICAL FOR STREET LIGHTS PER STREET PLAN

INLCUDES TRENCHING FOR CONDUIT, CONCRETE & REBAR FOR
POLE BASES, 9 - 25' LED SHOEBOX POLE LIGHTS, 0 - LED MAST ARM
POLE LIGHTS, SERVICE JUNCTION BOXES, BOXES, PHOTOCELLS,
& ELECTRICAL PERMIT

EXCLUDES ROCK EXCAVATION

We propose hereby to furnish material and labor-complete in accordance with above specification, for:

\$24,500.00 (\$) dollars

Payments to be made as follows: DRAWS

All material is guaranteed to be specified. All work is to be completed in a workman like manner according to standard practices. Any alteration or deviation form above specifications will be executed only upon written orders, and will become an extra charge over and above the estimated. All agreements are contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance

Authorized Signature LEE VAN SCHOIACK

NOTE: This proposal may withdrawn by us if not accepted with in 30 days.

ACCEPTANCE OF PROPOSAL:

The above prices, specification and conditions are satisfactory are hereby accepted. You authorized to do the work as specified. Payments will be made as outlined.

Signature _____

Signature _____

Date of Acceptance _____

Sales Order



Butte Fence, Inc.

2049 E. Wilson Lane
Meridian, Idaho 83642
(p) 208-884-0203
(f) 208-884-8929

Order Number: 0061197
Order Date: 6/8/2018

Salesperson: 0001 Jared Bell
Customer Number: 10-COLEMAN

Sold To:
Coleman Communities, Inc.
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

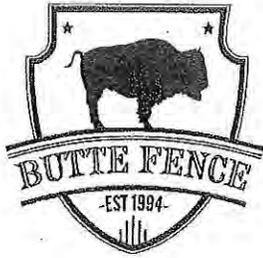
Ship To:
Coleman Communities, Inc.
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

Phone:(208) 424-0020

Customer P.O.	Ship VIA	F.O.B.	Terms			
Winfield 3			No Terms			
Item Code		Unit	Ordered	Shipped	Price	Amount
	Winfield Springs Phase 3					
PFVF6TGS	6' SAND T&G VINYL FENCE PER FOOT	EACH	2,384.00	0.00	15.45	36,832.80
VFC5S-SQ	5 SAND FLAT POST CAP	EA	402.63	0.00	COMPONENT	
VFK6S6-TG	6' SAND T/G PRIV 6'OC 7/8 X 6 T/G	EACH	386.74	0.00	COMPONENT	
VFK6S8-TG	6' SAND T/G 8'OC 7/8 X 6 T/G	EACH	10.59	0.00	COMPONENT	
VFP5.8S	5 X 5 X 8 SAND POST	EACH	402.63	0.00	COMPONENT	
PFVF4TGS	4' SAND T&G VINYL FENCE PER FOOT	EACH	200.00	0.00	11.50	2,300.00
VFC5S-SQ	5 SAND FLAT POST CAP	EA	34.00	0.00	COMPONENT	
VFK4S6-TG	4' SAND T/G 6'OC 7/8 X 6 T/G	EACH	30.00	0.00	COMPONENT	
VFK4S8-TG	4' SAND T/G 8'OC 7/8 X 6 T/G	EACH	4.00	0.00	COMPONENT	
VFP5.6S	5 X 5 X 6 SAND POST	EA	34.00	0.00	COMPONENT	
PFI5WEST-3RAIL	5' WESTERN 3 RAIL per ft.	EACH	755.00	0.00	14.55	10,985.25
IFA2B-BRKT-END-RG	2" ROYAL GUARD END BRACKET	EACH	45.00	0.00	COMPONENT	
IFA2B-BRKT-LINE-RG	2" ROYAL GUARD LINE BRACKET	EACH	270.00	0.00	COMPONENT	
IFA2B-CAP	2" BLACK FLAT POST CAP	EACH	100.00	0.00	COMPONENT	
IIF2.7B	2 X 7 BLACK POST ORNAMENTAL IRON	EACH	100.00	0.00	COMPONENT	

Continued

Sales Order



Butte Fence, Inc.

2049 E. Wilson Lane
Meridian, Idaho 83642
(p) 208-884-0203
(f) 208-884-8929

Order Number: 0061197
Order Date: 6/8/2018

Salesperson: 0001 Jared Bell
Customer Number: 10-COLEMAN

Sold To:

Coleman Communities, Inc.
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

Ship To:

Coleman Communities, Inc.
3103 W Sheryl Drive, Ste. 100
Meridian, ID 83642

Phone:(208) 424-0020

Customer P.O.	Ship VIA	F.O.B.	Terms			
Winfield 3			No Terms			
Item Code	Unit	Ordered	Shipped	Price	Amount	
IFP5B8-WEST-3RL-RG	5' WESTERN 3 RAIL 8' OC RACKABLE PANEL EACH	98.00	0.00	COMPONENT		
/INSTALLATION	PROFESSIONAL INSTALLATION FEET	3,339.00	0.00	6.00	20,034.00	

Net Order:	70,152.05
Less Discount:	0.00
Freight:	0.00
Sales Tax:	0.00
Order Total:	70,152.05

Project: Winfield Springs
Phase 3Idaho Site Works, LLC
1123 12th Ave Rd #408
Nampa, ID 83686
Phone: 208-412-0173
Fax: 888-302-77051/30/2019
Page 1 of 2PROJECT Proposal FOR: Winfield Springs
Phase 3

DESCRIPTION	QTY	UNITS	COST
Irrigation	1	LS	\$ 32,190.00
Trees			\$ 11,922.70
Plants			\$ 10,674.38
Rock Mulch (placement only)		yds	\$ 4500.00
Fine Grade		sqft	\$ 4048.00
SOD		sqft	\$ 13,800.00
Fescue SEED			\$ 640.00
TOTAL			\$ 77,775.08

Proposal expires 30 days from date listed above

Inclusions:

Landscape Irrigation –any mainline piping or valving, sleeving, sprinkler heads, controller
- plants, trees, mulch, sod, gabion walls.

Exclusion: Any protection or repair or existing landscape, overtime, alternation or changes to existing irrigation system or PI system outside of construction limits, irrigation, excavation of water meter, power for pump station, power for sprinkler controller, any concrete work or curbing, repair or construction outside of limits as indicated on landscape plans, top soil import or placement, grading.

Landscape Planting

- All plant material is subject to availability and sizes (caliper and height) from Idaho Site Works choice of landscape nursery(s). If a specific plant or size is not available Architect/Owner to select from available substitutes.

Misc.

- Two (1) mobilization(s) for landscaping & one for sleeving has been included within the bid. Add \$1500 for each additional mobilization necessary.
- Installations by Idaho Site Works must commence on the entire site a minimum of 30 sequential workable days (excluding weekends & holidays) prior to time of completion. If the site is not made available as noted above, Idaho Site Works cannot guarantee nor be liable for completion of the work by stated completion date.
- All contract provision references to "payment when paid" or "payment if paid" are deleted. It is further agreed that all past-due amounts (in excess of 45 days) are due from the signers of this agreement., and are subject to a 1.5% per month

Confidential Acknowledgement: By reception of this document, said recipient, recipient agent, employee guarantee to not redistribute, verbally or written, neither details, parts or any contents of this document to any other party, agent, owner, without express written permission of Idaho Site Works, LLC.

Project: Winfield Springs
Phase 3

Idaho Site Works, LLC
1123 12th Ave Rd #408
Nampa, ID 83686
Phone: 208-412-0173
Fax: 888-302-7705

1/30/2019
Page 2 of 2

(18% per year) Service Charge plus all costs of collections including attorney's fees, if incurred.

- Idaho Site Works reserves the right to void all warranties expressed in the specifications due to abuse and/or neglect by the owner including, but not limited to: improper maintenance, improper site use, vandalism, acts of nature, inclement weather, etc.
- If necessary, add performance/payment bonds at 5% of completed contract amount.

Thank you for allowing Idaho Site Works, LLC to bid this project. Please feel free to contact us with any questions in these regards.

Respectfully,

Jordan Koyle
President

I _____ do hereby authorize Idaho Site Works, LLC to perform the work as outlined herein. I do likewise verify that I am an owner/agent for/of the above said project and do enter into this contract with Idaho Site Works, LLC as outlined above.

Sign here and return: _____

Date: _____

Toll Bros., Inc

250 Gibraltar Road
Horsham, PA 19044
215-938-8000

Check No. - 10123261

Check Date - 03/12/19

Stub 1 of 1

INVOICE NO	INVOICE DATE	COMMENT	GROSS	DEDUCTIONS	AMOUNT PAID
02072019	020719	CASH BOND WINFIELD SPRINGS 3	215,533.91		215,533.91

Toll Bros., Inc

250 Gibraltar Road
Horsham, PA 19044
(215) 938-8000

CHECK NO. **10123261** ⁶²⁻²²/₃₁₁

VENDOR NO.	CHECK DATE	CHECK AMOUNT
399055	03/12/19	\$\$\$215,533.91

** INVALID SIX MONTHS AFTER DATE ISSUED **

PAY

TWO HUNDRED FIFTEEN THOUSAND FIVE HUNDRED THIRTY THREE AND 91/100 *****

TO THE
ORDER OF: City of Kuna
PO Box 68
Caldwell ID 836060068

Wells Fargo Bank, N.A.
Wilmington, DE

⑈ 10123261⑈ ⑆031100225⑆ 2079950020334⑈

See Reverse Side For Easy Opening Instructions

Toll Bros., Inc

250 GIBRALTAR ROAD
HORSHAM, PA 19044

City of Kuna
PO Box 68
Caldwell ID 836060068

**RESOLUTION NO. R25-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES, ASSIGNMENT OF PUBLIC UTILITY RIGHTS TO CONSENT TO USE AGREEMENT, AND GRANTEE ACCEPTANCE FROM N STAR FARM, LLC.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor is authorized to execute the DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES, ASSIGNMENT OF PUBLIC UTILITY RIGHTS TO CONSENT TO USE AGREEMENT, AND GRANTEE ACCEPTANCE from N STAR FARM, LLC, attached hereto as EXHIBIT A is hereby accepted by the City of Kuna, Idaho as the beneficiary of said easement.

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of March, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of March, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

After recording, return to:

Chris Engels, City Clerk
City of Kuna
751 W. 4th Street
P.O. Box 13
Kuna, Idaho 83634

Above space for recording

**DEED OF PUBLIC UTILITIES EASEMENT,
GRANT AND CONVEYANCE OF UTILITY PIPELINES,
ASSIGNMENT OF PUBLIC UTILITY RIGHTS TO CONSENT TO USE AGREEMENT,
and GRANTEE ACCEPTANCE**

PARTIES:

N Star Farm, LLC , an Idaho limited liability company	<i>Grantor</i>	6152 West Half Moon Lane Eagle, ID 83616
City of Kuna , an Idaho municipal corporation	<i>Grantee</i>	P.O. Box 13 Kuna, Idaho 83634

This DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES, ASSIGNMENT OF UTILITY RIGHTS TO CONSENT TO USE AGREEMENT, and GRANTEE ACCEPTANCE made, effective as of the date of the Parties' signatures hereon, by and between N Star Farm, LLC, an Idaho limited liability company, Grantor (hereinafter referred to as "Grantor"), whose address is 6152 W. Half Moon Lane, Eagle, ID 83616, and the CITY OF KUNA, an Idaho municipal corporation, Grantee (hereinafter referred to as "Grantee"), whose address is P.O. Box 13, Kuna, Idaho 83634.

SECTION I
DEFINITIONS

For all purposes of this *Deed of Public Utilities Easement, Grant and Conveyance of Utility Pipelines, Assignment of Utility Rights to Consent to Use Agreement, and Grantee Acceptance*,

DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES, ASSIGNMENT OF UTILITY RIGHTS TO CONSENT TO USE AGREEMENT, and GRANTEE ACCEPTANCE Page 1

the following terms in **bold** shall have the meaning herein provided unless the context of the term clearly requires otherwise as follows:

- 1.1 Consent to Use Agreement:** Means and refers to that certain Consent to Use by and between the United States of America by and through the Bureau of Reclamation, Department of Interior and the Grantor [therein as “Consentee”] contract No. 7-07-11-L3975 dated February 12, 2018.
- 1.2 Deed of Easement:** means and refers to this *Deed of Public Utilities Easement, Grant and Conveyance of Utility Pipelines, Assignment of Utilities Rights to Consent to Use Agreement, and Grantee Acceptance*.
- 1.3 Grantee:** means and refers to CITY OF KUNA, an Idaho municipal corporation, whose address is P.O. Box 13, Kuna, Idaho 83634, and Grantee Party to this Deed of Easement.
- 1.4 Grantor:** means and refers to N STAR FARM, LLC, an Idaho limited liability company, whose address is 6152 W. Half Moon Lake Lane, Eagle, ID 83616, and Grantor Party to this Deed of Easement.
- 1.5 Parties:** means and refers to the Grantor and the Grantee to this Deed of Easement.
- 1.6 Public Utility Easement:** means and refers to a perpetual easement within the Real Property for access, construction, maintenance, operation and replacement of the Utility Pipelines and Grantee’s municipal utilities, including potable water pipelines, pressure irrigation pipelines and sewer pipelines together with the right of ingress and egress on the Real Property for the purpose of constructing, operating, and maintaining potable water pipelines, pressure irrigation pipelines and sewer pipelines and the necessary appurtenances thereto.
- 1.7 Real Property:** means that certain real property more particularly described in Exhibit A attached hereto and by this reference incorporated herein as if set forth at length.
- 1.8 Utility Pipelines:** Means and refers to an 8 inch PVC potable water pipeline in 14 inch steel sleeve, an 8 inch PVC pressure irrigation pipeline in 14 inch steel sleeve in 2 locations, and an 8 inch HDPE sewer pipeline in 24 inch steel sleeve as have been constructed and installed within the Real Property and with a concrete box culvert with headwall and wingwall, bridge and roadway with curb, gutter, sidewalk and handrails, and joint utility sleeves as identified, set forth and referenced in the Consent to Use Agreement.

SECTION II
RECITALS

The parties recite and declare:

- 2.1 Grantor is the owner of the Real Property and the Utility Pipelines and holds the Consentee rights to the Consent to Use Agreement; and
- 2.2 The Grantee has the authority and the right to acquire easement rights and constructed and installed Utility Pipelines for its public utility systems inclusive of potable water, irrigation water and sewer; and
- 2.3 The Grantor is in the process of subdividing real property which will be served by the Utility Pipelines; and
- 2.4 The Utility Pipelines have been installed and constructed [to Grantee standards] not within the subdividing real property, but within the Real Property; and
- 2.5 The Utility Pipelines are herein granted and conveyed by the Grantor to the Grantee for perpetual ownership and maintenance for public utility services inclusive of the subdividing real property; and
- 2.6 It is necessary that the Grantor grant and convey the Public Utility Easement, the Utility Pipelines and assign their Utility Pipelines Consent to Use Agreement rights to the Grantee for the Grantee's acceptance in order for and in consideration of the City accepting the Utility Pipelines for perpetual ownership, use and maintenance in order to provide public utilities services to the subdividing real property; and
- 2.7 The Grantor is willing to grant and convey and assign to the Grantee and the Grantee is willing to accept the Utility Pipelines, the Public Utility Easement and the Utility Pipelines Consentee rights to the Consent to Use Agreement subject to the conditions as stated herein in this Deed of Easement.

In consideration of the mutual covenants contained in this Deed of Easement, the Parties agree as follows:

SECTION III
GRANT OF PUBLIC UTILITY EASEMENT and UTILITY PIPELINES

- 3.1 Grantor does hereby grant, convey and release unto the Grantee, and or its assigns as hereinafter provided for, from the effective date hereof, the Public Utility Easement and the Utility Pipelines; and
- 3.2 Grantor does hereby assign and transfer to Grantee all of its Utility Pipelines Consentee rights to the Consent to Use Agreement.

SECTION IV
PUBLIC UTILITY EASEMENT CONDITIONS

- 4.1 The Public Utility Easement is granted and conveyed subject to the following conditions:
- 4.1.1 The Public Utility Easement is reserved for the utility purposes herein set forth and no structures other than those for utility purposes are to be erected within the limits of said Public Utility Easement.
 - 4.1.2 The Parties recognize that the Public Utility Easement may have other utilities and right-of-way placed within the Public Utility Easement at locations which do not unreasonably interfere with the Grantee's use and enjoyment of the Public Utility Easement and which shall be reviewed for approval by the Grantee as part of a platting process.
 - 4.1.3 The Grantee, or its assigns, shall have the right at any time to access said improvements to perform any necessary maintenance, repair or replacement, and to cut, trim, and clear all trees, brush, and other obstructions that may injure, endanger, or interfere with the construction, operation, or maintenance of Grantees utilities within the Public Utility Easement.
 - 4.1.4 In exercising the Public Utility Easement rights granted and conveyed herein, the Grantee, or its assigns, will not unreasonably interfere with the normal use of the real property within which it lies and will, at its sole cost and expense and with due diligence, restore the real property within which it lies to its original or better condition following any use of the Public Utility Easement either for construction, repair, maintenance, and/or replacement of said facilities and appurtenances thereto.

SECTION V
**ASSIGNMENT OF CONSENTEE UTILITY PIPELINES RIGHTS
TO CONSENT TO USE AGREEMENT CONDITIONS**

- 5.1 The Grantor's Utility Pipelines rights as Consentee to the Consent to Use Agreement are herein transferred and assigned to the Grantee subject to the following terms and conditions:

5.1.1 The Grantor will defend and hold harmless the Grantee from any and all claims, causes of action by the United States of America by and through the Bureau of Reclamation, Department of Interior and will assert and defend this to be a valid and complete transfer and assignment of the Grantor’s Utility Pipelines rights as Consentee to the Grantee to the Consent to Use Agreement.

5.1.2 The Grantee will abide by the terms and conditions of the Consent to Use Agreement as it appertains to this assigned Consentee’s Utility Pipelines rights.

SECTION VI

ACCEPTANCE OF GRANT OF PUBLIC UTILITY EASEMENT, UTILITY PIPELINES AND ASSIGNMENT OF UTILITY CONSENTEE RIGHTS TO CONSENT TO USE AGREEMENT

6.1 The Grantee does hereby accept the grant and conveyance from the Grantor of the Public Utility Easement, Utility Pipelines, and Assignment of Utility Pipelines Consentee rights to Consent to Use Agreement, subject to the terms and conditions of this Deed of Easement.

SECTION VII

PUBLIC UTILITY EASEMENT SUBJECT TO LAW OF VACATION

7.1 Any transfer by the Grantee of this grant and conveyance of this Public Utility Easement is subject to the laws of the state of Idaho governing the vacation of city easements currently codified at Idaho Code Section 50-1325.

IN WITNESS WHEREOF, this Deed Easement has been executed on the _____ day of _____, 2019, with the intent that it shall be recorded in the office of the recorder of the County of Ada, state of Idaho.

Grantor:
N STAR FARM, LLC

By: _____
Timothy Eck, *Member of Manager*



ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 LISA BATT
FIDELITY NATIONAL TITLE - BOISE

2017-009601
01/31/2017 03:34 PM
\$16.00

Escrow No.: 34601602404-NB

WARRANTY DEED

FOR VALUE RECEIVED

Herbert Quenzer and Jean R Atteberry, as Trustees of The Arthur and Ruth Hunter Family Trust U/T/A dated July 26, 2012

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

N Star Farm, LLC, an Idaho Limited Liability Company

GRANTEE(S), whose current address is: **401 W Front St, Suite 401, Boise, ID 83702**

the following described real property in Ada County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 31st day of January, 2017.

The Arthur and Ruth Hunter Family Trust

BY: Jean R. Atteberry
Jean R Atteberry
Trustee

BY: Herbert Quenzer
Herbert Quenzer
Trustee

WARRANTY DEED
(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 31 day of January, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Jean R Atteberry and Herbert Quenzer, known or identified to me to be the person whose names are subscribed to the within instrument, as the Trustees of the The Arthur and Ruth Hunter Family Trust and acknowledged to me that they executed the same as such Trustees.

Signature: _____
Name: _____
Residing at: _____
My Commission Expires: _____

(SEAL)

Residing in Boise, Idaho
Expiration Date: 11/12/2022

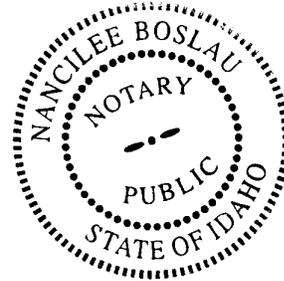


EXHIBIT "A"
Legal Description**For APN/Parcel ID(s): S1314325410**

A parcel of Land situate in the Northwest quarter of the Southwest quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southwest corner of said Section 14; thence North 00°09'09" East, 1,330.75 feet along the Westerly boundary of the Southwest quarter of the Southwest quarter of said Section 14 to the REAL POINT OF BEGINNING:

thence

North 00°09'05" East, 1,330.58 feet along the Westerly boundary of the Northwest quarter of the Southwest quarter of said Section 14 to the Northwest corner of the Southwest quarter of said Section 14;

thence

South 89°48'02" East, 1,316.85 feet along the Northerly boundary of the Southwest quarter of said Section 14 to the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 14;

thence

South 00°03'25" West, 873.87 feet along the Easterly boundary of the Northwest quarter of the Southwest quarter of said Section 14 to the centerline of the Teed Lateral;

thence

Continuing South 00°03'25" West, 454.50 feet along the Easterly boundary of the Northwest quarter of the Southwest quarter of said Section 14 to the Southeast corner of the Northwest quarter of the Southwest quarter of said Section 14;

thence

North 89°51'48" West, 1,319.05 feet along the Southerly boundary of the Northwest quarter of the Southwest quarter of said Section 14 to the REAL POINT OF BEGINNING.



9233 WEST STATE STREET | BOISE, ID 83714 | 208.639.6939 | FAX 208.639.6930

February 28, 2019
Cazador Subdivision No. 1
Project No. 16-194
Legal Description
Pressure Irrigation Easement

Exhibit A

A parcel of land for a 10-foot wide Pressure Irrigation Easement situated in a portion of the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, and being more particularly described as follows:

Commencing at a found brass cap marking the West 1/4 corner of said Section 14, which bears N00°14'54"E a distance of 2,661.44 feet from a found aluminum cap marking the Southwest corner of said Section 14, thence following the westerly line of said Southwest 1/4, S00°14'54"W a distance of 813.57 feet to a point;

Thence leaving said westerly line, S89°45'06"E a distance of 237.84 feet to a 5/8-inch rebar and being the **POINT OF BEGINNING 1**.

Thence N00°14'54"E a distance of 10.00 feet to a point;

Thence S89°45'06"E a distance of 65.00 feet to a point;

Thence S00°14'54"W a distance of 10.00 feet to a point and hereinafter referred to as POINT "A";

Thence N89°45'06"W a distance of 65.00 feet to **POINT OF BEGINNING 1**.

Said description contains 650 square feet (0.015 acres), more or less.

TOGETHER WITH:

Commencing at the previously referred POINT "A", thence S02°49'47"W a distance of 244.25 feet to the **POINT OF BEGINNING 2**.

Thence S89°45'06"E a distance of 847.08 feet to a point;

Thence N00°14'54"E a distance of 9.66 feet to a 5/8-inch rebar;

Thence S53°17'28"E a distance of 24.45 feet to a 5/8-inch rebar;

Thence S00°14'54"W a distance of 5.13 feet to a 1/2-inch rebar;

Thence N89°45'06"W a distance of 866.74 feet to a 5/8-inch rebar;

Thence N00°14'54"E a distance of 10.00 feet to **POINT OF BEGINNING 2**.

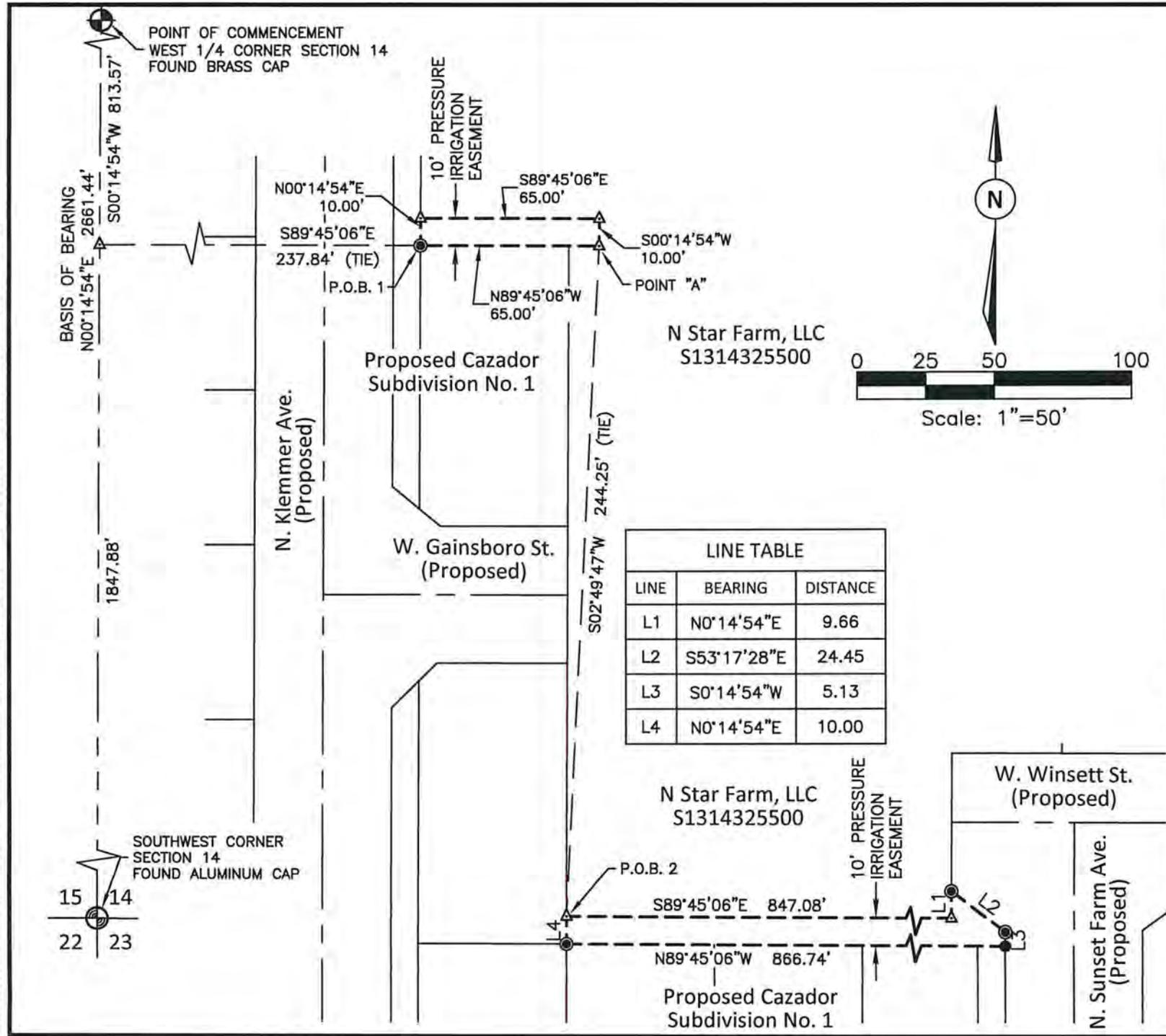
Said description contains 8,714 square feet (0.200 acres), more or less.

Said descriptions contain a total of 9,364 square feet (0.215 acres), more or less and subject to all existing easements and/or rights of way or record or implied.

Attached hereto is Exhibit B and by this reference is hereby made a part of.



P:\16-194\CAD\SURVEY\EXHIBITS\16-194 PRESSURE IRRIGATION EASEMENT.DWG, AARON BALLARD, 2/28/2019, KYOCERA TASKALFA 2550CI SURVEY.PC3, ---



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N0°14'54"E	9.66
L2	S53°17'28"E	24.45
L3	S0°14'54"W	5.13
L4	N0°14'54"E	10.00

**Exhibit B - Pressure Irrigation Easement
Cazador Subdivision No. 1**

Situated in a portion of the NW 1/4 of
Section 14, T2N, R1W, B.M., City of Kuna, Ada County, Idaho

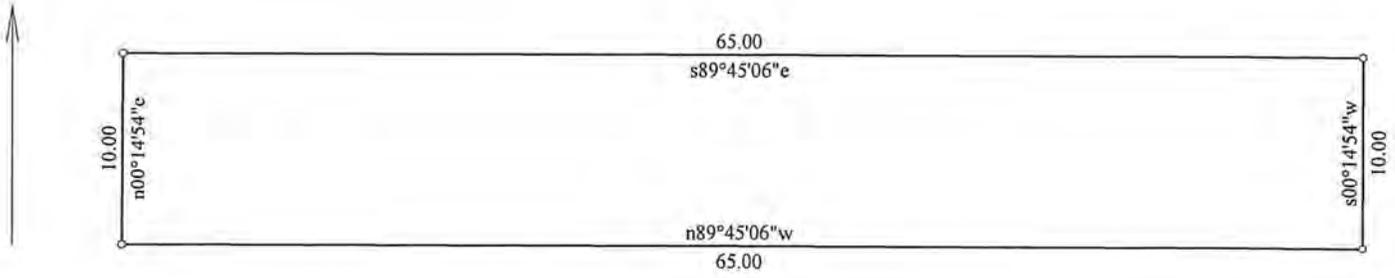
DATE: 2/28/2019

PROJECT: 16-194

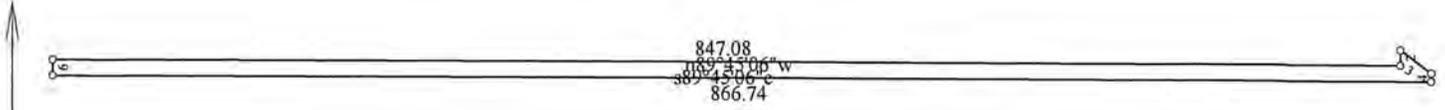
SHEET: 1 OF 1



ENGINEERS . SURVEYORS . PLANNERS
9233 WEST STATE STREET
BOISE, IDAHO 83714
PHONE (208) 639-6939
FAX (208) 639-6930



Title: Pressure Irrigation Easement POB1		Date: 02-28-2019
Scale: 1 inch = 10 feet	File:	
Tract 1: 0.015 Acres: 650 Sq Feet: Closure = n00.0000e 0.00 Feet: Precision >1/999999: Perimeter = 150 Feet		
001=n00.1454e 10.00	003=s00.1454w 10.00	
002=s89.4506e 65.00	004=n89.4506w 65.00	



Title: Pressure Irrigation Easement POB 2		Date: 02-28-2019
Scale: 1 inch = 120 feet	File:	
Tract 1: 0.200 Acres: 8714 Sq Feet: Closure = s88.4132w 0.00 Feet: Precision = 1/409122: Perimeter = 1763 Feet		
001=s89.4506e 847.08	004=s00.1454w 5.13	
002=n00.1454e 9.66	005=n89.4506w 866.74	
003=s53.1728e 24.45	006=n00.1454e 10.00	

**RESOLUTION NO. R26-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO DECLARING CERTAIN PERSONAL PROPERTY SURPLUS AND DIRECTING THE REMOVAL OF SAID PROPERTY.

WHEREAS, the Council of the City of Kuna, Idaho passed Resolution No. R65-2016 on September 20, 2016 adopting a policy directing matters of surplus property; and,

WHEREAS, the City Parks Department has identified certain personal property assets for removal that have broken and are unfixable; and

WHEREAS, the City Parks Department has made, in regards to said assets, personal property surplus requests to the City Treasurer's Office on the asset removal order forms as supplied.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the below listed assets shall be removed or sold under the direction and supervision of the City Parks Department Director without establishing a set minimum price.

ASSET MAKE/MODEL	DEPARTMENT	REASON FOR REQUEST	DATE	PICTURE #	ESTIMATED SCRAP PRICE
Kubota 2D 331	Parks	Broken/Unfixable	02.05.2019	1	\$ 50.00
Ford Tractor	Sewer	Broken/Unfixable	02.05.2019	2	\$150.00
GMC Pickup	Parks	Broken/Unfixable	02.05.2019	3	\$130.00
Cushman	Parks	Broken/Unfixable	02.05.2019	4	\$ 30.00
Red Trailer	Parks	Broken/Unfixable	02.05.2019	5	\$ 20.00
Blue Water Tank	Parks	Broken/Unfixable	02.05.2019	6	\$ 30.00
John Deere F725	Parks	Broken/Unfixable	02.05.2019	7	\$ 50.00
John Deere F912	Parks	Broken/Unfixable	02.05.2019	8	\$ 65.00

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

PASSED BY THE CITY COUNCIL of Kuna, Idaho this 19th day of March, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of March, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

1



Asset Management Equipment Removal Order

Complete the form below if City-owned assets are destroyed, missing, stolen, or are otherwise no longer being used. This form will begin the process of properly disposing of City-owned assets.

Name: Kubota Department: Park's

Asset Make/Model: 2D 331 Location: short line shop

Asset Serial #: 180104VD464 Kuna Asset Inventory Tag # :

Quantity: 1 General Description of Asset & Use(attach photo if possible):

OLD Lawn mower

Reason(s) For Request:
 Destroyed Missing Stolen Broken No Longer Used Other

Explanation:

Requestor Signature: [Signature] Date: 2-5-19

Supervisor Signature: [Signature] Date: 2-14-19

AREA BELOW FOR OFFICE USE ONLY

City Council Disposal Directions:
 Auction Donate Dispose No Action Other

Explanation (including final results):

Mayor Signature: _____ Date: _____



#2



Asset Management Equipment Removal Order

Complete the form below if City-owned assets are destroyed, missing, stolen, or are otherwise no longer being used. This form will begin the process of properly disposing of City-owned assets.

Name: Ford tractor Department: Sewer

Asset Make/Model: Ford Location: short line shop

Asset Serial #: 8N4012 A2 Kuna Asset Inventory Tag # :

Quantity: 1 General Description of Asset & Use(attach photo if possible):

OLD 1948 tractor NO longer Runs

Reason(s) For Request:
 Destroyed Missing Stolen Broken No Longer Used Other

Explanation:

Requestor Signature: [Signature] Date: 2-5-19

Supervisor Signature: [Signature] Date: 2-5-19

AREA BELOW FOR OFFICE USE ONLY

City Council Disposal Directions:
 Auction Donate Dispose No Action Other

Explanation (including final results):

Mayor Signature: _____ Date: _____



#2

3



Asset Management Equipment Removal Order

Complete the form below if City-owned assets are destroyed, missing, stolen, or are otherwise no longer being used. This form will begin the process of properly disposing of City-owned assets.

Name: GMC Department: Park's

Asset Make/Model: 5-15 Sierra Location: short line shop

Asset Serial #: 1GTCS14B1C0512072 Kuna Asset Inventory Tag # :

Quantity: 1 General Description of Asset & Use(attach photo if possible):

Not running old park's truck

Reason(s) For Request:
 Destroyed Missing Stolen Broken No Longer Used Other

Explanation: Not running

Requestor Signature: [Signature] Date: 2-5-19

Supervisor Signature: [Signature] Date: 5-14-19

AREA BELOW FOR OFFICE USE ONLY

City Council Disposal Directions:
 Auction Donate Dispose No Action Other

Explanation (including final results):

Mayor Signature: _____ Date: _____



#3

#4



Asset Management Equipment Removal Order

Complete the form below if City-owned assets are destroyed, missing, stolen, or are otherwise no longer being used. This form will begin the process of properly disposing of City-owned assets.

Name: Cushman Department: Parkj

Asset Make/Model: Cushman Location: short line shop

Asset Serial #: _____ Kuna Asset Inventory Tag #: _____

Quantity: 1 General Description of Asset & Use(attach photo if possible):
Broken

Reason(s) For Request:
 Destroyed Missing Stolen Broken No Longer Used Other

Explanation: _____

Requestor Signature: [Signature] Date: 2-5-19

Supervisor Signature: [Signature] Date: 3-14-19

AREA BELOW FOR OFFICE USE ONLY

City Council Disposal Directions:
 Auction Donate Dispose No Action Other

Explanation (including final results): _____

Mayor Signature: _____ Date: _____



#4

5



Asset Management Equipment Removal Order

Complete the form below if City-owned assets are destroyed, missing, stolen, or are otherwise no longer being used. This form will begin the process of properly disposing of City-owned assets.

Name: Red Trailer Department: Park's

Asset Make/Model: Trailer Location: Short line Shop

Asset Serial #: _____ Kuna Asset Inventory Tag #: _____

Quantity: 1 General Description of Asset & Use(attach photo if possible):
trailer

Reason(s) For Request:
 Destroyed Missing Stolen Broken No Longer Used Other

Explanation:

Requestor Signature: [Signature] Date: 2-5-19

Supervisor Signature: [Signature] Date: 3-14-19

AREA BELOW FOR OFFICE USE ONLY

City Council Disposal Directions:
 Auction Donate Dispose No Action Other

Explanation (including final results):

Mayor Signature: _____ Date: _____



#5

6



Asset Management Equipment Removal Order

Complete the form below if City-owned assets are destroyed, missing, stolen, or are otherwise no longer being used. This form will begin the process of properly disposing of City-owned assets.

Name: Blue water tank Department: Parks

Asset Make/Model: water tank Location: short line shop

Asset Serial #: _____ Kuna Asset Inventory Tag #: _____

Quantity: 1 General Description of Asset & Use(attach photo if possible):

water tank

Reason(s) For Request:
 Destroyed Missing Stolen Broken No Longer Used Other

Explanation: _____

Requestor Signature: [Signature] Date: 2-5-19

Supervisor Signature: [Signature] Date: 5-14-19

AREA BELOW FOR OFFICE USE ONLY

City Council Disposal Directions:
 Auction Donate Dispose No Action Other

Explanation (including final results): _____

Mayor Signature: _____ Date: _____



#6

#7



Asset Management Equipment Removal Order

Complete the form below if City-owned assets are destroyed, missing, stolen, or are otherwise no longer being used. This form will begin the process of properly disposing of City-owned assets.

Name: John Deere F725 Department: Parks

Asset Make/Model: John Deere mower 725 Location: short line shop

Asset Serial #: _____ Kuna Asset Inventory Tag #: 1537

Quantity: 1 General Description of Asset & Use(attach photo if possible):
mower

Reason(s) For Request:
 Destroyed Missing Stolen Broken No Longer Used Other

Explanation: _____

Requestor Signature: [Signature] Date: 2-5-19

Supervisor Signature: [Signature] Date: 3-14-19

AREA BELOW FOR OFFICE USE ONLY

City Council Disposal Directions:
 Auction Donate Dispose No Action Other

Explanation (including final results): _____

Mayor Signature: _____ Date: _____



#7

8



Asset Management Equipment Removal Order

Complete the form below if City-owned assets are destroyed, missing, stolen, or are otherwise no longer being used. This form will begin the process of properly disposing of City-owned assets.

Name: John Deere F912 Department: Park's
 Asset Make/Model: John Deere Location: Short line shop
 Asset Serial #: 1554 Kuna Asset Inventory Tag #: 1554

Quantity: _____ General Description of Asset & Use(attach photo if possible):
Mower

Reason(s) For Request:
 Destroyed Missing Stolen Broken No Longer Used Other

Explanation:

Requestor Signature: [Signature] Date: 2-5-19
 Supervisor Signature: [Signature] Date: 3-14-19

AREA BELOW FOR OFFICE USE ONLY

City Council Disposal Directions:
 Auction Donate Dispose No Action Other

Explanation (including final results):

Mayor Signature: _____ Date: _____



#8



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov
(208) 287-1727

Paul A. Stevens, P.E.
Kuna City Engineer

MEMO

Date: 14 March 2019
From: Paul A. Stevens, P.E.
To: Mayor Stear & City Council
RE: Reimbursable costs for Winfield 1 Subdivision – ***Pressurized irrigation***

The Winfield 1 Subdivision pressurized irrigation reimbursement request was evaluated based on the constraints listed in Resolution R-78-2017.

The Winfield Subdivision 1 developer requested reimbursement for irrigation components associated with Winfield 1 Subdivision construction that were sized in accordance with the 2017 Pressurized Irrigation Master Plan and exceeded the size required to provide the required flow to the subdivision.

The developer was slightly under the “reasonable duty” for the water portion of the work. An adjustment was made in accordance with the resolution which reduced the reimbursement amount slightly.

The reimbursement amount equals \$23,503 as shown on the attached exhibit C.

**RESOLUTION NO. R27-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE AND THE CLERK TO ATTEST TO THE REIMBURSEMENT AGREEMENT WITH COLEMAN HOMES, IN THE AMOUNT OF TWENTY-THREE THOUSAND FIVE HUNDRED THREE DOLLARS AND 00/100 (\$23,503.00).

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute and the Clerk is authorized to attest to that certain Agreement titled REIMBURSEMENT AGREEMENT – WINFIELD SPRINGS SUBDIVISION NO. 1 PRESSUREIZED IRRIGATION regarding cost recovery for construction of pressurized irrigation facilities related to said project and in the amount of twenty-three thousand five hundred three dollars and 00/100 (\$23,503.00) by and between the City and Coleman Homes; which Agreement is attached hereto, and made a part hereof, as if set forth in full.

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of March, 2019.

APPROVED BY THE ACTING MAYOR of Kuna, Idaho this 19th day of March, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

REIMBURSEMENT AGREEMENT
Winfield Springs Subdivision No. 1 Pressurized Irrigation

THIS AGREEMENT made this _____ day of _____ 2019, by and between the CITY OF KUNA, a municipal corporation, hereinafter called CITY, and COLEMAN HOMES, A TOLL BROTHERS COMPANY, hereinafter called DEVELOPER:

WITNESSETH:

WHEREAS, CITY has prepared, adopted and updated a Kuna Pressurized Irrigation System Master Plan to guide the sizing, elevation and location of its municipal Pressurized Irrigation system facility additions and extensions; and

WHEREAS, in implementing the updated Kuna Pressurized Irrigation System Master Plan, it is the further declared policy of CITY to extend the Kuna City Pressurized Irrigation System to areas inside the corporate limits of CITY not now served by its Pressurized 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 design and obtain pressurized irrigation construction costs in the amount of \$331,448.30, as shown in **Exhibit C**, for a local Pressurized Irrigation system sufficient to serve the property known as Winfield Springs Subdivision No. 1; 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 regional Pressurized 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 Pressurized Irrigation system.

B. Construction of Regional Pressurized Irrigation System.

(1) DEVELOPER did install, construct and erect the Pressurized 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 Pressurized Irrigation system described on **Exhibit A**.

(3) DEVELOPER did satisfactorily complete the project in conformance with approved plans and did provide evidence bills that 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 Pressurized Irrigation system as shown on **Exhibit A** for the amounts shown in **Exhibit B**, CITY shall reimburse to DEVELOPER twenty-three thousand five hundred three dollars and zero cents (\$23,503.00).

D. Cost of Pressurized 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 Pressurized Irrigation system upon and within DEVELOPER'S property not eligible for reimbursement as defined herein, shall be at DEVELOPER'S sole expense.

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

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

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

H. Representations.

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

(2) DEVELOPER, as defined above, represents that the General Contractor(s) for the construction of facilities described in **Exhibit A** have been fully

paid. Further, DEVELOPER represents it will indemnify CITY from all claims of General Contractor(s) as outlined in Paragraph F.

(3) DEVELOPER, as defined above, represents that in constructing and installing the Pressurized 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. Payment under terms of this agreement is to be made and addressed to: Coleman Homes 3103 W. Sheryl Drive, Suite 100, Meridian, Idaho 83642.

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

CITY OF KUNA

ATTEST:

MAYOR

CITY CLERK

COLEMAN HOMES

Jeff Harris
Land Development Manager

STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this _____ day of _____, 2019 , 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: _____

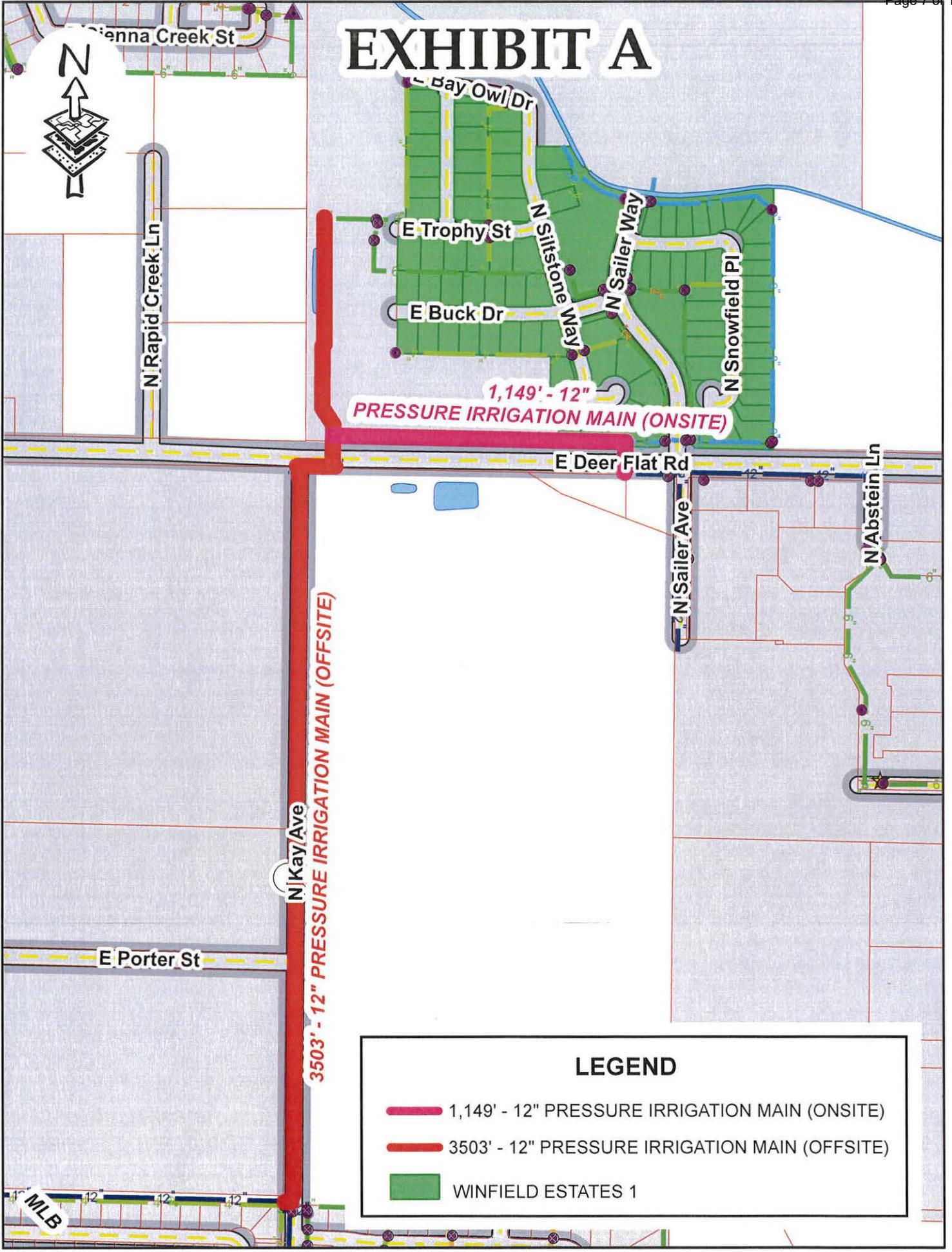
STATE OF IDAHO)
) ss.
COUNTY OF ADA)

On this _____ day of _____, 2019 , before me, the undersigned, personally appeared JOE L. STEAR and CHRIS ENGELS 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



1,149' - 12"
PRESSURE IRRIGATION MAIN (ONSITE)

3503' - 12" **PRESSURE IRRIGATION MAIN (OFFSITE)**

LEGEND

- 1,149' - 12" PRESSURE IRRIGATION MAIN (ONSITE)
- 3503' - 12" PRESSURE IRRIGATION MAIN (OFFSITE)
- WINFIELD ESTATES 1

MLB

EXHIBIT "B"
PRESSURIZED IRRIGATION, SEWER, AND WATER COST RECOVERY SUMMARY
WINFIELD 1 SUBDIVISION

oversized utility	total recoverable project cost	annual payment based on 4% interest and 10 annual, equal payments	total estimated interest over life of loan @ 4%	total estimated cost for ten year duration
Pressurized irrigation	\$23,503	\$2,898	\$5,474	\$28,978
sewer	\$0	\$0	\$0	\$0
water	\$0	\$0	\$0	\$0
<i>total p.i. sewer & water</i>	<i>\$23,503</i>	<i>\$2,898</i>	<i>\$5,474</i>	<i>\$28,978</i>

EXHIBIT "B"
Reasonable Duty
Winfield 1

	acres	LF required	Reasonable Duty required (LF)
Acreage in Winfield 1 Subdivision	28		
Trunk Line PI Needed per Acre		33	924
Trunk Line Water Needed per Acre		33	924
Trunk Line Sewer Needed per Acre		20	560
		LF installed	
Trunk Line Constructed On Site (PI)		1,149	924
Trunk Line Constructed Off Site (PI)		3,656	
Trunk Line Constructed On Site (sewer)			560
Trunk Line Constructed Off Site (sewer)		-	
Trunk Line Constructed On Site (water)		-	
Trunk Line Constructed Off Site (water)		771	924

notes:

1. Reasonable duty = 33 L.F. Trunk line for water and PI and 20 LF Trunk line for sewer / acre.
2. no sewer line eligible for reimbursement
3. Water Trunk Line is deficient by 153 feet. Difference taken from P.I.

Exhibit C

Bid Tabulation Winfield Subdivision No. 1

<u>company</u>	<u>Pressurized irrigation</u>	<u>Sewer</u>	<u>Storm Drain</u>	<u>Water</u>	<u><i>total</i></u>
L ²	\$331,448.30	\$246,644.20	\$186,903.20	\$344,137.40	\$1,109,133.10
Schmidt Construction Co. Inc.	\$393,381.70	\$265,485.60	\$186,154.00	\$297,290.00	\$1,142,311.30
Granite Excavation, Inc.	\$469,623.50	\$216,474.80	\$186,582.00	\$297,906.50	\$1,170,586.80



City of Kuna

City Council
Staff Memo

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

To: **Kuna City Council**

Case Number: 18-07-FP (Final Plat) – Cazador No. 1

Location: 2332 N. Ten Mile Rd, Kuna, ID 83634

Planner: Jace Hellman, Planner II

Meeting Date: March 19, 2019

Applicant/ Owner: DB Development, LLC
2228 W. Piazza St
Meridian, ID 83646
208.850.0591
timothyeck@me.com

Representative: KM Engineering, LLP.
9233 W. State Street
Boise, ID 83714
208.639.6939
kgrab@kmengllp.com



A. General Project Facts:

1. DB Development, LLC is requesting final plat approval for Cazador Subdivision No. 1 which has forty-eight (48) residential building lots and six (6) common lots on a total of approximately 9.95 acres (Ada County Assessor Parcel No. S1314325700).

B. Staff Analysis:

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

C. Applicable Standards:

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

D. Conditions of Approval:

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

2-27-18
Received



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

Final Plat Checklist

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

Project name: Cazador Subdivision No. 1	Applicant: N Star Farm, LLC
--	------------------------------------

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

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

on CD (electronic files)

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

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

Exhibit
A2



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	18-07-FP
Project name	Cazador Sub no. 1
Date Received	2/27/18 & 2/25/19
Date Accepted/Complete	2/26/19
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	3/19/19

Contact/Applicant Information

Owners of Record: <u>DB Development, LLC</u>	Phone Number: <u>208.850.0591</u>
Address: <u>2228 W. Piazza St.</u>	E-Mail: <u>timothyeck@me.com</u>
City, State, Zip: <u>Meridian, Idaho 83646</u>	Fax #: _____
Applicant (Developer): <u>same</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>KM Engineering, LLP</u>	Phone Number: <u>208.639.6939</u>
Address: <u>9233 West State Street</u>	E-Mail: <u>kgrabo@kmengllp.com</u>
City, State, Zip: <u>Boise, Idaho 83714</u>	Fax #: <u>208.639.6930</u>

Subject Property Information

Site Address: <u>North Ten Mile Rd</u>	
Site Location (Cross Streets): <u>SEC of Ten Mile Rd & Ardell Rd</u>	
Parcel Number (s): <u>S1314325700</u>	
Section, Township, Range: <u>Sec 14, T2N, R1W</u>	
Property size : <u>9.953</u>	
Current land use: <u>Ag</u>	Proposed land use: <u>SFR Subdivision</u>
Current zoning district: <u>R-6</u>	Proposed zoning district: <u>R-6</u>

Exhibit
asa

Project Description

Project / subdivision name: <u>Cazador Subdivision No. 1</u>
General description of proposed project / request: <u>single-family residential subdivision consisting of 48 buildable lots and 6 common lots.</u>
Type of use proposed (check all that apply):
<input checked="" type="checkbox"/> Residential <u>single-family detached</u>
<input type="checkbox"/> Commercial _____
<input type="checkbox"/> Office _____
<input type="checkbox"/> Industrial _____
<input type="checkbox"/> Other _____
Amenities provided with this development (if applicable): <u>walking paths and open areas</u>

Residential Project Summary (if applicable)

Are there existing buildings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of residential units: <u>48</u> Number of building lots: <u>48</u>
Number of common and/or other lots: <u>6 common</u>
Type of dwellings proposed:
<input checked="" type="checkbox"/> Single-Family <u>detached</u>
<input type="checkbox"/> Townhouses _____
<input type="checkbox"/> Duplexes _____
<input type="checkbox"/> Multi-Family _____
<input type="checkbox"/> Other _____
Minimum Square footage of structure (s): <u>n/a</u>
Gross density (DU/acre-total property): <u>4.824</u> Net density (DU/acre-excluding roads): <u>6.146</u>
Percentage of open space provided: <u>5.22</u> Acreage of open space: <u>0.52</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>landscaping, pathways</u>

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: 2.26.19



February 25, 2019
Project No.: 16-194

Mr. Jace Hellman
Planning & Zoning Department
City of Kuna
751 West 4th Street
Kuna, ID 83634

**RE: Cazador Subdivision No. 1 – Kuna, ID
Final Plat Application Re-Submittal**

Dear Mr. Hellman:

On behalf of DB Development, LLC, we are pleased to re-submit the attached application and required supplements for the final plat of Cazador Subdivision No. 1.

As you know, we previously submitted the final plat application for this phase in 2018. Since then, we have revised the Phase 1 boundary by omitting the lots north and east of the Teed Lateral. The revised final plat now encompasses approximately 9.95 acres of the overall site and includes 48 buildable single-family residential lots and 6 common lots for a total of 54 lots. Permanent access for this phase is proposed via the extension of West Winsett Street. In addition, this phase will include a temporary access to North Ten Mile Road across Lot 30, Block 4 and a portion of Lot 22, Block 4, as approved with the preliminary plat. When access to West Ardell Road is constructed with future phases, the temporary easement will be vacated, the access removed, and a home constructed on the underlying lot.

With these revisions, the final plat for Cazador Subdivision No. 1 is still in conformance with the approved preliminary plat and meets the requirements and conditions of approval thereof. The construction plans have been approved by the regulatory agencies and construction is well underway.

Should you have questions or require further information in order to process this application, please let me know as soon as possible.

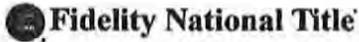
Sincerely,
KM Engineering, LLP

A handwritten signature in black ink, appearing to read 'Kirsti Grabo', written over a light blue circular stamp.

Kirsti Grabo
Development Coordinator

cc: DB Development, LLC





ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=3 LISA BATT
FIDELITY NATIONAL TITLE - BOISE

2017-009601
01/31/2017 03:34 PM
\$16.00

received
2-27-17

Escrow No.: 34601602404-NB

WARRANTY DEED

FOR VALUE RECEIVED

Herbert Quenzer and Jean R Atteberry, as Trustees of The Arthur and Ruth Hunter Family Trust U/T/A dated July 26, 2012

GRANTOR(S), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto:

N Star Farm, LLC, an Idaho Limited Liability Company

GRANTEE(S), whose current address is: **401 W Front St, Suite 401, Boise, ID 83702**

the following described real property in Ada County, Idaho, more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Effective this 31st day of January, 2017.

The Arthur and Ruth Hunter Family Trust

BY: Jean R. Atteberry
Jean R Atteberry
Trustee

BY: Herbert Quenzer
Herbert Quenzer
Trustee

Exhibit
AZC

WARRANTY DEED

(continued)

STATE OF Idaho, COUNTY OF Ada, -ss.

On this 31 day of January, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Jean R Atteberry and Herbert Quenzer, known or identified to me to be the person whose names are subscribed to the within instrument, as the Trustees of the The Arthur and Ruth Hunter Family Trust and acknowledged to me that they executed the same as such Trustees.

Signature: [Handwritten Signature]
Name: _____
Residing at: _____
My Commission Expires: _____

(SEAL)

**Residing in Boise, Idaho
Expiration Date: 11/12/2022**

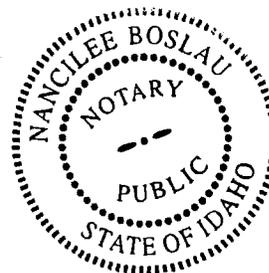


EXHIBIT "A"
Legal Description**For APN/Parcel ID(s): S1314325410**

A parcel of Land situate in the Northwest quarter of the Southwest quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Southwest corner of said Section 14; thence
North 00°09'09" East, 1,330.75 feet along the Westerly boundary of the Southwest quarter of the Southwest
quarter of said Section 14 to the REAL POINT OF BEGINNING:

thence

North 00°09'05" East, 1,330.58 feet along the Westerly boundary of the Northwest quarter of the Southwest
quarter of said Section 14 to the Northwest corner of the Southwest quarter of said Section 14;

thence

South 89°48'02" East, 1,316.85 feet along the Northerly boundary of the Southwest quarter of said Section 14 to
the Northeast corner of the Northwest quarter of the Southwest quarter of said Section 14;

thence

South 00°03'25" West, 873.87 feet along the Easterly boundary of the Northwest quarter of the Southwest quarter
of said Section 14 to the centerline of the Teed Lateral;

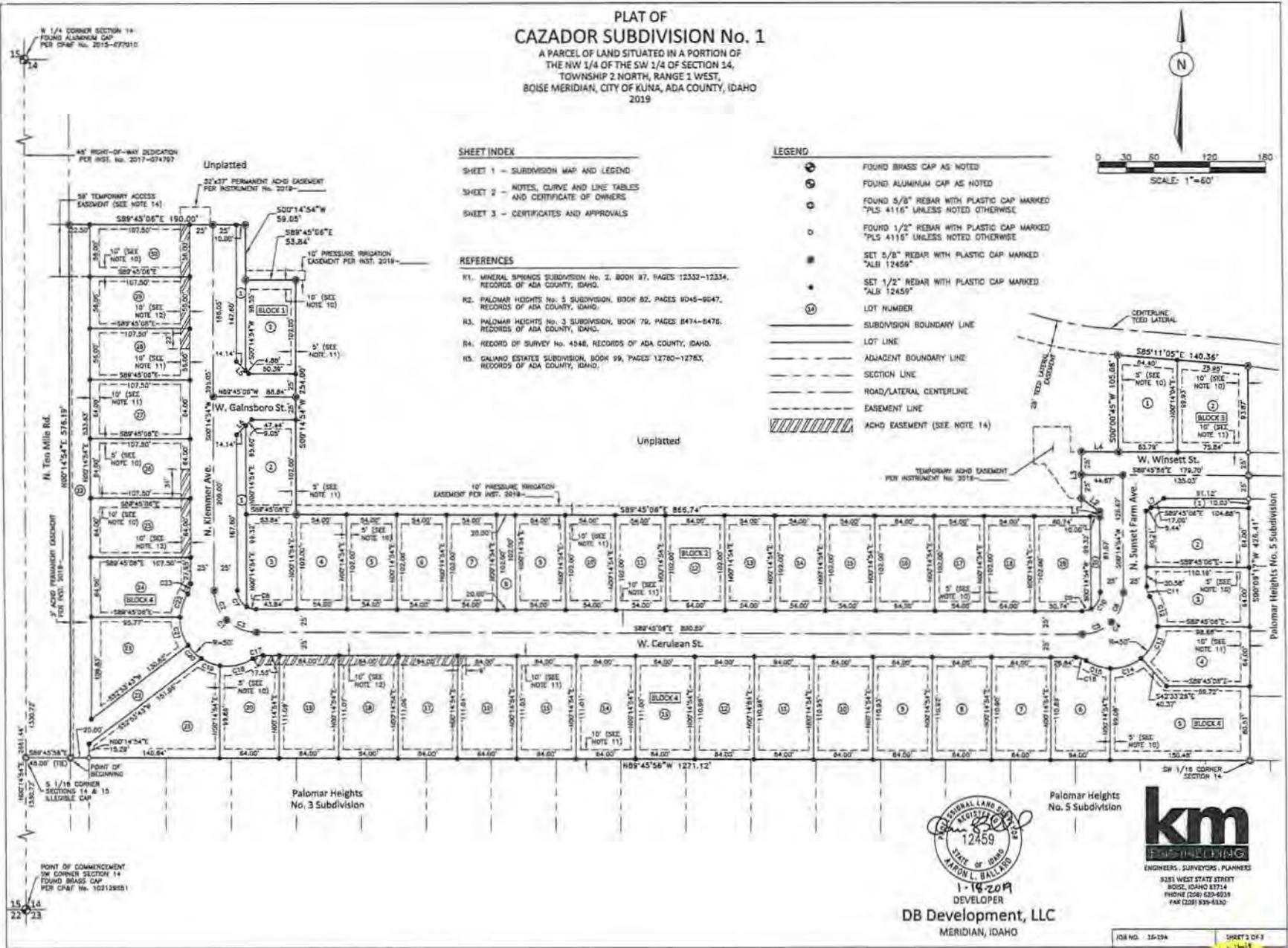
thence

Continuing South 00°03'25" West, 454.50 feet along the Easterly boundary of the Northwest quarter of the
Southwest quarter of said Section 14 to the Southeast corner of the Northwest quarter of the Southwest quarter of
said Section 14;

thence

North 89°51'48" West, 1,319.05 feet along the Southerly boundary of the Northwest quarter of the Southwest
quarter of said Section 14 to the REAL POINT OF BEGINNING.

PLAT OF
CAZADOR SUBDIVISION No. 1
A PARCEL OF LAND SITUATED IN A PORTION OF
THE NW 1/4 OF THE SW 1/4 OF SECTION 14,
TOWNSHIP 2 NORTH, RANGE 1 WEST,
BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO
2019



SHEET INDEX
SHEET 1 - SUBDIVISION MAP AND LEGEND
SHEET 2 - NOTES, CURVE AND LINE TABLES AND CERTIFICATE OF OWNERS
SHEET 3 - CERTIFICATES AND APPROVALS

REFERENCES
R1. MINERAL SPRINGS SUBDIVISION No. 2, BOOK 87, PAGES 12332-12334, RECORDS OF ADA COUNTY, IDAHO.
R2. PALOMAR HEIGHTS No. 3 SUBDIVISION, BOOK 82, PAGES 9045-9047, RECORDS OF ADA COUNTY, IDAHO.
R3. PALOMAR HEIGHTS No. 3 SUBDIVISION, BOOK 79, PAGES 8474-8476, RECORDS OF ADA COUNTY, IDAHO.
R4. RECORD OF SURVEY No. 4548, RECORDS OF ADA COUNTY, IDAHO.
R5. GALINGO ESTATES SUBDIVISION, BOOK 99, PAGES 12780-12783, RECORDS OF ADA COUNTY, IDAHO.

LEGEND
● FOUND BRASS CAP AS NOTED
○ FOUND ALUMINUM CAP AS NOTED
○ FOUND 5/8" REBAR WITH PLASTIC CAP MARKED "PLS 4116" UNLESS NOTED OTHERWISE
○ FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "PLS 4116" UNLESS NOTED OTHERWISE
● SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALR 12459"
● SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALR 12459"
○ LOT NUMBER
--- SUBDIVISION BOUNDARY LINE
--- LOT LINE
--- ADJACENT BOUNDARY LINE
--- SECTION LINE
--- ROAD/LATERAL CENTERLINE
--- EASEMENT LINE
--- ACHD EASEMENT (SEE NOTE 14)



DB Development, LLC
MERIDIAN, IDAHO



Exhibit
A4

PLAT OF
CAZADOR SUBDIVISION No. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 14, WHICH BEARS S00°14'54"W A DISTANCE OF 2,681.44 FEET FROM A FOUND ALUMINUM CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 14, THENCE FOLLOWING THE WESTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 14, N00°14'54"E A DISTANCE OF 1,330.72 FEET TO A FOUND 5/8-INCH REBAR MARKING THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (SOUTH 1/18 CORNER OF SECTIONS 14 AND 15); THENCE LEAVING SAID WESTERLY LINE AND FOLLOWING THE SOUTHERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, S89°45'50"E A DISTANCE OF 48.00 FEET TO A FOUND 5/8-INCH REBAR ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH TEN MILE ROAD AND BEING THE POINT OF BEGINNING.

THENCE LEAVING SAID SOUTHERLY LINE AND FOLLOWING SAID EASTERLY RIGHT-OF-WAY LINE, N00°14'54"E A DISTANCE OF 578.19 FEET TO A SET 5/8-INCH REBAR; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, S89°45'00"E A DISTANCE OF 190.00 FEET TO A SET 5/8-INCH REBAR; THENCE S00°14'54"W A DISTANCE OF 89.05 FEET TO A SET 5/8-INCH REBAR; THENCE S89°45'00"E A DISTANCE OF 83.84 FEET TO A SET 5/8-INCH REBAR; THENCE S00°14'54"W A DISTANCE OF 254.00 FEET TO A SET 5/8-INCH REBAR; THENCE S89°45'08"E A DISTANCE OF 866.74 FEET TO A SET 5/8-INCH REBAR; THENCE N00°14'54"E A DISTANCE OF 5.13 FEET TO A SET 5/8-INCH REBAR; THENCE N53°17'28"W A DISTANCE OF 24.43 FEET TO A SET 5/8-INCH REBAR; THENCE N00°14'04"E A DISTANCE OF 50.00 FEET TO A SET 5/8-INCH REBAR; THENCE S89°45'58"E A DISTANCE OF 40.03 FEET TO A SET 5/8-INCH REBAR; THENCE N00°01'45"E A DISTANCE OF 105.08 FEET TO A SET 5/8-INCH REBAR ON THE BOUNDARY OF THE UNITED STATES TEEB LATERAL EASEMENT;

THENCE FOLLOWING SAID EASEMENT, S85°11'00"E A DISTANCE OF 140.38 FEET TO A SET 5/8-INCH REBAR ON THE EASTERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND ALSO BEING ON THE SUBDIVISION BOUNDARY OF PALOMAR HEIGHTS NO. 5 SUBDIVISION (BOOK 82, PAGES 9045-9047 RECORDS OF ADA COUNTY, IDAHO); THENCE LEAVING SAID EASEMENT AND FOLLOWING SAID EASTERLY LINE AND SAID SUBDIVISION BOUNDARY OF PALOMAR HEIGHTS NO. 5 SUBDIVISION, S00°01'17"W A DISTANCE OF 428.41 FEET TO A FOUND 5/8-INCH REBAR MARKING THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 (SOUTHWEST 1/18 CORNER); THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE SOUTHERLY LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 AND SAID SUBDIVISION BOUNDARY OF PALOMAR HEIGHTS NO. 5 SUBDIVISION AND PALOMAR HEIGHTS NO. 3 SUBDIVISION (BOOK 79, PAGES 8474-8476, RECORDS OF ADA COUNTY, IDAHO), N84°45'08"W A DISTANCE OF 1,271.12 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9.853 ACRES, MORE OR LESS. IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM SUEZ WATER IDAHO, INC. AND SUEZ WATER IDAHO, INC. HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

JUSTIN BLACKSTOCK, MANAGER
DB DEVELOPMENT, LLC

ACKNOWLEDGMENT

STATE OF IDAHO }
ADA COUNTY } SS

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 2018, BY JUSTIN BLACKSTOCK, AS MANAGER OF DB DEVELOPMENT, LLC.

SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES _____

CERTIFICATE OF SURVEYOR

I, AARON L. BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT OF CAZADOR SUBDIVISION NO. 1 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

AARON L. BALLARD, P.L.S. 12459



NOTES

- 1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF KUNA ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET THE MINIMAL DIMENSIONAL STANDARDS AS REQUIRED IN THE CITY OF KUNA ZONING ORDINANCE.
- 2. ANY RESUBMISSION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF KUNA IN EFFECT AT THE TIME OF RESUBMISSION.
- 3. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
- 4. NO ADDITIONAL DOMESTIC WATER SUPPLIES SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RESTRICTION RELEASE.
- 5. REFERENCE IS MADE TO THE PUBLIC HEALTH LETTER ON FILE REGARDING ADDITIONAL RESTRICTIONS.
- 6. DIRECT LOT OR PARCEL ACCESS TO NORTH TEN MILE ROAD IS PROHIBITED.
- 7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- 8. IRRIGATION WATER HAS BEEN PROVIDED FROM THE CITY OF KUNA IN COMPLIANCE WITH IDAHO CODE SECTION 31-3085(1)(D). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CITY OF KUNA.
- 9. LOT 1, BLOCK 1, LOTS 1, 8, AND 20, BLOCK 2, AND LOTS 1, AND 22, BLOCK 4 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE CAZADOR SUBDIVISION HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND CITY OF KUNA PRESSURE IRRIGATION.
- 10. UNLESS OTHERWISE SHOWN, ALL INTERIOR SIDE LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE.
- 11. UNLESS OTHERWISE SHOWN, ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR CITY OF KUNA IRRIGATION AND LOT DRAINAGE. ALL FRONT LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES, CITY OF KUNA STREET LIGHTS, CITY OF KUNA PRESSURE IRRIGATION AND LOT DRAINAGE. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
- 12. A PORTION OF LOTS 18-20, 24-28 AND 28-30, BLOCK 4 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT NO. 2015-103226, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- 13. THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT NO. 2019-_____, RECORDS OF ADA COUNTY, IDAHO.
- 14. A PORTION OF LOT 22 AND ALL OF LOT 30, BLOCK 4 ARE SUBJECT TO A TEMPORARY ACCESS EASEMENT AS SHOWN HEREON. LOT 30, BLOCK 4 IS A BUILDABLE LOT THAT IS INELIGIBLE FOR A BUILDING PERMIT UNTIL SUCH TIME THAT ACCESS TO W. ARDELL ROAD HAS BEEN PROVIDED AND CONSTRUCTED FOR THIS SUBDIVISION. AT SUCH TIME, THE TEMPORARY ACCESS EASEMENT BECOMES VOID.
- 15. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
- 16. THE HOMEOWNERS' ASSOCIATION (HOA), ITS OWNERSHIP AND MAINTENANCE COMMITMENTS CANNOT BE DISSOLVED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE CITY OF KUNA, IDAHO. ALL IMPROVED INDIVIDUAL LOTS ARE SUBJECT TO A FRACTIONAL SHARE OF THE IRRIGATION ASSESSMENT FOR EACH HOA COMMON LOT(S) THAT RECEIVES MUNICIPAL IRRIGATION. IF THE ASSESSMENT IS NOT PAID BY THE HOA, THE INDIVIDUAL IMPROVED LOTS ARE SUBJECT TO A LEN FOR NON-PAYMENT.
- 17. MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY. SUCH LOTS MUST REMAIN FREE OF ENCROACHMENTS AND OBSTRUCTIONS TO SAID IRRIGATION/DRAINAGE FACILITIES.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD DIST
C1	45.00'	70.69'	90°00'00"	S44°45'06"E	83.84'
C2	45.00'	35.34'	45°00'00"	S22°15'06"E	34.44'
C3	45.00'	35.34'	45°00'00"	S67°15'06"E	34.44'
C4	45.00'	70.69'	90°00'00"	N45°14'54"E	83.84'
C5	45.00'	35.34'	45°00'00"	N67°44'54"E	34.44'
C6	45.00'	35.34'	45°00'00"	N22°44'54"E	34.44'
C7	20.00'	20.94'	60°00'00"	S29°45'08"E	20.00'
C8	20.00'	10.47'	30°00'00"	S74°45'08"E	10.35'
C9	20.00'	10.47'	30°00'00"	N79°14'54"E	10.35'
C10	20.00'	20.94'	60°00'00"	N30°14'54"E	20.00'
C11	20.00'	11.79'	33°47'00"	S10°36'36"E	11.62'
C12	50.00'	33.99'	30°58'52"	N14°03'40"W	33.34'
C13	50.00'	40.04'	45°53'13"	N28°21'22"E	38.99'
C14	50.00'	35.78'	40°58'29"	N71°47'13"E	35.00'
C15	50.00'	27.71'	31°45'27"	S71°50'46"E	27.36'
C16	20.00'	11.79'	33°47'00"	N72°51'36"W	11.62'
C17	20.00'	11.79'	33°47'00"	S73°21'24"W	11.62'
C18	50.00'	37.05'	42°27'36"	N77°41'42"E	36.21'
C19	50.00'	21.41'	24°32'08"	S88°48'28"E	21.25'
C20	50.00'	20.33'	23°17'31"	S44°53'40"E	20.19'
C21	50.00'	32.10'	36°47'14"	S14°03'17"E	31.35'
C22	50.00'	26.61'	30°28'52"	S18°47'07"W	26.30'
C23	20.00'	11.79'	33°47'00"	N17°08'24"E	11.62'

LINE TABLE

LINE	DISTANCE	BEARING
L1	5.13	S0°14'54"W
L2	24.45	N53°17'28"W
L3	50.00	N0°14'04"E
L4	40.03	S89°45'58"E
L5	18.02	S44°45'08"E
L6	23.19	S45°14'54"W
L7	23.43	S54°11'47"W

DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO



PLAT OF
CAZADOR SUBDIVISION No. 1

ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE _____ DAY OF _____, 201__.

PRESIDENT
ADA COUNTY HIGHWAY DISTRICT

APPROVAL OF CITY ENGINEER

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

CITY OF KUNA ENGINEER, P.E. No. _____

DATE

APPROVAL OF CITY COUNCIL

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

CITY CLERK
KUNA, IDAHO

CERTIFICATE OF COUNTY SURVEYOR

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

ADA COUNTY SURVEYOR

DATE

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED ACCORDING TO THE LETTER TO BE READ ON FILE WITH THE COUNTY RECORDER OR HIS AGENT LISTING THE CONDITIONS OF APPROVAL. SANITARY RESTRICTIONS MAY BE REMOVED, IN ACCORDANCE WITH SECTION 50-1320, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

HEALTH OFFICER

DATE

CERTIFICATE OF ADA COUNTY TREASURER

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

COUNTY TREASURER

DATE

CERTIFICATE OF COUNTY RECORDER

STATE OF IDAHO }
ADA COUNTY } SS

I HEREBY CERTIFY THAT THIS PLAT OF CAZADOR SUBDIVISION No. 1 WAS FILED AT THE REQUEST OF _____ AT _____ MINUTES PAST _____ O'CLOCK _____ M., THIS _____ DAY OF _____ A.D., IN MY OFFICE AND WAS DULY RECORDED AS BOOK _____ OF PLATS AT PAGES _____ THRU _____, INSTRUMENT NUMBER _____.

DEPUTY

EX-OFFICIO RECORDER

FEE:



1-18-2019
DEVELOPER
DB Development, LLC
MERIDIAN, IDAHO



making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------------|-----------------------------------|
| i. Neighborhood Meeting | May 17, 2017 (8 persons attended) |
| ii. Agency Comment Request | June 26, 2017 |
| iii. 315' Property Owners Notice | October 6, 2017 (sent) |
| iv. Kuna, Melba Newspaper | September 20, 2017 |
| v. Site Posted | October 6, 2017 |

B. Applicant's Request:

On behalf of N Star Farm, LLC (Owner), Kirsti Grabo with KM Engineering, LLP, is requesting approval for Annexation of approximately 40.20 acres into Kuna City with an R-6 (Medium Density Residential) zone, and a subdivision preliminary plat for 164 buildable lots and 18 common lots and one shared driveway, yielding a proposed density of 4.08 Dwelling Units an Acre (D.U.A.). The subject site is located on the south east corner (SEC) of Ten Mile and Ardell Roads. The property address is 2332 N. Ten Mile Road – Parcel No.; S1314325410.

C. Aerial Map:



©Copyrighted

D. Site History:

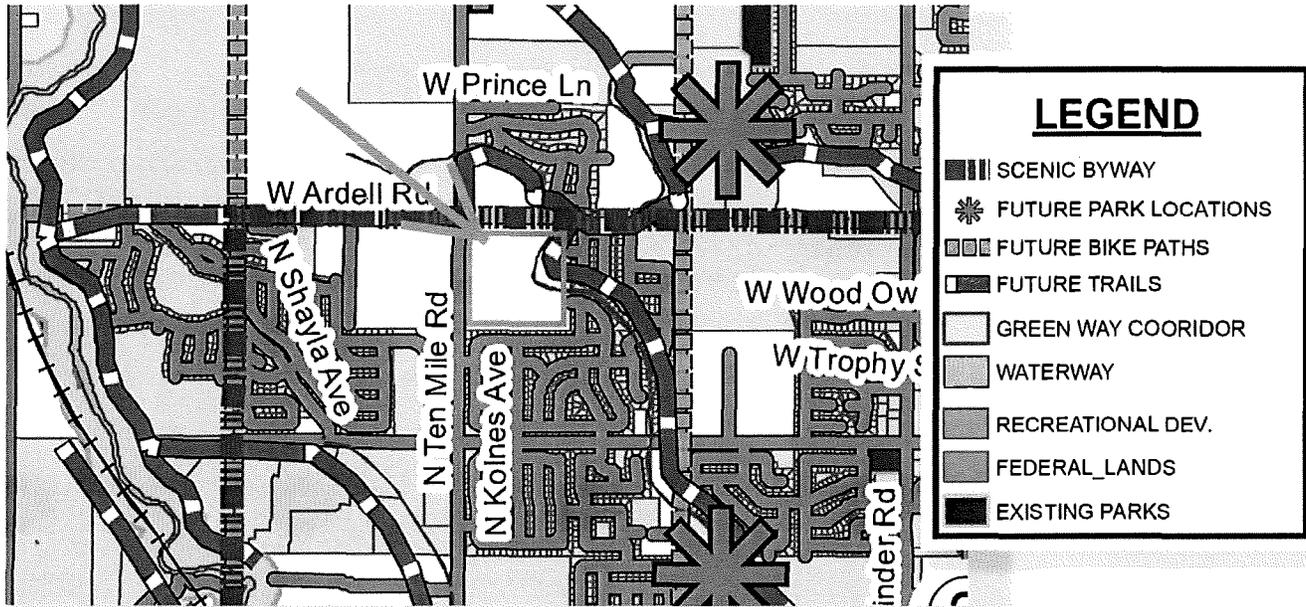
This site is undeveloped and has historically been used for agricultural purposes. The site is adjacent to three Kuna subdivisions and one County Subdivision. This application proposes a total of two phases.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general land use designations, and is not the actual

zone. The Comp Plan Map identifies this entire site as Medium Density Residential. The range for Medium Density is 4 - 8 D.U.A..

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the southwest boundary of the site, situated along the Mason Creek Feeder. Applicant proposes a significant number of trails throughout the project including one along the Mason Creek.



3. **Surrounding Land Uses:**

North	RR, R-4	Rural Residential, Ada County – Medium Density Residential, Kuna City
South	R-6	Medium Density Residential - Kuna City
East	R-6	Medium Density Residential - Kuna City
West	RUT, C-1	Rural Urban Transition, Ada County & Neighborhood Commercial, Kuna City

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

- Project Size: 40.20 acres (approximately)
- Zoning: RUT; Rural Urban Transition – Ada County
- Parcel #: S1314325410

5. **Services:**

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

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

The land is currently used for agricultural purposes. Applicant anticipates the land will continue the historic Agricultural uses until the land develops completely. This site soils in the area are a mix of three Hydrologic Groups; C and D – Group D is the dominant Group.

7. Transportation / Connectivity:

The applicant proposes extending two stub streets from adjacent subdivisions, two access points onto future Ardell Road and one temporary access on Ten Mile Road. Applicant proposes a temporary access onto Ten Mile Road to comply with Kuna Rural Fire District and EMS needs. When the section of Ardell Road along the north side of the site is complete, the temporary access will be abandoned and turned into a buildable lot (home lot). There are no permanent accesses proposed on Ten Mile Road.

8. Environmental Issues:

Beyond being within the Nitrate Priority Area, staff is not aware of any environmental, health or safety conflicts.

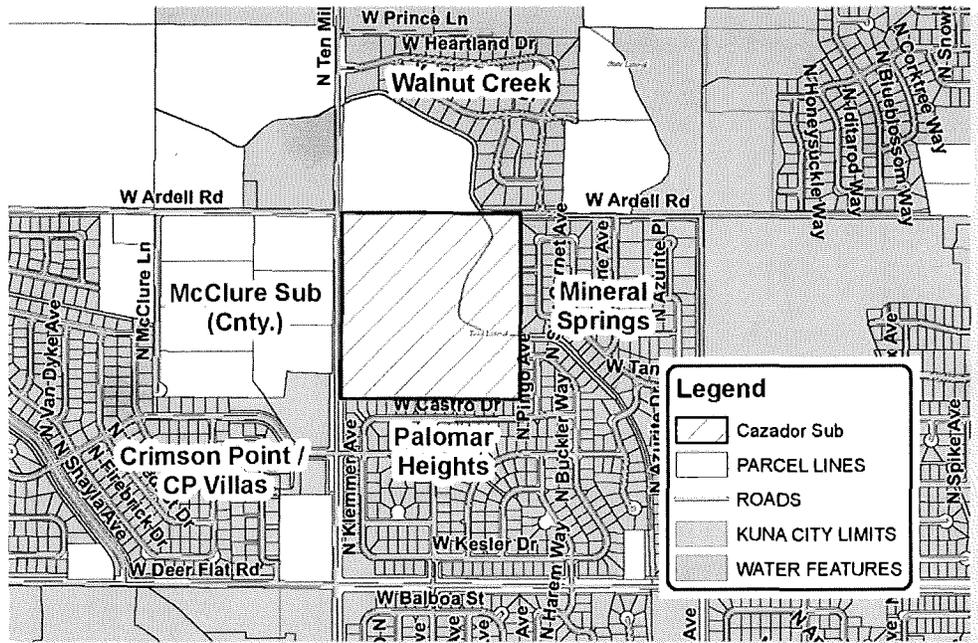
9. Agency Responses:

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

- City Engineer (Antonio Conti, P.E.) Exhibit B 1
- Ada County Highway District (Mindy Wallace) Exhibit B 2
- Boise Project Board of Control (Bob Carter) Exhibit B 3
- Central Dist. Health Dept. (Lori Badigian), Exhibit B 4
- COMPASS Idaho (Carl Miller) Exhibit B 5
- Department of Environmental Quality (Aaron Scheff) Exhibit B 6.

F. Staff Analysis:

This parcel touches City limits on all four sides and is eligible for annexation into the City. This parcel is designated on the Kuna Comprehensive Plan Map (Comp Plan Map) as Medium Density Residential (four units to eight units per acre), and is adjacent to multiple City Subdivisions and a County Subdivision. This



project abuts Ten Mile Road, an arterial, and will contribute to a new segment of Ardell Road. All public utilities will be extended to this site. Applicant proposes a new single-family housing development (Density

at 4.08 D.U.A.) to be built over an anticipated 3 phases. It is anticipated full build-out will be achieved in approximately 3 years. The applicant is prepared to adjust their timeline with market demands.

Applicant seeks annexation of approximately 40.20 acres into the City of Kuna. The proposed site touches City limits, therefore, with a proper application from the applicant, the criteria for annexation request in to the City has been met. Applicant seeks an R-6 (Medium Density Residential) zone for the site, which is squarely within the Medium Density range.

Staff has reviewed the preliminary plat for technical compliance with KCC Chapter 6, and has determined that it appears to conform to KCC as required. Applicant proposes one shared driveway in the subdivision. This shared driveway will serve four homes, with a dual purpose by providing access to the Teed Lateral for all residents. As this shared driveway serves multiple uses and audiences, the care and maintenance of the shared drive will be borne by the HOA. As this serves a dual purpose, and the HOA will be permanently responsible for its care and maintenance, staff has no concerns with this proposed shared drive/pathway access. The applicant proposes a temporary (temp) access onto Ten Mile Road and is proposed only to satisfy the secondary emergency access requirements. When Ardell Road is complete and there is no longer a need for it, the temp access will be abandoned and the land used for the temp access will become a buildable home lot. Applicant has not proposed curb and gutter along Ten Mile Road, a classified roadway. Staff will note to Council that Code does not allow for drainage swales along classified roads. Applicant is required to follow all established design criteria listed with Kuna's Subdivision Design Ordinance, unless specifically otherwise approved.

Applicant has proposed approximately 4.64 acres (11.50 ac.) of open space. A portion of the open space is planned as a pathway along the Teed lateral. This adds to the master pathway network in Kuna. Due to regulations from the irrigation district, trees and shrubs are not proposed along the Teed Lateral, however, there are multiple points of access for the homeowners on both sides of the Teed.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages a variety of housing types and income levels numerous times throughout the Comp Plan. The sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. The Cazador site is proposed to be zoned R-6 (Medium Density Residential) and the applicants request for 4.08 D.U.A., is under the density limit of six (6) homes per acre.

Staff has determined this application complies with its current zone and Title 5 and 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 17-16-DR subject to any conditions as outlined by the Council, and a recommendation of approval for Case No's 17-02-AN and 17-06-S subject to any conditions of approval outlined by Council.

G. Applicable Standards:

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

H. Procedural Background:

On October 17, 2017, the Council considered case numbers 17-02-AN and 17-06-S, including the application, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Factual Summary:

This site is located on the east side of Ten Mile Road and south of future Ardell Road. The project consists of 40.20 (approx.) acres that touch Kuna City limits and is currently zoned RUT (Rural Urban Transition) in Ada County, and

designated as Medium Density Residential on Kuna's Comp Plan. Applicant requests preliminary plat approval for a new subdivision consisting of 164 buildable lots, and 18 common lots and one shared driveway with a total of 3 development phases, with 11.5% open space. If approved, this project will take access from temporarily from Ten Mile Road, and Ardell in two places at build out. The temporary access on Ten Mile Road is for emergency services requirements and will be abandoned when Ardell Road is complete, and will become a buildable home lot.

J. Council Findings:

Based upon the record in **17-02-AN and 17-06-S**, including the Comprehensive Plan, Kuna City Code, Staff's report, including the exhibits, and the testimony elicited during the public hearing, the Council hereby *approves* Case No's 17-02-AN and 17-06-S, a request for annexation, a subdivision preliminary plat as follows:

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

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

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

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

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

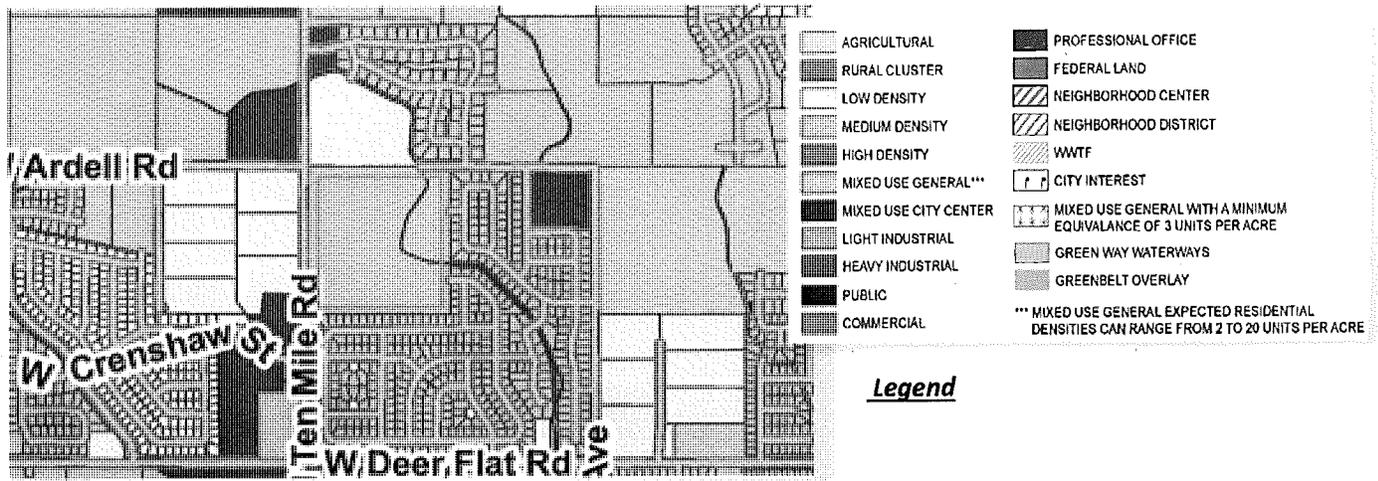
2. The Council has the authority to approve or deny Case No's 17-02-AN, 17-06-S. On October 17, 2017, Kuna's Council voted to approve Case No's 17-02-AN, 17-06-S.
3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on October 17, 2017, with the Council.

K. Comprehensive Plan Analysis:

Council determines the proposed subdivision for the *site is/is not* consistent with the following Comp Plan components:

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

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



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

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

Comment: Utilizing the Idaho Attorney General's criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the Economic value is intact.

Economic Development Goals and Objectives - Section 5 - Summary:

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

Comment: The Comp Plan encourages adequate housing for all income levels and calls for increasing pedestrian connections. This project supplies a number of additional housing types to Kuna's inventory and provides opportunities for quality housing. This development enhances the City's pedestrian network for non-motorized transportation, by extending connections provided by other developers while adding additional segments of pathway along the Teed Lateral.

Land Use Goals and Objectives - Section 6 - Summary:

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

Comment: This project adds a number of quality housing varieties to the City's inventory for all types of lifestyles, ages and economic groups. This project also proposes 11.5% open space which adds to the greenspaces in Kuna, keeping it a desirable City while enhancing the City's overall pathway network.

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land

divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

Comment: Applicant proposes a high-quality development with a variety of dwelling types, densities, and price points for all income levels in this part of Kuna as encouraged by the Comp Plan. This project adds to the City's overall network of utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and avoids increased municipal services costs and sprawl.

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2[CP]).

Comment: Applicant proposes good community and urban design principles through creation of greenspaces, extension of the pedestrian pathway network and adding to the City's sidewalk network. Applicant also proposes adding **1.5 miles of centerline** to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development also incorporates landscape buffers, and creates green places for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image. Applicant has proposed a positive affect by establishing a roadway and pathway network for adjoining property owners and future development, and by designing under the allowed densities of the R-6 zone (3.31 Gross Density).

Neighborhoods:

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

Comment: Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant also proposes establishing pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes R-6 housing densities thereby complying with Medium Density land use designation outlined within the Comp Plan and Comp Plan Map.

L. Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Council analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, **or** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.
3. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

M. Council Conclusions:

The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

1. The Council feels the site is physically suitable for subdivision and development into a single-family subdivision, as proposed.

Comment: *The 40.20 acre (approximate) project appears to be suitable for subdivision and development as single-family subdivision, as proposed.*

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

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

3. The annexation and subdivision applications are not likely to cause adverse public health problems.

Comment: *The annexation and subdivision of the property would comply with the Comp Plan. The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses. Council did consider the subdivision and the location of the property with adjacent uses.*

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

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

6. Based on the evidence contained in Case No's 17-02-AN and 17-06-S, the Council finds the listed Case No's adequately comply with Kuna City Code.

7. Based on the evidence contained in Case No's 17-02-AN and 17-06-S, the Council finds the listed Case No's adequately comply with Kuna's Subdivision Code.

N. Commissions' Recommendation to Council:

On August 22, 2017, the Planning and Zoning Commission voted to recommend approval for Case No's 17-02-AN and 17-06-S, based on the facts outlined in staff's memo and the public testimony during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. The Commission hereby recommends approval for Case No. 17-02-AN and 17-06-S, an Annexation and Preliminary Plat and subdivision request from Kirsti Grabo (KM Engineering, LLP) and N Star Farm, LLC, with the following conditions of approval to Council:

- Follow all staff, City engineer and appropriate agency comments.

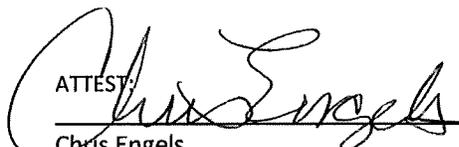
O. Council's Order of Decision:

On October 17, 2017, the Council voted to *approve* Case No's 17-02-AN and 17-06-S, based on the facts outlined in staff's memo, the Comp Plan, Kuna City Code the record before the Council, the applicants' presentation, public testimony and discussion during the public hearing with the Council of Kuna, Idaho. The Council hereby approves Case No's 17-02-AN and 17-06-S, an Annexation and Preliminary Plat (Sub) request from Kirsti Grabo (KM Engineering, LLP) and N Star Farm, LLC, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer connections.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1- ***With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.***
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Street lights within the site shall be LED lighting and must comply with Kuna City Code and LED requirements as approved by Council.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. Staff recommends that the applicant work with Kuna Rural Fire District (KRFD) to conform to the secondary access limits of the KRFD, for the number of homes utilizing access points as development occurs.

- 12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
- 13. Staff recommends curb and gutter to be placed along Ten Mile and Ardell Roads as they are classified roads.
(It was recommended by the Commission that condition No. 13 be removed)
- 14. Applicant shall abandon the temporary access onto Ten Mile Road when the Ardell Road frontage is approved, dedicated and accepted by ACHD.
- 15. The HOA is to own, care for, maintain and keep full responsibility for the shared driveway as proposed on the preliminary plat dated 06.14.2017 – designated as lot 34, block 6.
- 16. Applicant is required to follow all established design criteria listed with Kuna’s Subdivision Design Ordinance, unless specifically otherwise approved.
- 17. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
- 18. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 28th, day of November, 2017.

ATTEST:

 Chris Engels
 Kuna City Clerk





 Joe Stear, Mayor
 Kuna City



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov
(208) 287-1727

Paul A. Stevens, P.E.
Kuna City Engineer

FINAL PLAT MEMORANDUM

To: Wendy Howell – Director of Planning and Zoning
From: Paul Stevens – City Engineer
RE: Final Plat – Cazador Subdivision No. 1 (modified)– Kuna, ID
Date: 28 February 2019

A qualified licensed professional engineer (QLPE) letter was issued for Cazador Subdivision No. 1 on 29 January 2019. Work is in progress on this subdivision.

In regards to the final plat, we recommend proceeding with approval of the final plat with the understanding that any issues and conditions raised in association with the following comments be addressed during final plat & plan review.

1. **Record Drawings**
This projects Record Drawings (As-builts) have not been submitted to the City of Kuna Engineering Department for review because work is incomplete and the Record Drawings are subsequently incomplete. A complete set of Record Drawings must be received before final approval can be provided.
2. **Final Plat**
The Final Plat provided with the Construction Drawings appears to have appropriate easements, rights-of-way, easement language and similar items common to final plats. The Final Plat will be reviewed for correctness prior to affixing a signature.
3. **Public Works Inspection Fees and Plan Review Fees**
The inspection fees and plan review fees have been paid in full.

The Final Plat will be signed by the City Engineer upon completion of the project and verification of the integrity of the final plat.



City of Kuna

Staff Memo
City Council

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

To: **Kuna City Council**

Case Number: 19-02-FP (Final Plat) – Saranda Subdivision

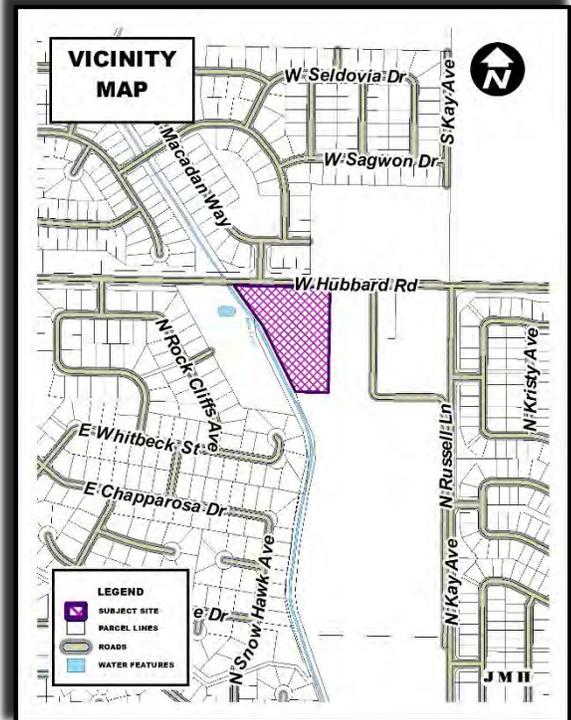
Location: 1105 W. Hubbard Rd., Kuna, ID 83634

Planner: Jace Hellman, Planner II

Meeting Date: March 19, 2019

Applicant: Trilogly Idaho
9839 W Cable Car St.
Boise, ID 83706
208-895-8858
johnjr@triloglyidaho.com

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



A. General Project Facts:

1. Trilogly Idaho is requesting final plat approval for Saranda Subdivision which has eighteen (18) residential building lots and four (4) common lots on a total of approximately 5.01 acres (Ada County Assessor Parcel No. S1313212480).

B. Staff Analysis:

1. In accordance with Kuna City Code (KCC) Title 6 Subdivision Regulations, this application seeks final plat approval for Saranda Subdivision.
2. Staff has determined that the proposed final plat for Saranda Subdivision is in conformance with the approved preliminary plat.

C. Applicable Standards:

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

D. Conditions of Approval:

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

received
1.31.19



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

Final Plat Checklist

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

Project name: SARANDA SUBDIVISION **Applicant:** CHALLENGER DEVELOPMENT / KENT BROWN

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

Applicant (✓)	Description	Staff (✓)
<input checked="" type="checkbox"/>	Completed and signed Commission & Council Review Application.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	All pages of the proposed Final Plat.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Approved final engineering construction drawings for streets, water, sewer, sidewalks, pressure irrigation and other public improvements.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	A written application for approval of such final plat as stipulated by the commission.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Proof of current ownership of the real property included in the proposed final plat and written consent of the record owners of the final plat (Affidavit of Legal Interest) for all interested parties involved.	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Such other information as the director or commission may deem necessary to establish whether or not all proper parties have signed and/or approved said final plat.	<input type="checkbox"/>
<input checked="" type="checkbox"/>	A statement of conformance with the following information: ◊ The approved preliminary plat and meeting all requirements or conditions. ◊ The acceptable engineering practices and local standards.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Any proposed restrictive covenants and/or deed restrictions, and homeowners' association documents.	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	The final plat shall include and be in compliance with all items required under title 50, chapter 13 of the Idaho Code.	<input checked="" type="checkbox"/>

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

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



City of Kuna
Planning & Zoning
Department
P.O. Box 13
Kuna, Idaho 83634
208.922.5274
Fax: 208.922.5989
Website: www.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)	19-02-FP
Project name	Saravada Subdivision
Date Received	1.31.19
Date Accepted/Complete	2/21/19
Cross Reference Files	
Commission Hearing Date	.
City Council Hearing Date	3/19/19

Contact/Applicant Information

Owners of Record: CHALLENGER DEVELOPMENT	Phone Number: 208-895-8858
Address: 1977 E OVERLAND RD	E-Mail: JOHNJR@TRILOGYIDAHO.COM
City, State, Zip: MERIDIAN ID 83642	Fax #: _____
Applicant (Developer): TRILOGY IDAHO	Phone Number: 208-895-8858
Address: 9839 W CABLE CAR	E-Mail: JOHNJR@TRILOGYIDAHO.COM
City, State, Zip: BOISE ID 83706	Fax #: _____
Engineer/Representative: KENT BROWN	Phone Number: 208-871-6842
Address: 3161 E SPRINGWOOD DR	E-Mail: KENTLKB@GMAIL.COM
City, State, Zip: MERIDIAN ID 83642	Fax #: _____

Subject Property Information

Site Address: 1105 W HUBBARD RD	
Site Location (Cross Streets): 1450 FT EAST OF INTERSECTION OF HUBBARD AND LINDER RD	
Parcel Number (s): S1313212480	
Section, Township, Range: SEC 13; T2N; R1W	
Property size : 5.01 AC	
Current land use: VACANT	Proposed land use: RESIDENTIAL
Current zoning district: R6	Proposed zoning district: R6



Project Description

Project / subdivision name: <u>SARANDA SUBDIVISION</u>
General description of proposed project / request: <u>FINAL PLAT FOR 18 SINGLE FAMILY LOTS AND 4 COMMONS</u>
Type of use proposed (check all that apply): <input checked="" type="checkbox"/> Residential <u>18 SINGLE FAMILY LOTS</u> <input type="checkbox"/> Commercial _____ <input type="checkbox"/> Office _____ <input type="checkbox"/> Industrial _____ <input checked="" type="checkbox"/> Other <u>4 COMMON LOTS</u>
Amenities provided with this development (if applicable): <u>MASTER PATHWAY ALONG THE KUNA CANAL</u>

Residential Project Summary (if applicable)

Are there existing buildings? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Please describe the existing buildings: _____
Any existing buildings to remain? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Number of residential units: _____ Number of building lots: <u>18</u>
Number of common and/or other lots: <u>4</u>
Type of dwellings proposed: <input checked="" type="checkbox"/> Single-Family _____ <input type="checkbox"/> Townhouses _____ <input type="checkbox"/> Duplexes _____ <input type="checkbox"/> Multi-Family _____ <input type="checkbox"/> Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): <u>3.59</u> Net density (DU/acre-excluding roads): <u>5.3</u>
Percentage of open space provided: <u>14.6</u> Acreage of open space: <u>.73</u>
Type of open space provided (i.e. landscaping, public, common, etc.): <u>MASTER PATHWAY STREET BUFFER /LANDSCAPED OPEN SPACES</u>

Non-Residential Project Summary (if applicable) N/A

Number of building lots: _____ Other lots: _____
Gross floor area square footage: _____ Existing (if applicable): _____
Hours of operation (days & hours): _____ Building height: _____
Total number of employees: _____ Max. number of employees at one time: _____
Number and ages of students/children: _____ Seating capacity: _____
Fencing type, size & location (proposed or existing to remain): _____
Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____ b. Total Parking spaces: _____ Dimensions: _____ c. Width of driveway aisle: _____
Proposed Lighting: _____
Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature: [Signature] Date: 1/22/19

KENT BROWN PLANNING SERVICES

January 22, 2019

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

RE: Saranda Subdivision Final Plat Application

Dear Planning Staff:

On behalf of Challenge Development Inc., we are requesting approval of the Final Plat application for the Saranda Subdivision. The site is located on the south-side of Hubbard Road between Linder Road and Meridian Road. The site is currently vacant and is 5.01 acres in size.

Saranda Subdivision is proposed with 22 total lots, consisting of 18 buildable and 4 common, all 18 buildable lots will be single-family homes. The common space will total 0.78 acres, or 14.6% of the site. The common area lots will consist of a landscape buffers, master pathway along the Kuna Canal and park. The final plat complies too all the preliminary plat requirements. The proposed construction design has been done to comply with all City and ACHD and general engineering practices. The construction plans have been reviewed and are in the process of making the minor changes, requested by the City Engineer.

If you have any questions regarding this application for Saranda Subdivision feel free to contact me.

Sincerely,



Kent Brown
Planner



ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=2 BONNIE OBERBILLIG
TITLEONE BOISE

2017-066876
07/21/2017 02:49 PM
\$15.00

Order Number: 17295565

Warranty Deed

For value received,

Viper Investments LLC, an Idaho limited liability company

the grantor, does hereby grant, bargain, sell, and convey unto

Challenger Development, Inc., an Idaho corporation

whose current address is 1977 E. Overland Rd. Meridian, ID 83642

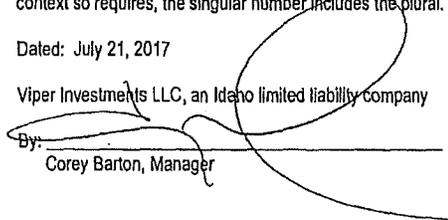
the grantee, the following described premises, in Ada County, Idaho, to wit:

See Exhibit "A", attached hereto and made a part hereof, by reference and which is comprised of one (1) page.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Dated: July 21, 2017

Viper Investments LLC, an Idaho limited liability company

By: 
Corey Barton, Manager

State of Idaho
County of Ada, ss.

On this 21st day of July 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey Barton, known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

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


Notary Public for Idaho
Residing In: _____
My Commission Expires: _____
Residing in: Meridian, ID
My Commission Expires: 11/17/17

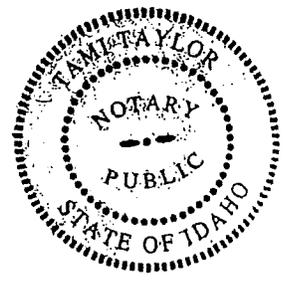


EXHIBIT A

The land referred to in this policy is situated in the State of Idaho, County of Ada, and is described as follows:

A parcel of land lying in the Northwest quarter of Section 13, Township 2 North, Range 1 West, Boise-Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at a stone marking the quarter corner common to Sections 13 and 12, Township 2 North, Range 1 West, Boise-Meridian; thence
West 671.09 feet along the North line of said Section 13 to a point which is the REAL POINT OF BEGINNING;
thence
South 00°16' East 25.00 feet to an iron pin; thence continuing
South 00°16' East 590.42 feet to an iron pin; thence
West 186.00 feet to an iron pin on the Easterly right of way of the Kuna Canal; thence
North 27°23' West 417.01 feet along said right of way to an iron pin; thence
North 36°53' West 275.28 feet along said right of way to an iron pin; thence continuing
North 36°53' West 31.25 feet along said right of way to a point on the North line of Section 13; thence
East 558.95 feet along North line of said Section 13 to the REAL POINT OF BEGINNING.



City of Kuna AFFIDAVIT OF LEGAL INTEREST

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

State of Idaho)
County of Ada)

I, Corey Barton , 1977 E. Overland Rd
Name Address
Meridian , ID 83642
City State Zip Code

being first duly sworn upon oath, depose and say:

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

A. That I am the record owner of the property described on the attached, and I grant my permission to KENT BROWN 3161 E SPRINGWOOD DR MERIDIAN ID 83642
Name Address
to submit the accompanying application pertaining to that property.

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

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

Dated this March 27th day of March, 2018

[Signature]
Signature

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

Adair
Notary Public for Idaho

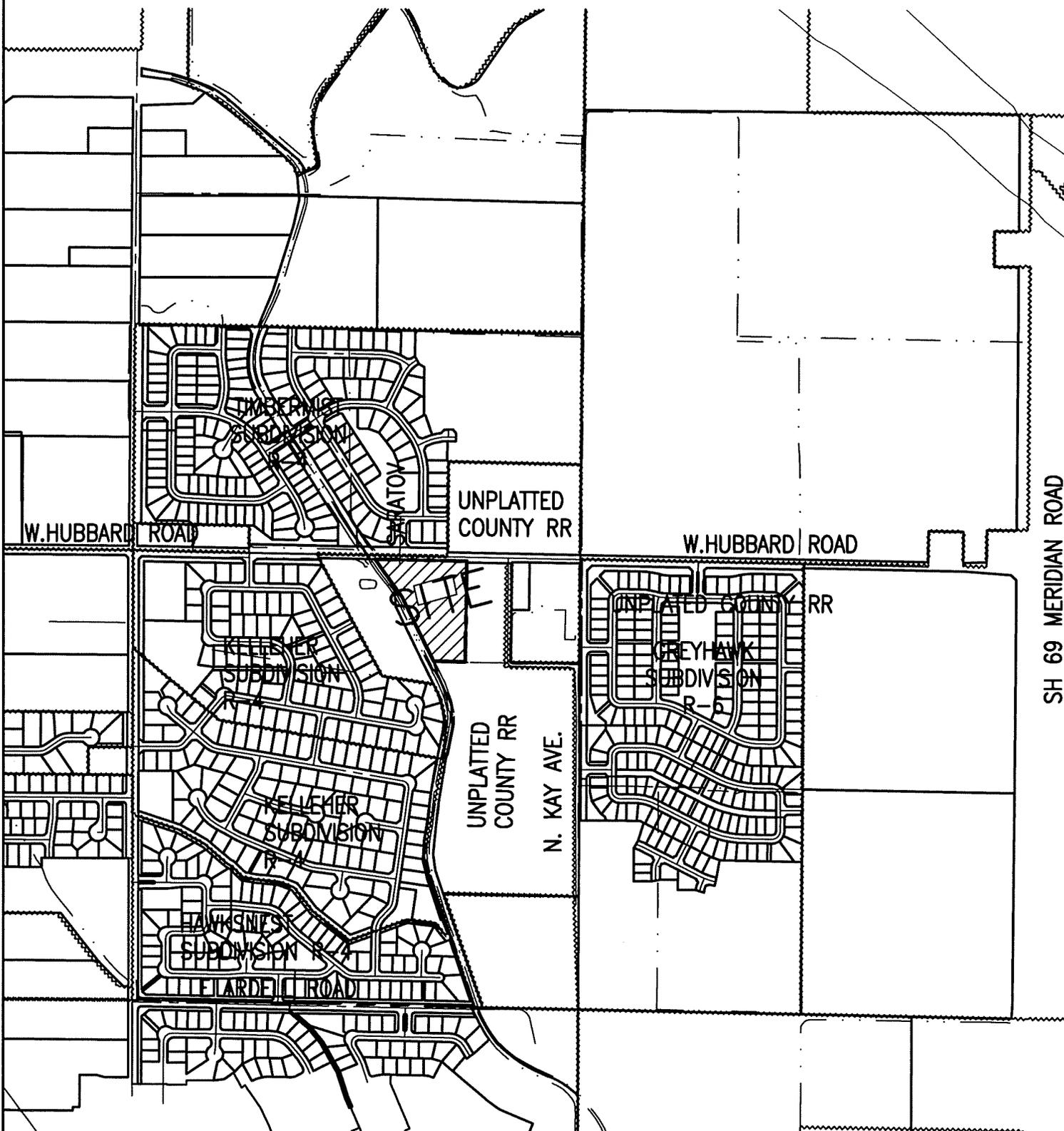
Residing at: Nampa, ID

My commission expires: 6-05-22



VICINITY MAP FOR SARANDA SUBDIVISION

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SECTION 13
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2017



VICINITY MAP
1" = 800'



City of Kuna

City Council Memo

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

To: Kuna City Council

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

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

Planner: Trevor Kesner, Planner II

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

Applicant: WH Pacific, Jane Suggs
 2141 W. Airport Way, Ste. 104
 Boise, ID 83705
jsuggs@whpacific.com

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



Table of Contents:

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

A. Course of Proceedings

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

a. Agency Notifications

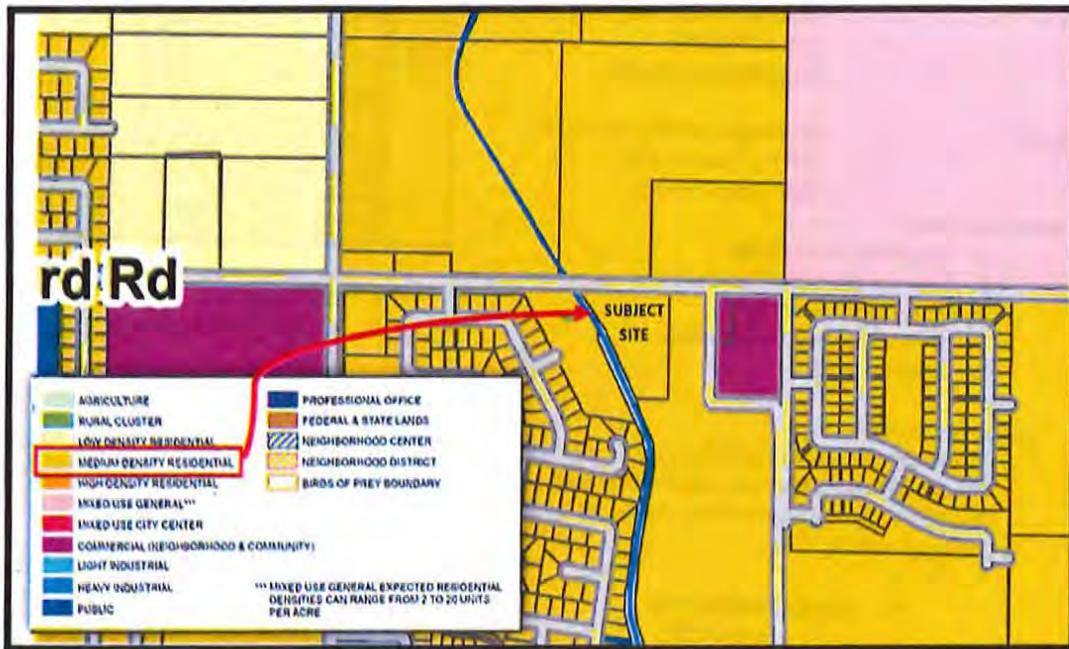
- i. Agencies August 28, 2017
- ii. 300' Property Owners October 31, 2017
- iii. Kuna, Melba Newspaper November 01, 2017
- iv. Site Posted November 09, 2017

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



B. General Project Facts and Staff Analysis

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



6. Surrounding Land Uses:

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

6.1 Aerial Map:



**Copyrighted*

6.2 Parcel Number: S1313212480

6.3 Parcel Size and Current Zoning:

Approximate acres: 4.7
Zoning: RR (Ada County)

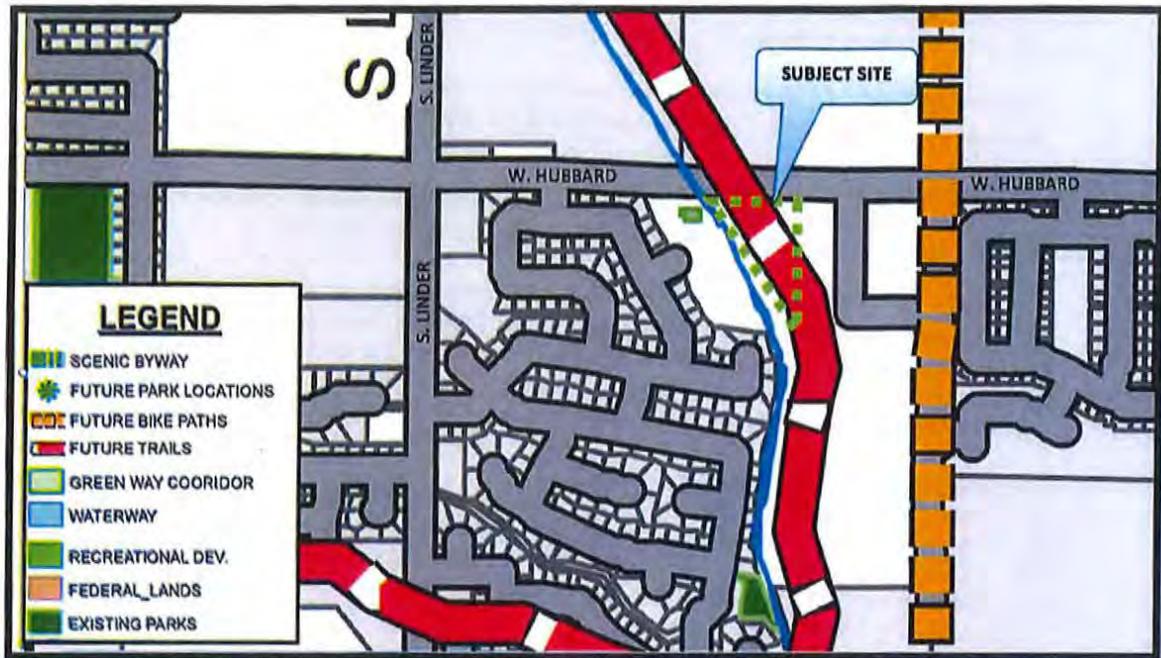
6.4 Public Services, Utilities and Facilities:

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

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

6.6 Annexation and Planning Action Maps:

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



C. Applicable Standards:

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

D. Comprehensive Plan Analysis:

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

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

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

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

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

Comment: Utilizing the Idaho Attorney General's criteria, and a review by the City Attorney, this project does not constitute a "takings" and the Economic value is fully intact.

Economic Development Goals and Objectives - Section 5 - Summary:

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

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

Land Use Goals and Objectives - Section 6 - Summary:

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

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

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future populations while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

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

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

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creating a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2[CP]).

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

Neighborhoods:

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

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

E. Findings of Fact:

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

F. Conclusions of Law:

1. The annexation and subdivision preliminary plat is consistent with Kuna City Code.
2. The annexation and preliminary plat use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for annexation and preliminary plat use.
4. The annexation and preliminary plat use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation and preliminary plat is not likely to cause adverse public health problems.
6. The annexation and preliminary plat is generally in compliance with all ordinances and laws of the City.
7. The annexation and preliminary plat is not detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing and street and utility services in proximity to the site are suitable and adequate for residential purposes.

9. Based on evidence contained in Case Nos. 17-07-AN and 17-09-S, this proposal complies with KCC Title 6.
10. Based on the evidence contained in Case Nos. 17-07-AN and 17-09-S, this proposal complies with Section 6.0 of Kuna Comprehensive Plan and Future Land Use Map.
11. The City Council of Kuna, Idaho, has the authority to approve, conditionally approve or deny the annexation and preliminary plat applications.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

G. Decision by the Council:

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

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

Based on the facts outlined in staff's report and any public testimony presented, the City Council of Kuna, Idaho, hereby approves Case No's. 17-07-AN and 17-09-S, an Annexation and Subdivision Preliminary Plat request by Challenger Development, Inc. with the following conditions of approval:

1. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approval use or may be written or stamped upon a copy of the approved plan. A copy of the agencies approvals shall be provided to Kuna's Planning and Zoning Department. All site improvements are prohibited prior to approval of these agencies.
 - a) The City's Engineer shall approve the sewer, water and pressure irrigation utility extensions and hook-ups.
 - b) The City's Engineer shall approve a grading and surface drainage run-off plan (if required). Per Central District Health Department, the plan shall be designed and facilities constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of a site drainage design plan from Kuna's City Engineer. The drainage design plan shall include all site grading.
 - c) Kuna Fire District shall approve all fire flow requirements and/or building plans.
 - d) The New York Irrigation District shall approve all modifications to the existing irrigation system.
 - e) Approval from Ada County Highway District and assessment of impact fees shall be paid prior to issuance of any building permits.
2. All public right-of-way shall be dedicated and constructed to standards of Kuna City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at 387-6100.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground.
4. Compliance with Idaho Code Section §31-3805 pertaining to irrigation waters is required. The flow of any irrigation/drainage waters shall not be impeded by any construction on site.
5. Lighting within the site shall comply with Kuna City Code.
6. Fencing within and around the sites shall comply with Kuna City Code (Except as specifically approved otherwise). A permit from Kuna Building Department shall be obtained prior to construction of fencing.

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

DATED: this 5th day of December, 2017.

Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk



**PLAT SHOWING
SARANDA SUBDIVISION
LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 13,
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2018**



Line Table

Line #	Direction	Length
L1	S47°00'41"E	29.78'
L2	S03°08'12"E	10.18'
L3	S03°08'12"E	7.06'
L4	S03°08'12"E	17.24'
L5	S03°08'12"E	11.76'
L6	S42°50'19"W	26.70'
L7	S07°48'14"E	22.40'
L8	S04°04'32"E	9.63'
L9	N88°37'37"E	9.63'

Curve Table

Curve #	Radius	Length	Chord	Bearing	Delta
C1	75.00'	80.78'	78.93'	S35°59'28"E	81°42'34"
C2	100.00'	107.70'	102.57'	S35°59'28"E	81°42'34"
C3	125.00'	134.63'	128.22'	S35°59'28"E	81°42'34"
C4	125.00'	33.54'	33.44'	S89°09'33"E	13°22'22"
C5	125.00'	34.81'	34.52'	S43°21'48"E	15°27'32"
C6	125.00'	88.20'	87.38'	N81°12'38"W	31°18'35"
C7	100.00'	70.77'	69.30'	N46°34'19"W	49°22'54"
C8	75.00'	53.08'	51.88'	N46°34'19"W	49°22'54"
C9	75.00'	46.97'	46.21'	S48°34'19"E	35°52'54"
C10	75.00'	8.11'	8.11'	S88°37'32"E	4°42'00"
C11	30.50'	29.70'	29.27'	N52°18'35"E	32°41'49"
C12	30.50'	32.81'	32.23'	N87°47'30"E	37°13'22"
C13	30.50'	32.81'	32.23'	S54°59'07"E	37°13'22"
C14	30.50'	32.81'	32.23'	S17°45'45"E	37°13'22"
C15	30.50'	78.89'	70.47'	S45°29'15"W	89°18'36"
C16	30.50'	208.81'	89.73'	N27°11'44"W	234°38'33"
C17	30.50'	1.36'	1.36'	S17°22'28"W	1°32'38"
C18	30.50'	46.70'	46.84'	S11°01'30"E	55°15'21"
C19	30.50'	32.81'	32.23'	S57°15'52"E	37°13'22"
C20	30.50'	47.89'	45.93'	N77°04'22"E	54°58'14"
C21	30.50'	3.19'	3.19'	N48°12'45"E	3°38'38"
C22	30.50'	128.41'	88.60'	S55°18'03"E	148°49'34"
C23	30.00'	54.83'	52.14'	S57°43'28"E	62°51'12"
C24	25.00'	27.42'	28.07'	S57°43'28"E	62°51'12"

LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- - - EASEMENT LINE (SEE NOTE 1)
- - - EASEMENT LINE (EXISTING, AS NOTED)
- STREET CENTERLINE
- LOT LINE
- - - EXISTING PARCEL LINE
- ① LOT NUMBER
- FOUND 1/2" IRON PIN NO CAP, REPLACED WITH 3/8" IRON PIN WITH PLASTIC CAP, PLS. 7729
- SET 1/2" x 24" IRON PIN WITH PLASTIC CAP, PLS. 7729
- ⊙ FOUND BRASS CAP MONUMENT
- ⊙ FOUND 3/8" IRON PIN AS NOTED
- SET 3/8" x 24" IRON PIN WITH PLASTIC CAP, PLS. 7729

NOTES:

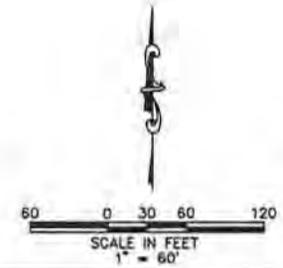
- Lot lines common to a public right-of-way line have a TEN (10) foot permanent public utility easement or street. Lot lines common to a public right-of-way have a TEN (10) foot permanent public sewer, drainage, and irrigation City of Kuna easement or street. Each side of interior lot lines have a FIVE (5) foot wide drainage and irrigation easement as shown. Where a City of Kuna Pressure Irrigation main is constructed, said side lot line easements are TEN (10) feet wide as shown.
- This subdivision is subject to a City of Kuna Development Agreement Recorded as Instrument No. 2018-103256, Official Records of Ada County, and incorporated herein by this reference in effect at the time of re-subdivision and may require amendment of the Development Agreement.
- Lots 1 and 2, Block 1, and Lots 1 and 2, Block 2 are designated as common area lots to be owned and maintained by the Saranda Subdivision Homeowner's Association. The Homeowners' Association (HOA), its ownership and maintenance commitments cannot be dissolved without the express written consent of the City of Kuna, Idaho. All improved individual lots are subject to the fractional share of the irrigation assessment for such HOA common lot(s) that receives municipal irrigation. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment. All common lots contain a blanket utility and City of Kuna water, sewer and Pressure Irrigation Easement.
- A portion of Lots 2, 6, 7 and 8, Block 1 are severed to and contain the ACHD Storm Water Drainage System, lot is encumbered by the First Amended Master Perpetual Storm Water Drainage Easement recorded on November, 2015 as Instrument No. 2015-103256, Official Records of Ada County, and incorporated herein by this reference set forth in full (the "Master Easement"). The Master Easement and the Storm Drainage System are dedicated to the ACHD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the Operation and Maintenance of the Storm Water Drainage System.
- Irrigation water will be provided by Kuna Municipal Irrigation District in compliance with Idaho Code Section 31-2802(1)(b). All lots within this subdivision will be entitled to irrigation rights from the Boise-Kuna Irrigation District and will be obligated for assessments from City of Kuna. The City of Kuna will own, operate and maintain the municipal irrigation system.
- Minimum building setbacks shall be in accordance with the City of Kuna applicable zoning and subdivision regulations at the time of issuance of individual building permits or as specifically approved and/or required.
- This development recognizes Idaho Code Section 22-4503, right to farm act, which states: "No agricultural facility or an expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
- Direct lot access to W. Hubbard Rd. is prohibited.
- This subdivision does not fall within any FEMA flood hazard zone. Reference FEMA Flood 16001C0250L revised February 19, 2003.
- A portion of Lot 2, Block 1 shall be subject to a 53' wide Boise-Kuna Irrigation District Easement for the operation and maintenance of the Kuna Canal as shown on this plat.



GREGORY G. CARTER, PLS. 7729
IDAHO SURVEY GROUP
8900 W. CHERY STREET,
BOISE, ID. 83704

BOOK PAGE SHEET 1 OF 3

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1242 N. BRONXIDE LIP TEL. 326-9318/113
BOISE, ID 83714 www.baileyengr.com



Handwritten initials 'AH' in a yellow circle.

SARANDA SUBDIVISION

CERTIFICATE OF OWNERS

Know all men by these presents: That Challenger Development, Inc., an Idaho Corporation, is the owner of the property described as follows:

A parcel of land located in the NE 1/4 of the NW 1/4 of Section 13, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the N1/4 corner of said Section 13 from which the NW corner of said Section 13 bears North 88°53'10" West, 2642.76 feet;

thence along the North boundary line of said Section 13 North 88°53'10" West, 671.10 feet to the **REAL POINT OF BEGINNING**;

thence leaving said North boundary line South 00°50'57" West, 615.08 feet;

thence North 88°52'51" West, 185.57 feet to a point on the easterly right-of-way line of the Kuna Canal;

thence along said easterly right-of-way line North 26°17'52" West, 415.97 feet;

thence continuing along said easterly right-of-way line North 35°45'51" West, 307.27 feet to a point on the North boundary line of said Section 13;

thence along said North boundary line South 88°53'10" East, 558.63 feet to the **REAL POINT OF BEGINNING**. Containing 5.01 acres, more or less.

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.

Challenger Development, Inc., an Idaho Corporation

Corey D. Barton, President

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)
) s.s.
County of Ada)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey D. Barton, known or identified to me to be the President of Challenger Development, Inc., an Idaho Corporation, the Corporation that executed the instrument or the person that executed the instrument on behalf of said Corporation and acknowledged to me that such Corporation 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

ACKNOWLEDGMENT

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

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Corey D. Barton, known or identified to me to be the President of Challenger Development, Inc., an Idaho Corporation, the corporation which executed the within instrument and acknowledged to me that he 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
 4242 N. BROOKSIDE LANE TEL: 208-938-0013
 BOISE, ID 83714 www.baileyengineers.com

SARANDA SUBDIVISION

HEALTH CERTIFICATE

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

District Health Department, EHS Date

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

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

President ACHD

APPROVAL OF CITY ENGINEER

The undersigned, City Engineer in and for the City of Kuna, Ada County, Idaho, hereby approve this plat.

City Engineer Date

APPROVAL OF CITY COUNCIL

I, the undersigned, City Clerk in and for the City of Boise, Ada County, Idaho do 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, Boise, Idaho

CERTIFICATE OF COUNTY SURVEYOR

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

County Surveyor

CERTIFICATE OF COUNTY TREASURER

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

Date County Treasurer

COUNTY RECORDER'S CERTIFICATE

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

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

Instrument No. _____

Deputy Ex-Officio Recorder



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



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov
(208) 287-1727

Paul A. Stevens, P.E.
Kuna City Engineer

FINAL PLAT MEMORANDUM

To: Wendy Howell – Director of Planning and Zoning
From: Paul Stevens – City Engineer
RE: Final Plat – **Saranda Subdivision - Kuna, ID**
Date: 28 February 2019

A qualified licensed professional engineer (QLPE) letter was issued for Saranda Subdivision on 16 April 2018. Work is in progress on this subdivision.

In regards to the final plat, we recommend proceeding with approval of the final plat with the understanding that any issues and conditions raised in association with the following comments be addressed during final plat & plan review.

- 1. Record Drawings**
This projects Record Drawings (As-builts) have not been submitted to the City of Kuna Engineering Department for review because work is incomplete and the Record Drawings are subsequently incomplete. A complete set of Record Drawings must be received before final approval can be provided.
- 2. Final Plat**
The Final Plat provided with the Construction Drawings appears to have appropriate easements, rights-of-way, easement language and similar items common to final plats. The Final Plat will be reviewed for correctness prior to affixing a signature.
- 3. Public Works Inspection Fees and Plan Review Fees**
The inspection fees and plan review fees have been paid in full.

The Final Plat will be signed by the City Engineer upon completion of the project and verification of the integrity of the final plat.



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

RECEIVED

JAN 28 2019

CITY OF KUNA

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

19-0011

January 23, 2019

Phil McGrane
Ada County Recorder
200 West Front Street
Boise, ID 83702

RE: Saranda Subdivision

Dear Mr. McGrane:

Central District Health Department has reviewed and does approve the final plat for this subdivision for central water and central sewer facilities. Final approval was given January 23, 2019.

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

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

Sincerely,

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

cc: Challenger Development
Bailey Engineers
City of Kuna

LB:bk

Serving Valley, Elmore, Boise, and Ada Counties

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

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

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

Exhibit
B3



City of Kuna

City Council
Findings of Fact and Conclusions of Law

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

To: City Council

Case Numbers: 18-06-AN (Annexation) & 18-08-S (Preliminary Plat) **Ledgestone Subdivision**

Site Location: East Hubbard Road and North Locust Grove Road, Kuna, ID 83634

Planner: Jace Hellman, Planner II

Hearing Date: March 5, 2019
Findings: **March 19, 2019**

Owner: TJ Johnson
2425 N Locust Grove Road
Kuna, ID 83634

Applicant: Trilogy Development, Inc.
9839 Cable Car Street, Suite 101
Boise, ID 83709
208.895.8858

Representative: Jane Suggs, WHPacific
2141 W. Airport Way, Suite 104
Boise, ID 83705
208.275.8729
jsuggs@whpacific.com

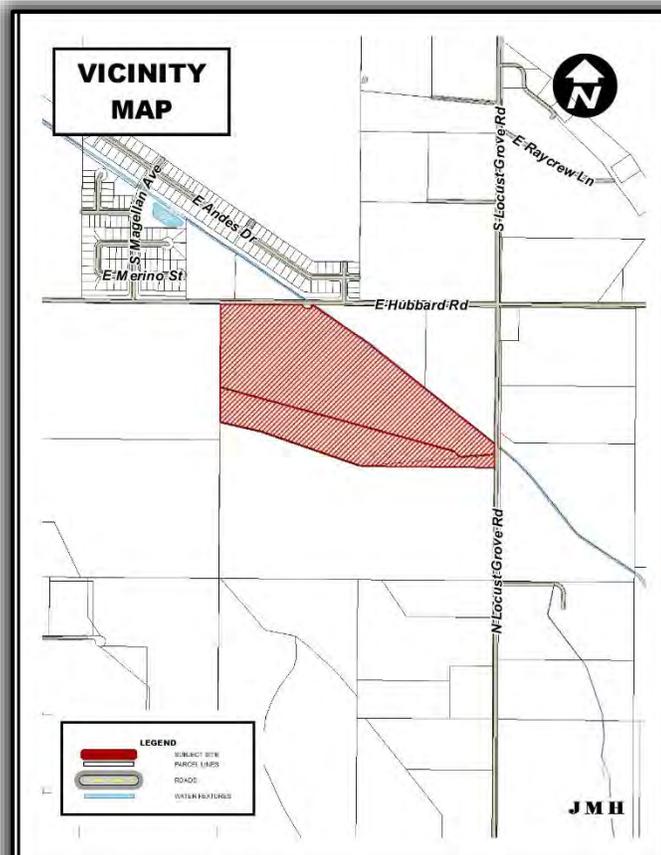


Table of Contents:

- | | |
|--------------------------|--------------------------------|
| A. Process and Noticing | G. Applicable Standards |
| B. Applicants Request | H. Comprehensive Plan Analysis |
| C. Exhibit Maps | I. Kuna City Code Analysis |
| D. Site History | J. Commission's Recommendation |
| E. General Project Facts | K. Council's Order of Decision |
| F. Staff Analysis | |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that preliminary plats and annexations are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

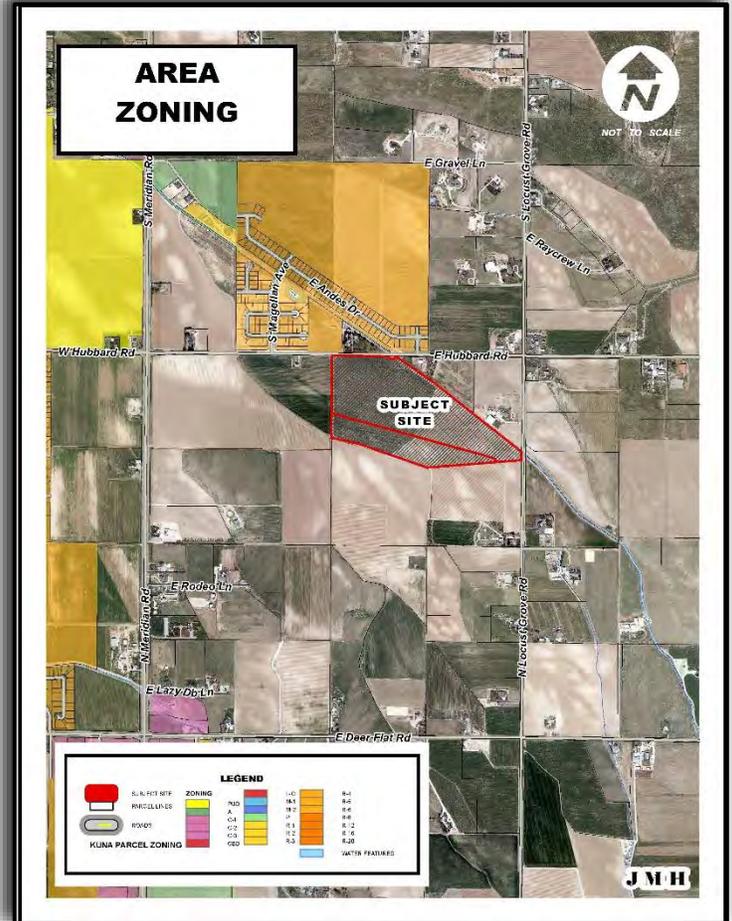
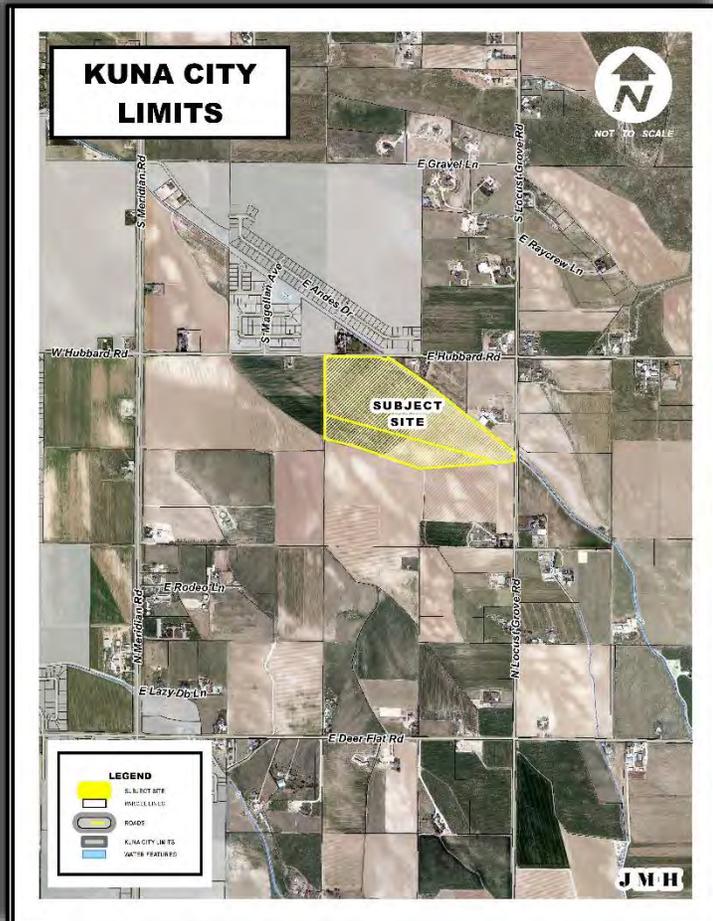
a. Notifications

- | | |
|---|---|
| <ul style="list-style-type: none"> i. Neighborhood Meeting ii. Agency Comment Request iii. 400' Property Owners Notice iv. Kuna Melba Newspaper v. Site Posted | <ul style="list-style-type: none"> July 9, 2018 (6 people attended) October 22, 2018 February 13, 2019 February 13, 2019 February 21, 2019 |
|---|---|

B. Applicant's Request:

On behalf of Trilogy Development, Inc., Jane Suggs, with WHPacific requests to annex two parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family lots, and 45 common lots. The subject sites are adjacent to the southwest corner of East Hubbard Road and North Locust Grove Road, Kuna, ID 83634, within Section 18, Township 2 North, Range 1 East; (APN's S1418121126 & S1418123400).

C. Exhibit Maps:

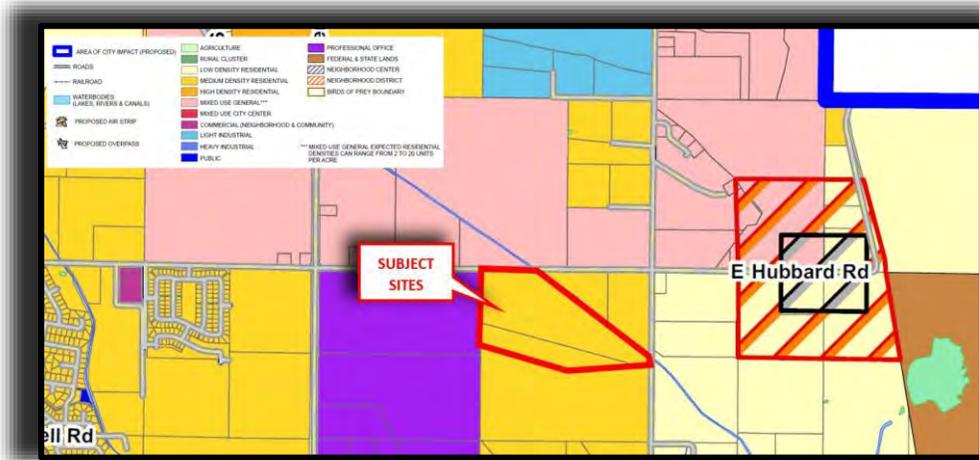


D. Site History:

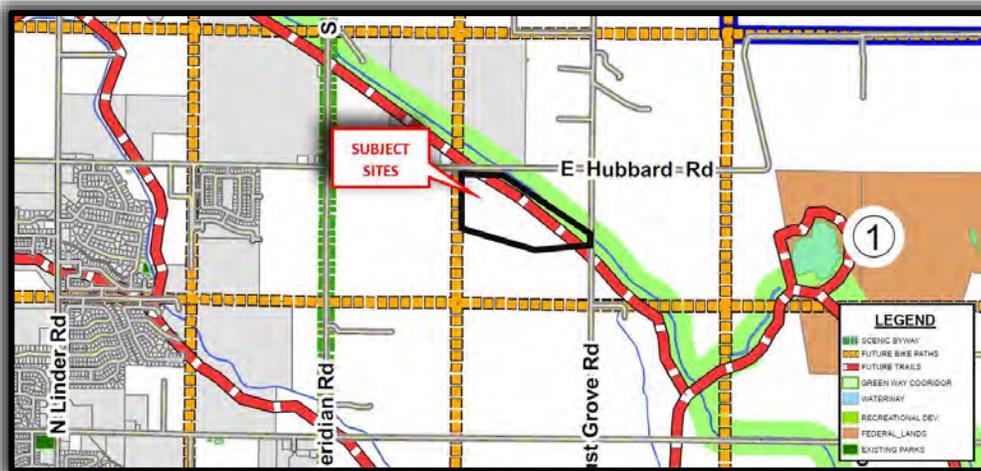
Both parcels are currently zoned Rural Residential (RR) within unincorporated Ada County. Historically these parcels have served as farmland.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Future Land Use Map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the subject site as having a Medium Density Residential designation.



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail through the northeast edge of the site situated along the Mason Creek Feeder. Accordingly, it is the City's goal and desire to increase the number of trails and pathways in Kuna. Therefore, developers need to design and construct trails and pathways along frontages of canals and ditches abutting to, or within the subject site, to comply with the Master Plan.



3. **Surrounding Land Uses:**

North	R-6	Medium Density Residential – Kuna City
	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County

West	RR	Rural Residential – Ada County
-------------	----	--------------------------------

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

Property Owner	Parcel Size	Current Zone:	Parcel Numbers
TJ Johnson	60.85 acres	RR (Rural Residential)	S1418121126 & S1418123400

5. **Services:**

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

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

The project sites are vacant of any structures with the exception of a few outbuildings. vegetation on-site is consistent with that of crop fields. The site is relatively flat with an estimated average slope of 0% to 2%. Bedrock depth is estimated to be greater than sixty inches according to the USDA Soil Survey for Ada County.

7. **Transportation / Connectivity:**

The applicant proposes connections to public streets in two locations, which includes a new section of the mid mile collector Stroebel Road and existing Locust Grove Road. Additionally, a temporary access onto Hubbard Road has been proposed, which will be relinquished upon a later phase of development. A continuation of the regional pathway along the Mason Creek Feeder has been proposed along the northeastern property line of the proposed project site.

8. **Environmental Issues:**

The subject sites are within the nitrate priority area. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.

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

- Department of Environmental Quality Exhibit C-2
- Central District Health Department Exhibit C-3
- Community Planning Association of Southwest Idaho (Compass) Exhibit C-4
- Nampa & Meridian Irrigation District Exhibit C-5
- Boise Project Board of Control Exhibit C-6
- Kuna City Engineer Exhibit C-7
- Idaho Transportation Department Exhibit C-8
- Ada County Highway District Exhibit C-9

F. Staff Analysis:

A pre-application meeting was held for this project on May 23, 2018. The applicant, Planning and Zoning staff, Public Works staff and Kuna Rural Fire District staff were in attendance to discuss the proposed project. A neighborhood meeting was held by the applicant for residents within the vicinity of the proposed project on July 9, 2018. A recap of the neighborhood meeting can be found within the applicant’s letter of intent (Exhibit A2b).

The applicant proposes to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots.

The applicant has proposed a zoning designation of R-8 (medium-density residential) zone. However, the applicant has proposed an actual density of 4.15 dwelling units per acre. Lots are proposed to be larger than the minimum of 3,300 square feet required by Kuna City Code, with lot sizes ranging from approximately 5,400 square feet to 10,600 square feet. However, the dimensional lot standards of an R-8 designation allow the applicant to provide a new type of home product to the City of Kuna. 53 buildable lots are proposed as alley loaded homes. These single-family homes will face the street; however, driveway and garage access will be available from the rear of the house via a public alley way. This product will fit into the current dimensional lot standards of an R-8 zone except for a proposed lot coverage of 52%. Kuna City Code 5-3-3 allows for a maximum lot coverage of 40%. However, the City of Kuna encourages creativity in the design of its subdivisions and Kuna City Code 5-3-3-B allows for the Planning and Zoning director to modify some dimensional standards with the Planning and Zoning Commissions' concurrence. The remaining 200 buildable lots will be standard single-family home lots.

Applicant is constructing a new section of Stroebel Road along the east property line, which will serve as the main entrance into the Project. Stroebel Road is listed as a north-south collector according to Kuna's Street Circulation Map. Staff would recommend the applicant work with Staff and Ada County Highway District to ensure the new collector street is constructed to each agency's standards. A secondary access has been proposed onto existing Locust Grove Road. However, this access point is not projected to be constructed until a later phase of site development. In the meantime, the applicant proposes a temporary emergency access point on to Hubbard Road. Several stub streets have been provided as a part of this project, two (2) to the south, including the stub of the future collector Stroebel Road, and one (1) to the northeast, across the Mason Creek Feeder. The applicant will be required to install a sign at the terminus of each of the roads stating these roads will continue in the future. Staff will defer the applicant to comments provided by ACHD for preferred language.

The installation of streetlights are a required public improvement (Kuna City Code 6-4-2). The applicant has not identified streetlight locations on the preliminary plat. Applicant will be required to work with staff in order to comply with Kuna City code and install street lights a maximum spacing of two hundred fifty (250) feet along the site's frontage. The locations of street lights will be approved at the time of construction document review. Please note that these street lights must be designed and installed according to "Dark skies" standards.

Applicant proposes to install an eight (8) foot sidewalk within the proposed buffer areas along Hubbard, Stroebel and Locust Grove Roads. Road sections of Hubbard Road and Locust Grove Road that abut the site are designated as arterials, while the new proposed section of Stroebel Road is designated as a collector. Kuna City Code 5-17 requires the construction of detached eight (8) foot sidewalks along classified roadways. This sidewalk needs to be located within the public right-of-way and separated from the public vertical curb by a four to eight-foot-wide irrigated, landscaped planter strip, which is in addition to the required landscape buffers. Staff would recommend the applicant be required to install curb and gutter along all roadways, as required by Kuna City Code 6-4-2. Correspondence received from the applicant's representative on January 28, 2019 (Exhibit A4), indicates the applicant will install curb and gutter along Hubbard Road and Locust Grove Road. Furthermore, the applicant is required to conform to Kuna City Code and install sidewalk within the right-of-way separated from the vertical curb by a four to eight-foot-wide irrigated and landscaped planter strip.

Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City aims to balance all housing types. The Comprehensive Plan's Future Land Use Map has identified this site as Medium Density Residential. Staff has reviewed the proposed preliminary plat for technical compliance with Kuna City Code (KCC), and finds the preliminary plat and landscape plan are in compliance with applicable codes. Staff would recommend that the applicant work with staff, ACHD, and Kuna Rural Fire District (KRFD) to conform to each agency's requirements.

The Recreation and Pathway Master Plan Map identifies a regional green way corridor pathway along Mason Creek. The applicant proposes the construction of over 2,000 linear feet of regional public pathway along the south side of Mason Creek along the northeastern edge of the subject site's property line. As a proposed green

way corridor pathway, Kuna City Code 5-17-14 requires pathway of a minimum of ten (10) feet wide and it must be located within a thirty-foot wide public easement. Staff has determined that the proposed pathway complies with Kuna City Code. Additionally, several internal pathways have been proposed throughout to promote pedestrian connectivity throughout the project.

Applicant is hereby notified that this project is subject to design review inspection fees. Required inspections (post construction), are to verify landscaping compliance prior to signature on the final plat.

Staff has determined the preliminary plat is in technical compliance with Kuna City Code, Title 5 and Title 6, Idaho Statute § 67-6511; and complies with the goals and policies set in Kuna’s Comprehensive Plan. The Planning and Zoning Commission voted 3-0 at their regularly scheduled January 22, 2019 meeting to recommend approval case nos. 18-06-AN and 18-08-S to the City Council, subject to conditions of approval as stated in section “K” of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Comprehensive Plan Analysis:

The Kuna City Council may accept or reject the Comprehensive Plan components, and has determined the proposed annexation and preliminary plat requests for the site *are* consistent with the following Comprehensive Plan components as described below:

2.0 – 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 a private property “takings”.

Policy: 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 criteria established to determine the potential for property taking.

6.0 – Land Use

Policy: Provide a variety of housing densities and types to accommodate various lifestyles, ages and economic groups.

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

Goal 3: Protect the quality of existing residential neighborhoods and ensure new residential development is sustainable. Provide a variety of housing opportunities to meet the needs of all Kuna residents.

Objective 3.1: Encourage and plan for the development of cohesive neighborhood units that incorporate a variety of housing densities and styles.

9.0 – Transportation

Goal 1: Promote and encourage bicycling and walking as transportation modes.

10.0 – Recreation

Goal 2: Integrate trails, pathways, bike lanes and greenway corridor systems into community life and development patterns.

Objective 2.1: Ensure that neighborhoods have easy access to open green space, pathways, trails and bike lanes.

12.0 – Housing

Goal 1: Provide a wide-range of housing to meet the needs of the current and future population. Ensure that housing is available throughout the community for people of all income levels and for those with special needs.

Objective 1.1: Encourage the construction of housing that is safe, affordable and designed to accommodate a range of income levels and lifestyles.

Policy: Encourage the development community to provide a variety of lot sizes, dwelling types, densities and price points.

Goal 3: Encourage high-quality residential development.

I. Kuna City Code Analysis:

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

Comment: *The proposed applications adhere to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The City Council feels the site is physically suitable for the proposed development.

Comment: *The 60.85-acre (approximate) site does appear to be suitable for the proposed development.*

3. The preliminary plat request is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. These applications are not likely to cause adverse public health problems.

Comment: *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *The preliminary plat request considers the location of the property and adjacent uses. The adjacent uses are medium density residential (Kuna City) and rural residential (Ada County).*

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

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

J. Commission’s Recommendation:

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* of Case Nos. *18-06-AN (Annexation) and 18-08-S (Preliminary Plat)*, a subdivision request from Jane Suggs with WHPacific, on behalf to Trilogy Development to annex and subdivide approximately 60.85 acres into 298 total lots (253 buildable commercial lots and 45 common lots), subject to the conditions of approval as listed in the staff report including two additional conditions:

- Applicant shall work with Ada County Highway District and City Staff regarding curb, gutter and sidewalk along Hubbard Road and Locust Grove Road. (#14)
- Applicant shall place sod wherever the landscape plan identifies “Lawn”. Additionally, the applicant shall provide staff with an updated landscaping plan accommodating the required change. (#15)

K. Council’s Order of Decision:

Based on the facts outlined in staff’s report and public testimony as presented, the City Council of Kuna, Idaho, hereby *approves* Case Nos. *18-06-AN (Annexation) and 18-08-S (Preliminary Plat)*, a subdivision request from Jane Suggs with WHPacific, on behalf of Trilogy Development to annex and subdivide approximately 60.85 acres into 298 total lots (253 buildable commercial lots and 45 common lots) subject to the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.
 - d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. The applicant shall conform to all corresponding Master Plans.

6. Curb, gutter and sidewalk (attached and detached) shall be installed in accordance with Kuna City Code on the interior of the development and along the site's frontage on Stroebel Road.
7. Applicant shall work with staff in order to provide locations of street lights as required by Kuna City Code.
8. Street lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
9. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
10. All signage within/for the project shall comply with Kuna City Code and shall be approved through the design review process.
11. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
12. If any revisions are made, the applicant shall provide the Planning and Zoning Staff with a revised copy of the preliminary plat.
13. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
14. Applicant shall work with Ada County Highway District and City Staff regarding curb, gutter and sidewalk along Hubbard Road and Locust Grove Road.
15. Applicant shall place sod wherever the landscape plan identifies "Lawn". Additionally, the applicant shall provide staff with an updated landscaping plan accommodating the required change.
16. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
17. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 19th day of March, 2019.



City of Kuna
Kuna City Council
Findings of Fact and Conclusions of Law

Based upon the record contained in Case Nos. 18-06-AN and 18-08-S including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Kuna City Council hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case Nos. 18-06-AN and 18-08-S, a request from WHPacific to annex two contiguous parcels comprising of approximately 60.85 acres on East Hubbard Road and North Locust Grove Road into Kuna City Limits with an R-8 zoning designation; and to subdivide the 60.85-acres into 298 total lots, consisting of 253 single family buildable lots, and 45 Common lots.

1. *Based on the evidence contained in Case Nos. 18-06-AN and 18-08-S this proposal does generally comply with the City Code.*

Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

2. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Finding: *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on February 13, 2019 and a legal notice was published in the Kuna Melba Newspaper on February 13, 2019. The applicant posted sign on the property on February 21, 2019.*

3. *Based on the evidence contained in Case Nos. 18-06-AN and 18-08-S, this proposal does generally comply with the Comprehensive Plan.*

Finding: *The Comp Plan has listed numerous goals for providing a variety of housing densities and types to accommodate various lifestyles, ages and economic group in Kuna. The proposed zoning designation is R-8 (Medium Density Residential). The Comp Plan Map designates this property as Medium Density.*

4. The contents of the proposed preliminary plat application *does* contain all of the necessary requirements as listed in Kuna City Code 6-2-3: - Preliminary Plat.

Finding: *Review by Staff of the proposed preliminary plat confirms all technical requirements listed in KCC 6-2-3 were provided.*

5. The availability of existing and proposed public services and streets *can* accommodate the proposed development.

Finding: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services and suitable and adequate to accommodate the proposed project.*

6. The proposed development *is* continuous with Master Utility Plans (Sewer/Water/Pressurized Irrigation).

Finding: *Correspondence from Kuna Public Works recommends the applicant be required to conform to the Master Sewer Plan, Master Water Plan and Master Pressurized Irrigation Plan, therefore satisfying this requirement.*

7. The public *does* have the financial capability to provide supporting services to the proposed development.

Finding: Throughout the development of the project and beyond, connection fees, impact fees (Fire, Park and Ada County Highway District), and property taxes will be collected, therefore satisfying the financial capability to provide supporting services.

8. The proposed project *does* consider health and safety of the public and the surrounding area’s environment.

Finding: Connection to City services, as well as other public improvements such as streetlights, fire hydrants, sidewalks, bike lanes, etc. are required to be implemented as a part of this project. No major wildlife habitats will be impacted by the proposed development.

9. All private landowners *have* consented to annexation.

Finding: An affidavit of legal interest was signed by TJ and Elaine Johnson allowing WHPacific to act on their behalf of this project, therefore consenting to the annexation of the proposed project site.

10. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

Finding: The parcel is contiguous with City limits to the north.

DATED this 19th day of March, 2019.

Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk



City of Kuna

City Council-Findings of Fact & Conclusions of Law

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

To: **City Council**

File Numbers: **18-01-S (Preliminary Plat)**

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

Planner: Troy Behunin, Planner III

Hearing date: November 20, 2018
 Re-noticed for: February 5, 2019
 Continued to: February 19, 2019
 Findings of Fact: **March 19, 2019**

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

Engineer: **Bailey Engineers**,
 Katie Miller
 4242 Brookside Ln.
 Boise, ID, 83713
 208. 938.0013
KMiller@baileyengineers.com

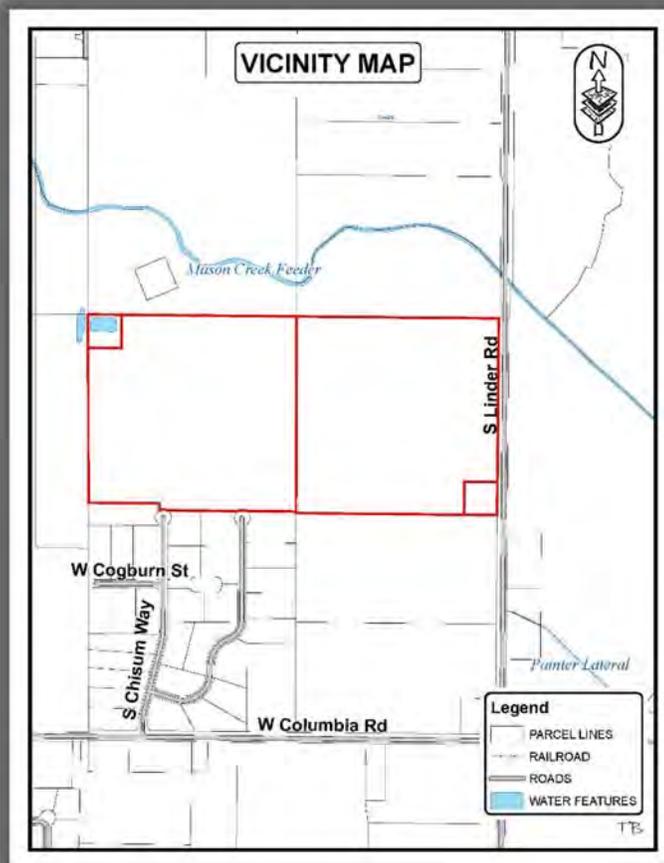


Table of Contents:

- | | |
|--------------------------|---|
| A. Process and Noticing | I. Findings of Fact for Council |
| B. Applicants Request | J. Factual Summary |
| C. Aerial map | K. Comprehensive Plan Analysis |
| D. Site History | L. Kuna City Code Analysis |
| E. General Project Facts | M. Conclusions of Law |
| F. Staff Analysis | N. Commission Recommendation to Council |
| G. Applicable Standards | O. Order of Decision by Council |
| H. Procedural Background | |

A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), Title 1, Chapter 14, Section 3, states that Preliminary Plats are designated as public hearings, with the Commission as the recommending body, and City Council as the decision making body, and the Commission as the decision making body for the Design Review. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------|---|
| i. Neighborhood Meeting | August 8, 2018 (fourteen (14) persons attended) |
| ii. Agency Comment Request | February 12, 2018 |

- | | |
|---------------------------|------------------|
| iii. 350' Property Owners | January 18, 2019 |
| iv. Kuna, Melba Newspaper | January 9, 2019 |
| v. Site Posted | January 18, 2019 |

B. Applicants Request:

1. Request:

Applicant, Bailey Engineers, on behalf of Thistle Farm, and Vanderkooy Farm, LLC's (Owner), requests approval to subdivide approximately 73.50 acres (previously zoned R-6 and four lots within Chisum Valley Subdivision No. 1 and 2) into 310 single home lots, an additional 38 common lots, following the Comprehensive Plan of MDR and the Council approved conditions of approval from the recent rezone. This site is located at the NWC Linder and Columbia Roads. APN No's; R1393850100, R1693860010, R1693860290, R1693860280.

C. Aerial Map:



©Copyrighted

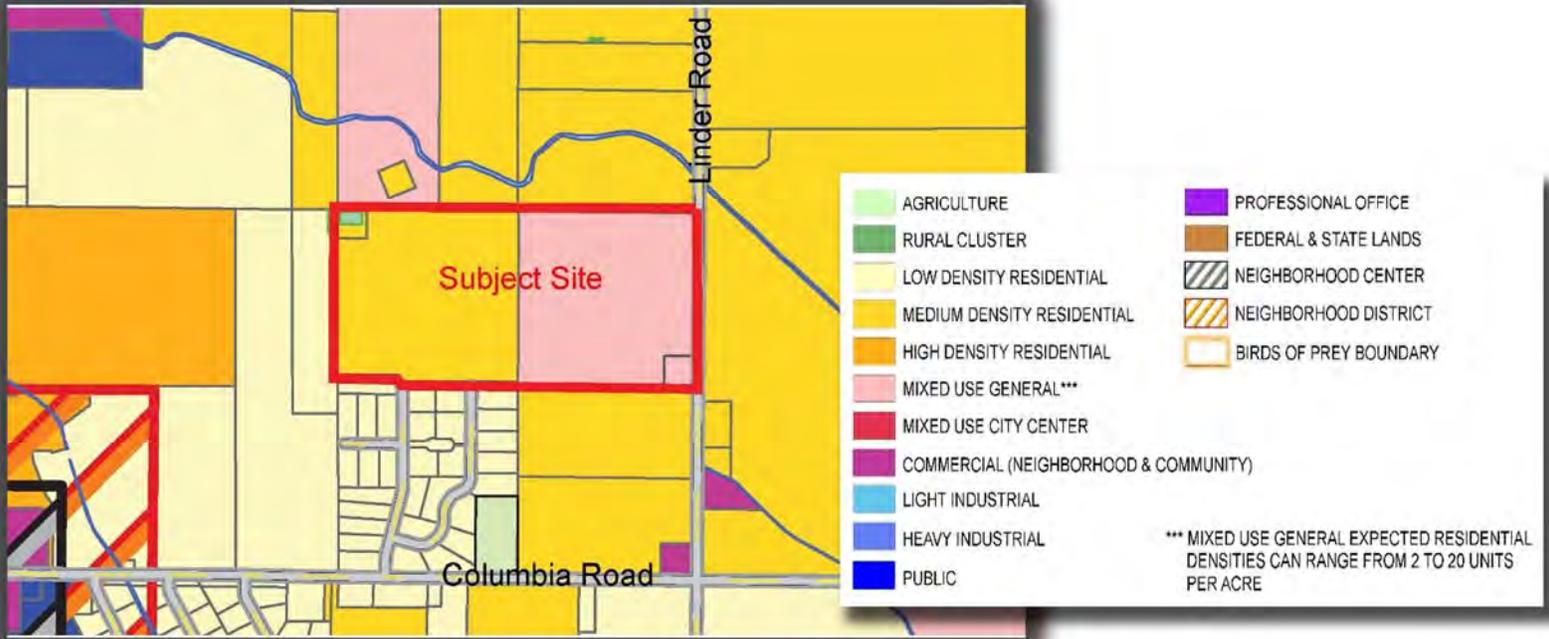
D. Site History:

These lots historically have been used for agricultural purposes and were rezoned from Agriculture (Ag.) to R-6 MDR (Medium Density Residential) on June 5, 2018, (18-04-ZC).

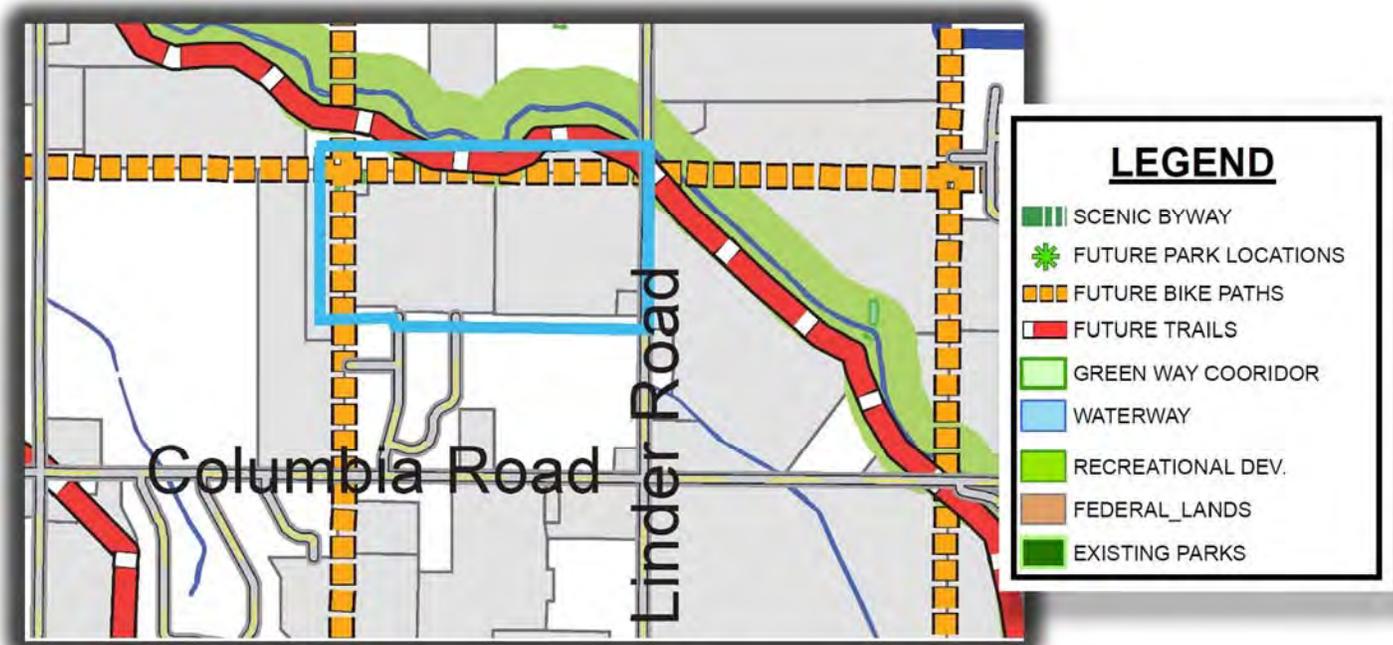
E. General Projects Facts:

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

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



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



3. **Surrounding Land Uses:**

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

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

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

5. **Services (at time of development):**

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

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

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

7. **Transportation / Connectivity:**

The site has significant Linder Road frontage. The applicant proposes two points of ingress/egress on Linder Road; one at the mid-mile between Columbia and Lake Hazel, and a second access approx. 820 feet south of that mid-mile. Applicant has proposed two points of ingress/egress along the future east-west mid-mile on the north side of the site and a single ingress/egress on the west side of the site. All points of access must follow City & ACHD standards.

8. **Environmental Issues:**

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

9. **Agency Responses:**

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

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

F. **Staff Analysis:**

The applicant rezoned four lots within Chisum Valley Subdivisions 1 and 2, as part of a previous application (18-01-ZC), and now submits an application for preliminary plat approvals and entitlements.

These four lots were rezoned last spring from Agriculture to the R-6 (MDR) zone. During the public hearings for said rezone, certain density and layout conditions were approved by City Council; "...actual density [shall] not exceed 4.25 DUA (dwelling units/acres), and provide a max 2 DUGA (Dwelling units/gross acre) along [the] border of existing homes in Chisum Valley Subdivision" (CCMM). Staff finds that this proposed subdivision conforms to said condition as outlined in the Findings of Fact and Conclusions of Law as ordered by Council.

In July of 2006 (06-14-AN), when these lots were annexed into Kuna city limits, all four lots were already in the Chisum Valley Subdivision with an Agriculture zone. Furthermore, these lots were annexed into Kuna with the Local Improvement District (LID). The applicant seeks approval for a preliminary plat for approximately 73.50 acre site to include 310 buildable lots and 38 common lots. The project is adjacent to Linder Road (a major arterial) and all public utilities are near, or adjacent to the site. Applicant has been made aware that development of these lots will require connection to all city services and will be subject to connection fees for that purpose. It is anticipated that it will require five (5) phases for complete build-out and applicant has provided a phasing plan illustrating the order.

Applicant originally proposed connection to only one of the two existing Chisum Valley stub streets even though Kuna City Code (KCC) 6-3-3-C, requires connections to all provided stub streets. The applicant also petitioned ACHD through a variance request to allow connection to only one of the two existing stub streets. However, the ACHD Commissioners voted to deny the variance request and conditioned a connection with both existing stub streets.

Kuna Classified Road Map states that a minor collector road be placed on the west side of this site. Due to the reasons stated within the ACHD report (Dated 9.26.2018; Item C. 4 pg. 7), staff supports the alignment and offset nature of the north/south minor collector. Staff agrees with the 'Site Specific Condition of Approval' D. 8 in the same ACHD report.

Based on the review Comprehensive Plan Map (CPM), staff views this request to be in concert with the CPM approved by Council. This request reflects the goals of the City leaders and its Citizens. This proposal fulfills the conditions of approval by Council and pg 5 all technical requirements prescribed within Kuna City Code (KCC).

Staff has determined this application generally complies, or as conditioned, will follow Idaho Statutes §50-222 and §65-67 (LLUPA-Subs); Title 5 of the Kuna City Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 18-01-S subject to the recommended conditions of approval listed in Section 'O' of this report.

G. Applicable Standards:

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

H. Procedural Background:

On February 5, 2019, the Council will consider Case No. 18-01-S, including the applications, agency comments, staff's report, application exhibits and public testimony presented or given.

I. Findings of Fact for Councils Consideration:

Based on the record contained in Case No. 18-01-S, including the exhibits, staff's report and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves* of the proposed Findings of Fact and Conclusions of Law, and Conditions of Approval for Case No. 18-01-S, for the *Thistle and Vanderkooy, Farm, LLC, Preliminary Plat* request.

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

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

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

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

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

2. The Council has the authority to approve or deny Case No. 18-01-S. On February 19, 2019, Kuna's Council voted to *approve* Case No. 18-01-S.

Comment: *On February 19, 2019, Council will vote to approve Case No. 18-01-S.*

3. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances to hold a public hearing on February 5, 2019, with the Council.
4. The Kuna Council accepts the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Council held a public hearing on the subject application on February 19, 2019, to hear from the City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

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

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

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

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on February 19, 2019.*

J. Factual Summary:

This approximately 73.50 acre site, is in Kuna City limits, zoned R-6, (MDR), with varying historical Ag. uses and is located at the northwest corner (NWC) of Linder and Columbia Roads. These lands are lots within the Chisum Valley Subdivision. These lands were included in the Local Improvement District (LID); whereby they were obligated to satisfy a sewer connection fee equivalent to 3 Dwelling Units an Acre (DUA) at a minimum. Applicant proposes a preliminary plat for these approximately 73.50 acre, to subdivide said property into 310 boillable lots and 38 common lots. This property is adjacent to Linder Road, a principle arterial road.

K. Comprehensive Plan Analysis:

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

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

Community Vision Statement:

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

Housing:

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

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

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

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

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

Economic Development Goals and Objectives - Section 5 - Summary:

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

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

Land Use Goals and Objectives - Section 6 - Summary:

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

Medium Density Residential:

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

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

Mixed-Uses:

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

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

Housing Goals and Objectives - Section 12 - Summary:

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

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

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

Community Design Goals and Objectives - Section 13 - Summary:

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

Neighborhoods:

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

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

L. Kuna City Code Analysis:

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

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

2. The site is physically suitable for the proposed R-6 new Preliminary Plat (subdivision).

Comment: *The 73.50 acre (approximate) project includes a request for subdividing the lands in 310 buildable lots and 38 common lots. The site appears to be compatible with the proposal.*

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

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

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

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

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

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

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

M. Conclusions of Law:

1. Based on the evidence contained in Case No. 18-01-S, Council finds Case No. 18-01-S generally complies with Kuna City Code.
2. Based on the evidence contained in Case No. 18-01-S, Council finds Case No. 18-01-S, generally is consistent with Kuna's Comprehensive Plan and Comprehensive Plan Map.
3. The public notice requirements were met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

N. Recommendation of the Commission to City Council:

On October 9, 2018, the Commission voted to recommend approval for Care No. 18-01-S to City Council, based on the facts outlined in staff's report, the Comp Plan, City Code, the record before the Commission, the applicant's presentation, public testimony and discussion during the public hearing by the Planning and Zoning Commission of Kuna, Idaho. Therefore, the Commission hereby recommends *approval* to Council for Case No. 18-01-S, a Preliminary Plat request, and voted to *approve Case No. 18-07-DR, a Design Review request* by Katie Miller (Bailey Engineers) on behalf of Thistle Farm, LLC and Vanderkooy Farm, LLC, with the following conditions of approval:

- Applicant shall follow the conditions stated in the staff report and related agency reports.

O. Order of Decision by the Council:

18-01-S (Preliminary Plat) - On February 19, 2019, the Council voted to approve Case No. 18-01-S, based on the facts outlined in staff's memo, the Comp Plan, City Code, the record before the Council, the applicant's presentation, public testimony and discussion during the public hearing by the City Council of Kuna, Idaho, the Council hereby approves Case No. 18-01-S, a Preliminary Plat request by Bailey Engineers, on behalf of Thistle Farm, LLC and Vanderkooy Farm, LLC, with the following conditions of approval *at time of development in the future*:

- Applicant shall follow all conditions as outlined in the staff memo,
 - If, within six (6) months of this approval, the Ada County Highway District approves a waiver of its connectivity policy such that the applicant is not required to provide local street connections to either Chisum Way or McClintock Place, the applicant shall submit a revised preliminary plat to the City's Planning Director reflecting the connections allowed by the Ada County Highway District, and the City's Planning Director shall have the authority to approve such revised preliminary plat as a minor modification. The Ada County Highway District's refusal to grant any connectivity waivers will not affect the validity of this approval, but it is the applicant's obligation to cooperate with the City's efforts to obtain such a waiver.
 - *On February 20, 2019, at a regularly scheduled ACHD Commission meeting, the Commission voted 3-1 to confirm their September 26, 2018, decision requiring connection to both Chisum Way and McClintock Place – The waiver request was denied and the applicant shall provide connection to both streets.*
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– At time of development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
 6. All street lighting within and for the site shall be LED lighting and must comply with Kuna City Code.
 7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).

8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. The applicant's proposed Preliminary Plat (Rev. dated 11/05/2018) shall be considered binding site plans, or as modified and approved through the public process.
13. The applicant's proposed landscape plan (dated 01/11 & 12/2018) shall be considered binding site plans, or as modified and approved through the public process.
14. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
15. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 19th, day of March, 2019.

Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels, Clerk
Kuna City



City of Kuna

City Council-Findings of Fact & Conclusions of Law

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

To: City Council

Case Numbers: 18-05-AN (Annex), 18-06-S (Subdivision) & 18-34-DR (Design Review): Redcloud Subdivision

Location: Southeast Corner (SEC) of Luker and Great Bear Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: February 19, 2019
Findings of Fact: **March 19, 2019**

Representative: **Alex MacDonald**
 885 W. Rush Road
 Eagle, Idaho 83616
 208.939.1000

Owner: **SSM2, Company**
 Thomas Maile
 885 W. Rush Road
 Eagle, Idaho 83616
 208.939.1000
newhorizonconstruction@gmail.com



Table of Contents:

- | | |
|--------------------------|----------------------------------|
| A. Process and Noticing | H. Procedural Background |
| B. Applicants Request | I. Factual Summary |
| C. Exhibit Maps | J. Comprehensive Plan Analysis |
| D. Site History | K. City Code Analysis |
| E. General Project Facts | L. Commission's Recommendation |
| F. Staff Analysis | M. Recommended Order of Decision |
| G. Applicable Standards | N. Findings and Conclusions |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that design reviews are designated as *public meetings*, with the Planning and Zoning Commission (acting as the Design Review Board) as the decision-making body; and that annexations and subdivision applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body. These land use applications were given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

a. Notifications

- | | |
|---------------------------|--------------------------------------|
| i. Neighborhood Meeting | July 26, 2018 (Ten persons attended) |
| ii. Agencies | November 2, 2018 |
| iii. 350' Property Owners | February 8, 2019 |

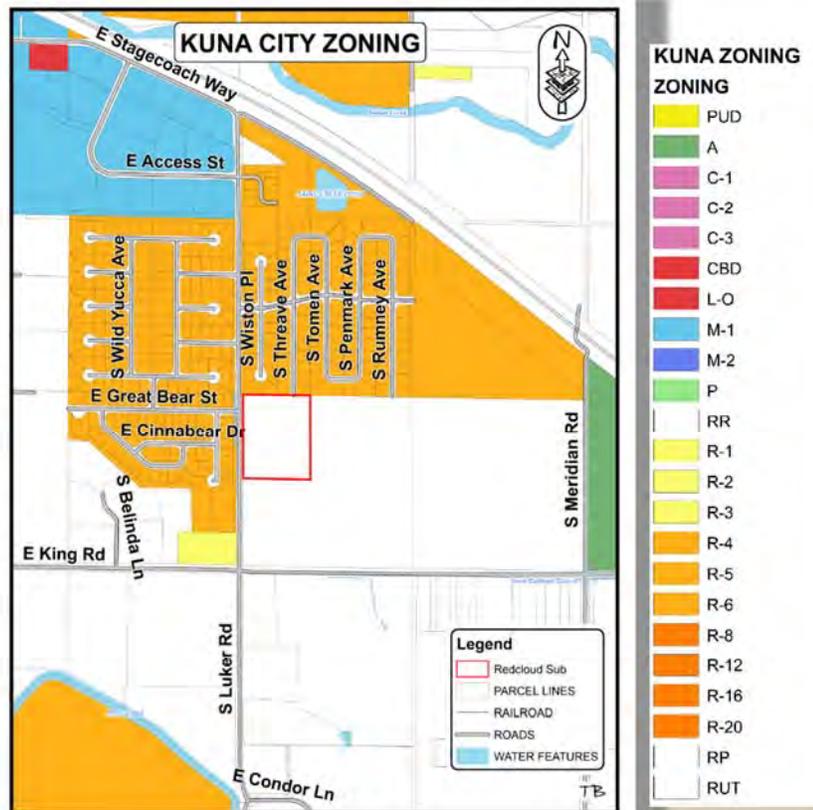
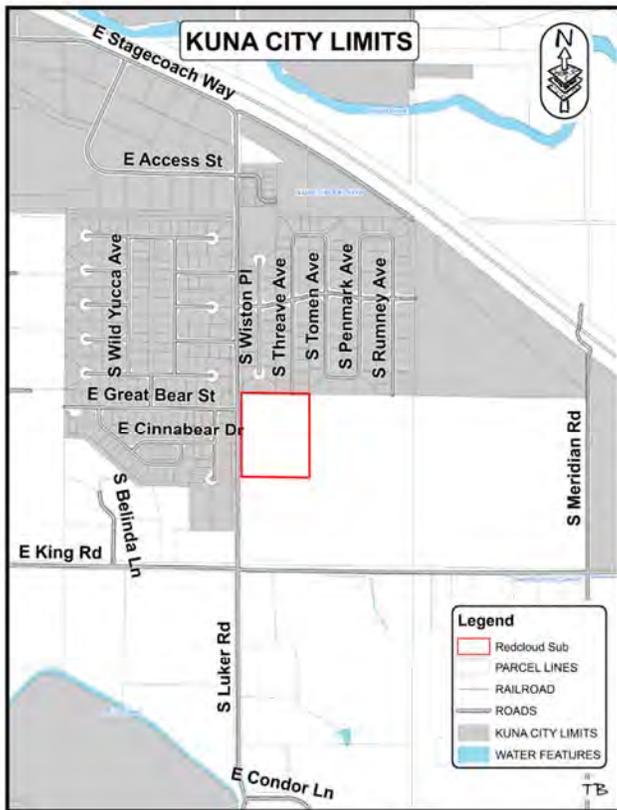
- iv. Kuna, Melba Newspaper
- v. Site Posted

January 23, 2019
February 7, 2019

B. Applicant Request:

1. The applicant, SSM2, Company, requests to annex approximately 8.00 acres into Kuna City with an R-6, residential zone, and to subdivide the property into 41 single family residential lots and three (3) common lots and have reserved the name *Redcloud Subdivision*. The site is located at the southeast corner of Luker and Great Bear Roads, The site address is 1250 S. Luker Rd., Kuna, Idaho; In Section 25, T 2N, R 1W, APN #: S1325438500.

C. Exhibit Maps:





©COPYRIGHTED

D. History: The approximate 8.0-acre subject site is currently in Ada County, however, it is contiguous to Kuna City limits on the north and west sides of the parcel, and has historically been used for a single family residence and the remainder for open field and Agricultural purposes.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. The Future Land Use Map identifies the approx. 8.00-acre site as Medium Density Residential (4-8 DUA).

2. **Kuna Recreation and Pathways Master Plan Map:**



The Kuna Recreation and Master Pathways Plan map identifies a future bike trail on Luker Road. Applicant has provided a bike lane on their Preliminary Plat road section detail.

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

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

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

Property Owner	Parcel Size	Current Zone	Parcel Number
SSM 2 Company	Approx. 8.00 ac.	RUT	S1325438500

5. **Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Boise-Kuna Irrigation District
- Pressurized Irrigation – City of Kuna (KMIS)
- Fire Protection – Kuna Rural Fire District
- Police Protection – Kuna City Police (A.C.S.O.)
- Sanitation Services – J & M Sanitation

6. **Existing Structures, Vegetation and Natural Features:** Currently there is a residence on site, with approximately five out-buildings. This site is generally flat and on-site vegetation is consistent with typical residence and agricultural fields.

Transportation / Connectivity: The site has significant frontage along Luker and shall provide adequate Rights-of-Way (ROW) to serve the needs of the site and in sufficient amounts to satisfy Kuna and ACHD’s requirements for roadway improvements, including road widening and curb, gutter and sidewalks. There is an existing stub street connection with the subdivision to the north and staff recommends the developer be conditioned to connect to it, and provide stubs to adjacent properties for future subdivisions, as shown on their proposed preliminary plat.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. Idaho Department of Environmental Quality (DEQ) has provided recommendations for surface and groundwater protection practices and requirements for development of the site.
8. **Agency Responses:** The following responding agency comments are included as exhibits with this case file:
 - City Engineer (Paul Stevens) - Exhibit B 1
 - Ada County Highway District (ACHD) - Exhibit B 2
 - Boise Project Board of Control – Exhibit B 3
 - Central District Health Department (CDHD) – Exhibit B 4
 - Department of Environmental Quality (DEQ) – Exhibit B 5
 - Idaho Transportation Department (ITD) – Exhibit B 6

F. Staff Analysis:

Applicant requests approval to annex approximately 8.00 total acres with a current county zone as Rural Urban Transition (RUT) into Kuna City limits with an R-6 (Medium Density Residential) zone; and subdivide the subject property creating a 40 lot, single family subdivision, known as *Redcloud* Subdivision. Applicant also proposes to develop three (3) additional lots, into common lots for the residents. A Homeowners Association (HOA) will be established for the care and maintenance for the common lots and landscape buffers.

The applicant proposes annexation applying the category “A” method, and as it touches current City limits on two sides of the project, the site is eligible for annexation. Applicant is proposing two (2) phases of development which will largely be driven by the consumer market.

Public services will be extended to the property at the developers cost, thereby extending City facilities. Applicant proposes 41 buildable lots over Approx. 8.00 acres in an R-6 zone (Med. Density) and as such, staff views this proposal compliant with the Comp Plan Map. Staff was unable to locate proposed street lights on Luker Road. Staff recommends the applicant be conditioned to provide street lights throughout the Sub that comply with KCC, including street lights at all intersections and hydrants.

Originally, the applicant proposed to continue Threave Avenue through the site and stub directly to the property below Redcloud. In their report, ACHD recommended that this design be changed, in order to avoid a lengthy Threave Avenue where speeds can increase on longer roads. At the December 11, 2018, P & Z hearing, the Commission discussed ACHD’s concern about Threave Avenue connection and recommended the applicant change the stub street for the property to the south be provided from Durelton Avenue. The applicant has provided staff with an updated plan reflecting the stub street in the recommended location, the updated plan is in your packet. Additionally, the Commission required that the applicant provide additional open space for the residents. The updated plan also reflects this change as well. While staff agrees that additional open space was provided, staff would defer to Council’s decision, whether the open space needs to be increased in size, or moved to a better location.

Staff has determined these applications comply with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No’s 18-05-AN and 18-06-S, to the Kuna Council with recommended conditions of approval listed in section ‘M’ of this report.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

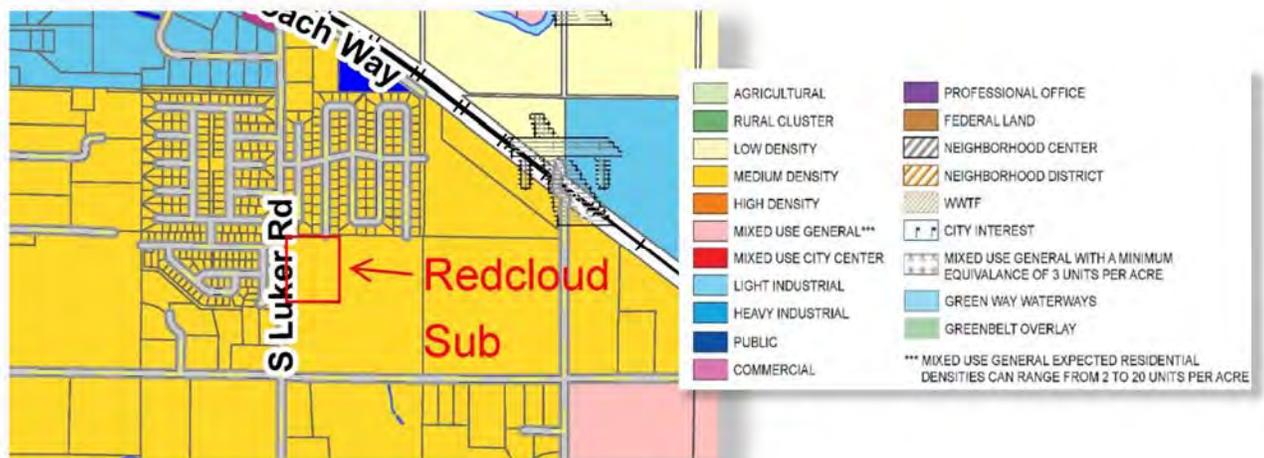
On February 19, 2019, the Council will consider Case No’s 18-05-AN and 18-06-S, including the applications, agency comments, staff’s report, application exhibits and public testimony presented or given.

I. Factual Summary:

This site is located near the southeast corner (SEC) of Luker and Great Bear Roads. Applicant proposes to annex approximately 8.00 acres into the City of Kuna with an R-6 (Medium Density Residential -MDR) zone. Applicant has submitted a preliminary plat to subdivide the parcel into 40 buildable lots and three (3) common lots, and proposes full improvements for Luker Road, and all internal Roads to City and ACHD standards.

J. Comprehensive Plan Analysis:

The Kuna Council may accept or reject the Comprehensive Plan components, and has determined the proposed combination preliminary and final plat request for the site is consistent with the following Comprehensive Plan components as described below:



The comprehensive plan is a living document, intended for use as a guide to governmental bodies. The plan is not law that must be strictly adhered to in the most stringent sense; it is to be used by public officials to assist their decision making for the City.

2.0 – Property Rights and Summary

Goal 1: Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and evaluate with guidance from the City attorney and the Idaho Attorney General’s six criterion established to determine the potential for property “takings”.

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

5.0 Economic Development Goals and Objectives - Summary:

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

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

6.0 Land Use Goals and Objectives - Summary:

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

Comment: The project complies with the land use plan as adopted by the City by incorporating the following; landscape buffers, sidewalks,, varied larger housing densities and types and promotes desirable, cohesive community character and a quality neighborhood.

8.0 - Public Services, Facilities and Utilities Goals and Objectives - Summary:

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

Comment: Kuna has adequate services for this development and the authority to annex the requested lands into the City. This application will expand the City’s sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion.

9.0 - Transportation Goals and Objectives - Summary:

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

Comment: The project meets the transportation goals of the City by extending public rights-of-way on South Luker Road and internal roads to create additional transportation connections.

12.0 - Housing Goals and Objectives - Summary:

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

Comment: Applicant has proposed 40 single family lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development adds, connections to existing and future subdivisions, creating a pleasant neighborhood environment.

13.0 - Community Design Goals and Objectives - Summary:

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

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

K. Kuna City Code Analysis:

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

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

2. The site is physically suitable for an annexation with an R-6 MDR, and subdivision.

Comment: *The 8.00 acre (approximate) project is a request for Annexation with an R-6 (Medium Density Residential - MDR) and a Subdivision. The site appears to be compatible with the proposal.*

3. The Annexation and Subdivision is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

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

Comment: *The proposed Annexation and Subdivision for the property follows all Kuna City Codes. The medium density land use application requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *The Council did consider the location of the property and adjacent uses. The subject property is adjacent to Kuna City limits and will be connected to the Kuna City central sewer and potable and pressure irrigation water systems. The current adjacent uses are both farms and residential uses and are adjacent to a major collector road.*

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

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

L. Commission Recommendation to Council:

On December 11, 2018 the Commission voted to recommend approval to Council for Case No's, 18-05-AN & 18-06-S, based on the facts outlined in staff's report and public testimony during the public hearing with the Planning and Zoning Commission of Kuna, Idaho, and hereby recommends *approval* for Case No's 18-05-AN (Annexation), and 18-06-S; (Preliminary Plat) a subdivision request from SSM2 Company to annex and subdivide approximately 8.00 acres into 44 total lots (41 buildable lots and 3 common lots), subject to the following conditions of approval:

- Applicant shall follow the conditions outlined in the Staff Report,
- Applicant shall work with ACHD and the city to mitigate the traffic concerns along Threave Avenue,
- Applicant shall work with the city to provide connectivity throughout the subdivision with some pathway and preferably an additional open space of a minor nature so that the residents have an open area.

M. Order of Decision by the Council:

Based on the facts outlined in staff’s report and public testimony during the public hearing the Council of Kuna, Idaho, hereby *approves* Case No’s 18-05-AN (Annexation), & 18-06-S; (Preliminary Plat) a request from SSM2 Company to annex and subdivide approximately 8.00 acres into 43 total lots (40 buildable lots and 3 common lots); subject to the following conditions of approval listed in section “M” of this staff report.

- Applicant shall follow the conditions of approval as listed in the packet.

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

- 2. Installation of utility service facilities shall comply with requirements of the public utility or irrigation district providing services. All utilities shall be installed underground, see KCC 6-4-2-W.
- 3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
- 4. Street lighting shall use LED lights, with spacing and wattages meeting KCC 5-4-6; applicant shall coordinate a street light plan for P&Z approval in concert with the prepared construction drawings for the project.
- 5. Parking within the site shall comply with KCC 5-9-3. A separate Design Review application is required for the community clubhouse and parking lot.
- 6. Fencing within and around the site shall comply with Kuna City standards – KCC 5-5-5- A-J and KCC 6-4-2-E.
- 7. A sign permit is required prior to any subdivision entrance sign construction and shall comply with KCC 5-10-4. Monument signs will require a separate design review.
- 8. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within three days or as the planting season permits as required to meet KCC 5-17-7 standards. Maintenance and planting within public rights-of-way shall be approved from the public entities owning the property.
- 9. Submit a petition to the City consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.

10. The land owner/applicant/developer and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission and/or Council, or seek amending them through public hearing processes.
11. The applicant's proposed preliminary plat (dated 12/13/18) and landscape plan (dated 08/01/2018 UPDTD) shall be considered binding site plans, or as modified and approved through the public hearing process.
12. Applicant shall add the following notes to the landscape plans and resubmit a PDF for Planning and Zoning approved plans, bearing the changes.
 - 12.1 – Landscape contractor shall remove all twine/ropes and burlap from root balls.
 - 12.2 – Landscape contractor shall remove the wire basket from the top 1/2 of the root ball.
13. Applicant shall bring landscape buffers into compliance as described in Kuna City Code 5-17, and submit a PDF bearing these changes for approval.
14. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
15. Applicant shall demonstrate permanent access, maintenance and care for all lots affected by shared driveways as proposed on the preliminary plat bearing the same date as above.
16. Compliance with all local, state and federal laws is required.

N.		<p><i>City of Kuna</i></p> <p>City Council</p> <p>Proposed Findings of Fact and Conclusions of Law</p>	<p>P.O. Box 13 Phone: (208) 922-5274 Fax: (208) 922-5989 www.Kunacity.id.gov</p>
----	---	--	---

Based upon the record contained in Case No's 18-05-AN & 18-06-S, including the Comprehensive Plan, Kuna City Code, Staff's Report, including the exhibits, and the testimony during the public hearing, the Kuna Council hereby approves the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 18-05-AN & 18-06-S a request for Annexation & Preliminary Plat, by SSM2 Company:

1. *The Kuna City Council approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*

Comment: *The Kuna Council held a public hearing on the subject applications on February 19, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

2. *Based on the evidence contained in Case No's 18-05-AN & 18-06-S, this proposal generally complies with the Comprehensive Plan and City Code.*

Comment: *The Comp Plan has listed numerous goals for promoting and supporting a diverse and sustainable economy that will allow more Kuna residents to work in their community and encouraging a balance of land uses to ensure that Kuna remains desirable, stable and a self-sufficient community.*

3. *Based on the evidence contained in Case No's 18-05-AN & 18-06-S, this proposal generally complies with the City Code.*

Comment: *The applicant has submitted a complete application, and following staff review the application appears to be in general compliance with the design requirements, public improvement requirements, objectives and considerations listed in Kuna City Code Title 5 and Title 6.*

4. *Kuna's Council has the authority to approve Case No's 18-05-AN & 18-06-S.*

Comment: *On February 19, 2019, Council voted to approve Case No's 18-05-AN & 18-06-S.*

5. *The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.*

Comment: *Notices were mailed out to land owners within 350 FT of the proposed project site on February 8, 2019, and a legal notice was published in the Kuna Melba Newspaper on January 23, 2019. The applicant placed signs on the property on February 7, 2019.*

DATED: this 19th, day of March, 2019.

ATTEST:

Chris Engels, Clerk
Kuna City

Joe Stear, Mayor
Kuna City



City of Kuna

City Council Staff Memo

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

To: City Council

Case Numbers: 18-07-AN & 18-05-ZC
Bodahl-Steiner

Site Location: 3925 West Hubbard Road
Kuna, ID 83634

Planner: Sam Weiger, Planner I

Hearing Date: March 19, 2019

Owner/Applicant **Thistle Farm, LLC./Bodahl Farm, LLC.**
3925 West Hubbard Road
Kuna, ID 83634
208.286.0520
timothyeck@me.com

Representative: **Bailey Engineering**
4242 North Brookside Lane
Boise, ID 83714
208.938.0013
kmiller@baileyengineers.com

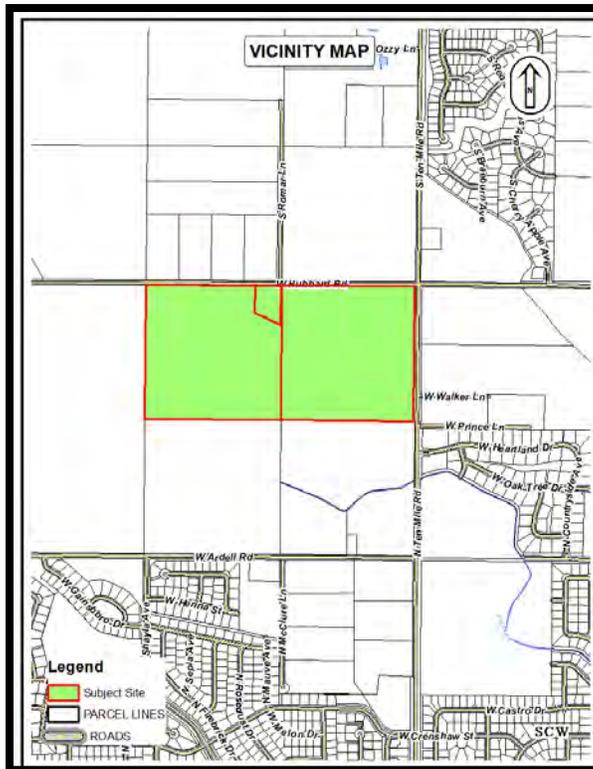


Table of Contents:

- | | | |
|--------------------------|--------------------------------|-------------------------------------|
| A. Process and Noticing | G. Applicable Standards | K. Proposed Conclusions of Law |
| B. Applicants Request | H. Kuna City Code Analysis | L. Recommended by the Commission |
| C. Exhibit Maps | I. Comprehensive Plan Analysis | M. Proposed Decision by the Council |
| D. Site History | J. Proposed Findings of Fact | |
| E. General Project Facts | | |
| F. Staff Analysis | | |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3 states that annexations and rezones are designated as public hearings, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

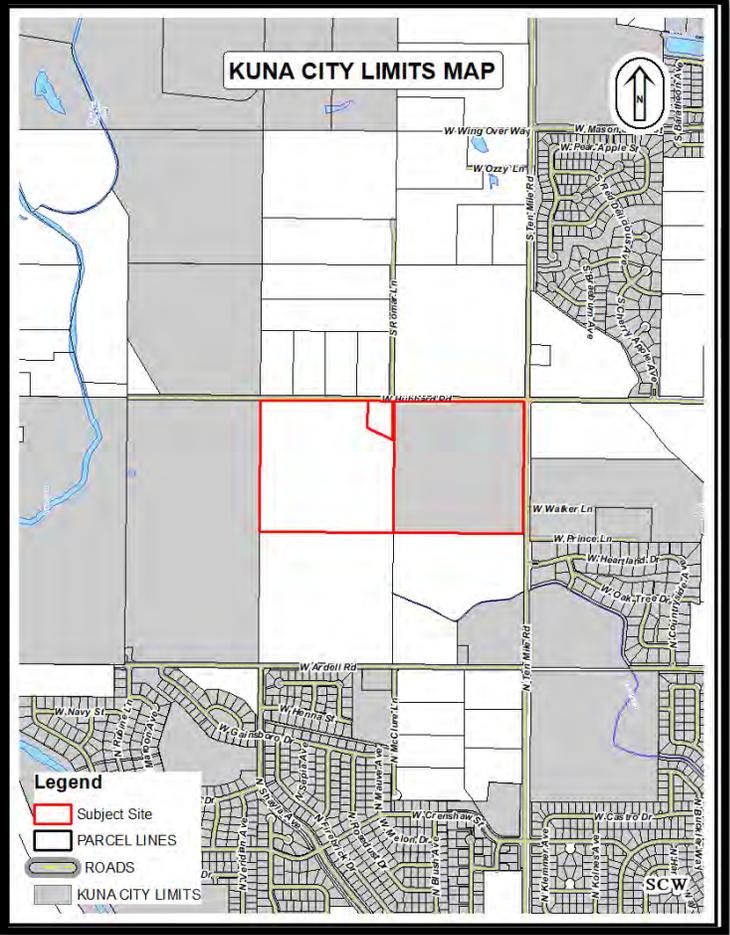
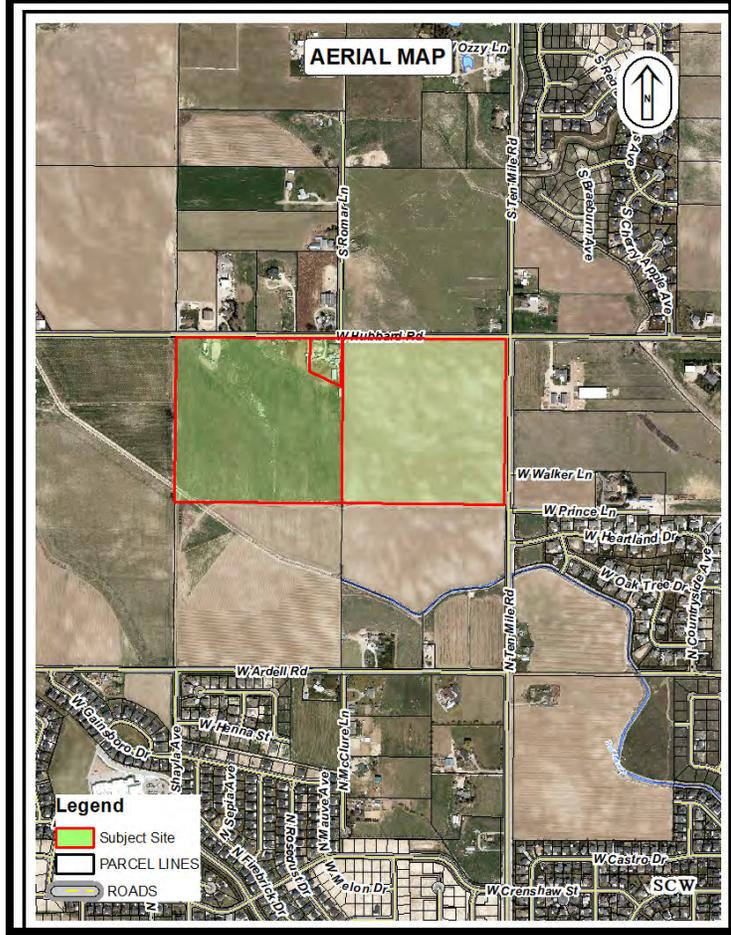
a. Notifications

- | | |
|--------------------------------|--|
| i. Neighborhood Meeting | September 12, 2018 (7 people attended) |
| ii. Agency Comment Request | November 15, 2018 |
| iii. Site Posted | February 25, 2019 |
| iv. Kuna, Melba Newspaper | February 26, 2019 |
| v. 400' Property Owners Notice | February 26, 2019 |
| vi. Agenda | March 19, 2019 |

B. Applicant Request:

The applicant, Tim Eck, requests to annex two contiguous parcels on West Hubbard Road into Kuna City Limits with an R-6 zoning designation. The subject sites are located at 3925 and 3625 West Hubbard Road, within Section 15, Township 2 North, Range 1 West (APN# S1315120800 & S1315120700). Additionally, the applicant also requests to rezone an adjoining parcel, approximately 38.98 acres, from agricultural to commercial. The subject site is located at 3003 North Ten Mile Road, within Section 15, Township 2 North, Range 1 West; (APN# S1315110051).

C. Exhibit Maps:

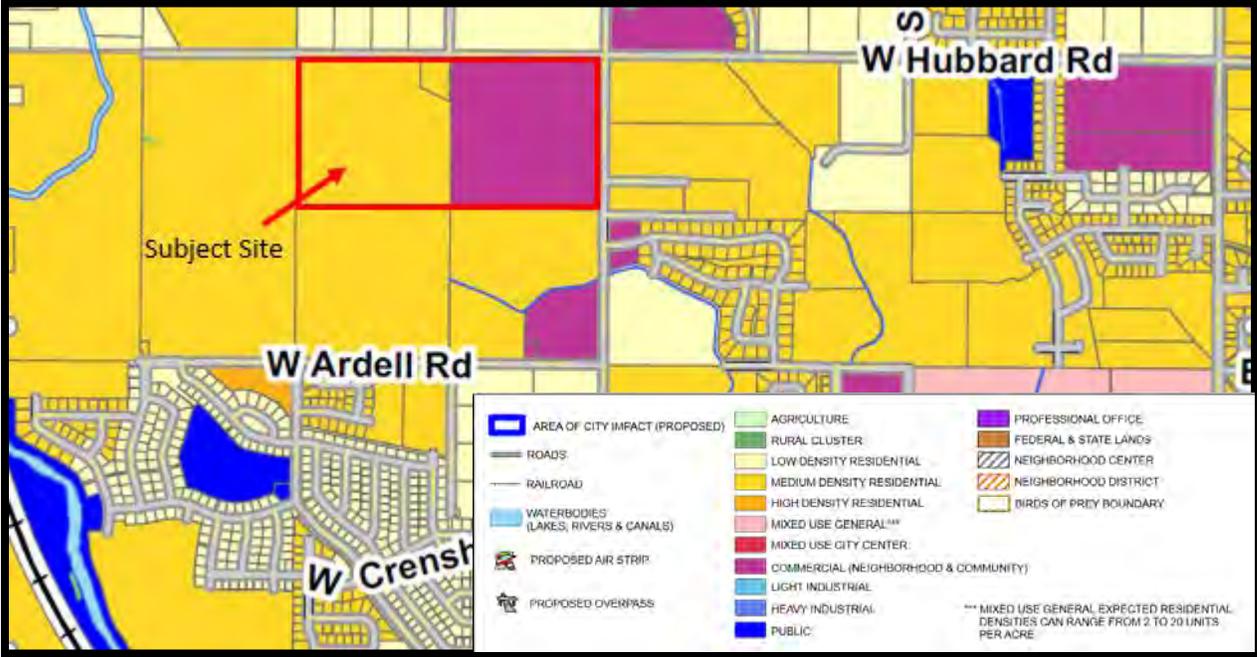


D. Site History:

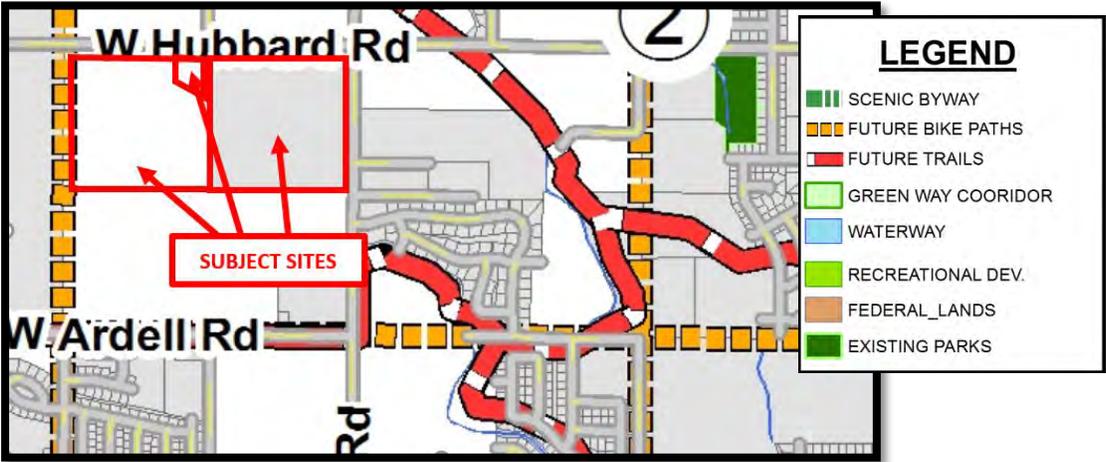
Two parcels are currently within Ada County. The approximately 2.0-acre parcel has served as residential property and the approximately 36.51-acre parcel has historically been used as agricultural land. The approximately 38.98-acre parcel on Ten Mile Road is within city limits and is currently zoned A (agricultural).

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations, it is not the actual zone. The Future Land Use Map identifies the 37.54-acre site and 2.0-acre site medium density residential and the 38.98-acre site as commercial (neighborhood and community).



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate a future trail through any of the three sites. However, a future bike path is shown along the future extension of Shayla Avenue. Accordingly, it is the City’s goal and desire to increase the number of trails and pathways in Kuna.



3. Surrounding Land Uses:

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
	A	Agricultural – Kuna City
West	A	Agricultural – Kuna City

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

Property Owner	Parcel Size	Current Zone:	Parcel Number
Thistle Farm, LLC	37.54 acres	RR, Ada County	S1418346600
Justin Blackstock	2.00 acres	RR, Ada County	S1315120700
Bodahl Farm, LLC	38.98 acres	A, Kuna City	S1315110051
Total Acres		78.52 acres	

5. **Services:**

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

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

The 2.0-acre parcel contains one manufactured home. The front of the site contains landscaping typically associated with a residential lot (i.e. grass, trees and shrubs). The 36.51-acre parcel historically has been farmed and contains features associated with agricultural land. The Teed Canal lies within the 37.54-acre parcel. The Boise Project Board of Control is contracted to operate and maintain this canal. The site is relatively flat with an estimated average slope of 0% to 3%. Bedrock depth is estimated to be between 20 and 40 inches and greater than 60 inches, according to the USDA Soil Survey for Ada County.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.

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

- Kuna School District - Exhibit C-1
- Boise Project Board of Control - Exhibit C-2
- Community Planning Association of Southwest Idaho (Compass) - Exhibit C-3
- Idaho Transportation Department (ITD) - Exhibit C-4
- Ada County Highway District (ACHD) – Exhibit C-5

F. **Staff Analysis:**

The applicant requests to annex an approximately 37.54-acre parcel and a 2.0-acre parcel into Kuna City limits with an R-6 (Medium Density Residential) zoning designation. City limits are contiguous to the eastern and western property lines. A residential subdivision is proposed for these parcels, but no plat has been submitted.

This project is adjacent to West Hubbard Road and North Ten Mile Road. All major public utilities are located approximately within 300 feet of the subject sites. Applicant is aware that development of these parcels will require connection to all city services and associated connection fees at time of building permit submittal.

A future bike path is shown along the future extension of Shayla Avenue. Staff will require the applicant to work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities.

Additionally, the applicant proposes to rezone an approximately 38.98-acre parcel from agricultural to commercial. The Planning and Zoning Commission recommended a condition that states “The preliminary plat shall include no more than 25 acres of multifamily use.” Due to Ordinance No. 2019-04, which revised the

restrictions for multifamily use in a commercial zone, staff recommends that Condition No. 12 of this staff report be removed.

Planning and Zoning staff initially met with the applicant. A neighborhood meeting was held on September 12, 2018. A summary of the neighborhood meeting minutes is shown in the letter of intent, and it has been highlighted for your convenience.

Staff has determined the annexations and the rezone generally comply with the goals and policies for Kuna City, Title 5 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 18-07-AN (Annexation), 18-05-ZC (Rezone), subject to the conditions of approval (with the exception of Condition No. 12) outlined by Kuna's Planning and Zoning Commission and City Council.

G. Applicable Standards:

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

H. Kuna City Code Analysis:

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

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

2. The site is physically suitable for development in the future.

Comment: The 37.54-acre (approximate), 2.0-acre (approximate), and 38.98-acre (approximate) sites appear to be suitable for development in the future.

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

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

4. These applications *are not* likely to cause adverse public health problems.

Comment: The project will be required to connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.

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

Comment: The annexation and rezone requests appear to avoid detriment to surrounding uses. Council did consider the annexation and rezone and the location of the property with adjacent uses.

I. Comprehensive Plan Analysis:

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

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

2.0 – 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 a private property “takings”.

Policy: 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 criteria established to determine the potential for property taking.

J. Proposed Findings of Fact:

1. **Annexation and Rezone:** Based upon the record contained in Case No’s 18-07-AN and 18-05-ZC including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, including the exhibits, and the testimony during the public hearing, the City Council of Kuna, Idaho hereby *approves/conditionally approves/denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No’s 18-07-AN, 18-05-ZC, a request for annexation and rezone approval by the applicant:

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

Comment: The Kuna City Council held a public hearing on the subject applications on March 19, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.

3. Based on the evidence contained in Case Nos. 18-07-AN and 18-05-ZC, this proposal complies with the Comprehensive Plan and Future Land Use Map.

Comment: The Comp Plan Future Land Use Map designates the approximately 37.51 and 2.00-acre parcels as Medium Density Residential. With the annexation, the applicant proposes a zoning designation of R-6 for these two parcels. The Comp Plan Future Land Use Map designates the approximately 38.98-acre parcel as Commercial. With the rezone, the applicant proposes a zoning designation of C-1 for this parcel.

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

Comment: On January 8, 2019, the Planning and Zoning Commission voted to recommend conditional approval for Case No. 18-07-AN & 18-05-ZC, with the condition that the preliminary plat include no more than 25 acres of multifamily use.

5. The Kuna City Council has the authority to approve, conditionally approve, or deny this application.

Comment: On March 19, 2019, Kuna’s City Council will vote to approve/conditionally approve/deny applications 18-07-AN and 18-05-ZC.

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

Comment: As noted in the process and noticing sections, notice requirements were met to hold a public hearing on March 19, 2019.

K. Proposed Conclusions of Law:

1. Based on the evidence contained in Case Nos. 18-07-AN & 18-05-ZC, the Kuna City Council finds that Case Nos. 18-07-AN & 18-05-ZC *comply/do not comply* with Kuna City Code.

2. Based on the evidence contained in Case Nos. 18-07-AN & 18-05-ZC, the Kuna City Council finds that Case Nos. 18-07-AN & 18-05-ZC *comply/does not* comply with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho State Code and City Ordinances.

L. Proposed Order of Decision by Council:

Note: This motion is to approve/conditionally approve/deny the annexation and rezone applications. However, if the City Council wishes to change specific parts of these requests as detailed in this memo, those changes must be specified.

Based on the facts outlined in staff's memo and public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves/conditionally approves/denies* Case No. 18-07-AN (Annexation) & 18-05-ZC (Rezone), an annexation request from Tim Eck, on behalf of Thistle Farms, LLC to annex approximately 39.56 acres and rezone approximately 38.98 acres from agricultural to commercial, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the drainage and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan from the City Engineer.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMIS).
5. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
6. Parking within the site shall comply with Kuna City Code.
7. Curb, gutter and detached sidewalk shall be installed throughout the proposed project site and along the site's frontages on West Hubbard Road and Ten Mile Road.

8. The developer shall work with staff to design and construct trails and pathways, or work with Ada County Highway District to pay their proportionate share to comply with the Master Plan's goals by either starting a pathway, or extending current ones at time of development.
9. Applicant shall work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities.
10. Fencing within and around the site will require the issuance of a building permit and shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. Planning and Zoning Commission recommends that the preliminary plat include no more than 25 acres of multifamily use.
13. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
14. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 19th day of March, 2019.



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	18-07- AN, 18-05, ZC
Project name	Bodahl-Stiner
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Thistle Farm, LLC., Justin Blackstock, Bodahl Farm, LLC.</u>	Phone Number: <u>208-286-0520</u>
Address: <u>3925 W. Hubbard Rd.</u>	E-Mail: <u>timothyeck@me.com</u>
City, State, Zip: <u>Kuna, ID 83634</u>	Fax #: _____
Applicant (Developer): <u>Thistle Farms, LLC.</u>	Phone Number: <u>208-286-0520</u>
Address: <u>6152 W. Halfmoon Lane</u>	E-Mail: <u>timothyeck@me.com</u>
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____
Engineer/Representative: <u>Bailey Engineering, Inc.</u>	Phone Number: <u>208-938-0013</u>
Address: <u>4242 N. Brookside Lane</u>	E-Mail: <u>kmiller@baileyengineers.com</u>
City, State, Zip: <u>Boise, ID 83714</u>	Fax #: _____

Subject Property Information

Site Address: <u>3925 W. Hubbard Rd.</u>
Site Location (Cross Streets): <u>Hubbard Road and Ten Mile Road</u>
Parcel Number (s): <u>S1315120800, S1315120700 & S1315110051</u>
Section, Township, Range: <u>SEC 15 2N 1W</u>
Property size : <u>3 parcels totaling 80 acres</u>
Current land use: <u>Agriculture</u> Proposed land use: <u>40 acres R-6, 40 acres commercial</u>
Current zoning district: <u>County and Agriculture</u> Proposed zoning district: <u>commercial</u>

Project Description

Project / subdivision name: TBD - Currently referred to as the Bodhal-Stiner Property

General description of proposed project / request: _____

The applicant is proposing to annex and rezone 40 acres of the development for a residential subdivision with an R-6 zoning designation which is in line with the Comprehensive plan. The remaining 39.51 acres we will be requesting a rezone from Agriculture to Commercial which is also reflected in the City of Kuna's Comprehensive Plan.

Residential 39.51 acres proposed for a residential subdivision (R-6 zoning designation)

Commercial 40 acres proposed for commercial, per the Comprehensive Plan

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

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

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

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

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

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

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

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

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

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

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

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

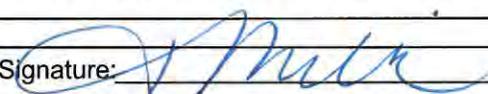
Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

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

Applicant's Signature:  Date: 11/20/18

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

November 25, 2018

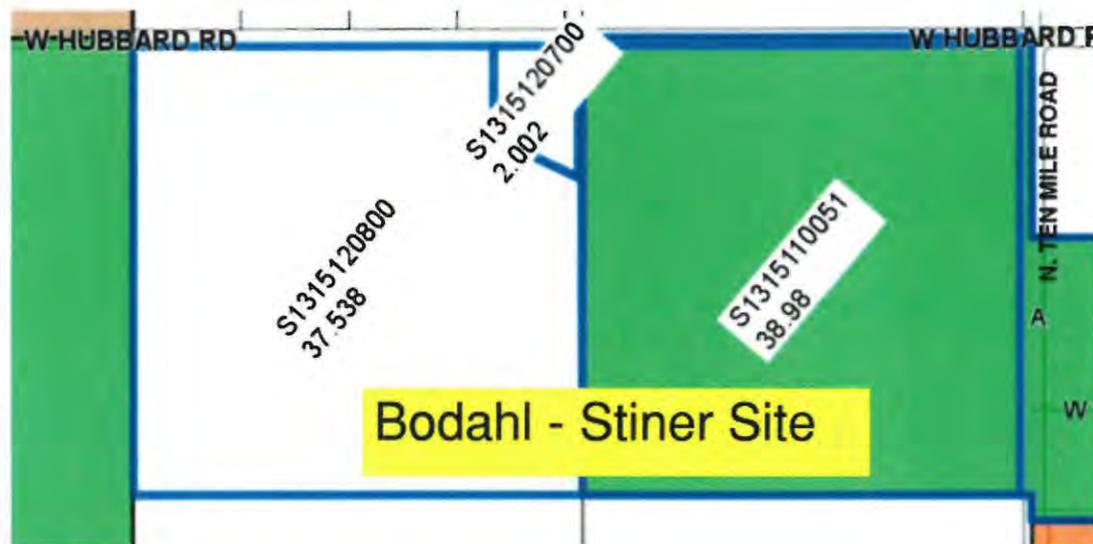
City of Kuna
Planning & Zoning Department
Kuna City Hall
751 W. 4th St.
Kuna, ID 83634

RE: **Bodahl-Stiner: Annexation and Rezone Application**

Dear Commissioners and City Council Members:

Bailey Engineering Inc., in conjunction with Thistle Farm, LLC is pleased to submit Annexation and Rezone applications for the Bodahl-Stiner Property, located on the southwest corner of W. Hubbard Road and N. Ten Mile Road.

The site consists of three parcels, totaling 79.51 acres. Parcel S1315110051, which is a 40-acre parcel has already been annexed into the city and the existing zoning designation is Agriculture. The two remaining parcels S1315120800 and S1315120700, totaling 39.51 acres, have yet to be annexed into the city however, are contiguous to previously annexed properties. With this application we are requesting an annexation and rezone for Parcels S1315120800 and S1315120700. In addition, we are requesting a rezone for Parcel S1315110051. All requests for rezone are in compliance with the City of Kuna's Comprehensive Plan.





Proposed Zoning

The City’s Medium Density Residential (R-6) zone is proposed for the two parcels (S1315120800 and S1315120700) on the west portion of the site. The R-6 zone will “blend” the range of potential densities anticipated by the City’s Comprehensive Plan. Applying the City’s R-6 lot area, density, and setback standards throughout the entire 39.51 acres on the west portion of the site will provide consistency with future developments to the northeast, west and south, should they follow the City’s Comprehensive Plan.

The 40 acres (S1315110051) on the southwest corner of W. Hubbard Road and N. Ten Mile Road, is proposed to be C-1 (multifamily/apartments), Commercial Designation as is called out in the City’s Comprehensive Plan.

Adjoining Land Use

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

- North: County Property, Low Density Residential and undeveloped land
- South: County Property undeveloped land
- East: County Property and City of Kuna - Agriculture Designation
- West: City of Kuna – Agriculture Designation

Comprehensive Plan

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

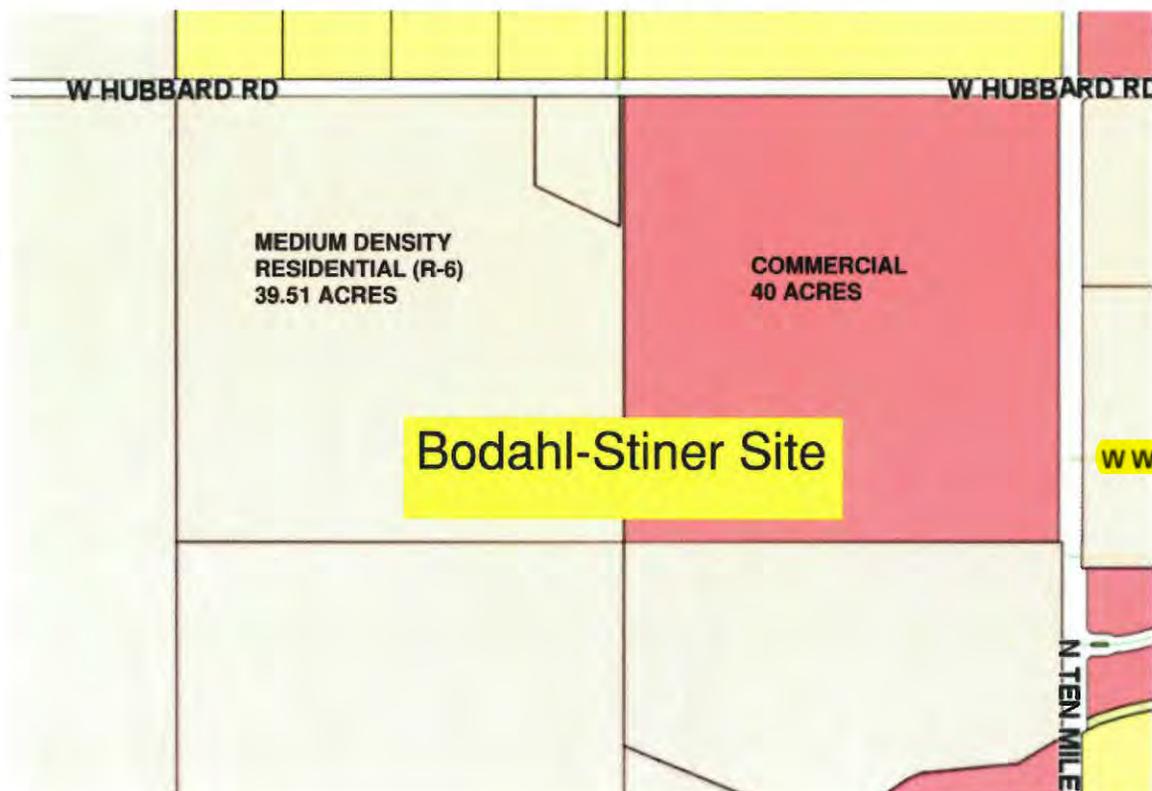
Medium Density Residential (R-4 though R-8)

Commercial (C-1 through C-3)

Bailey Engineering, Inc.

CIVIL ENGINEERING|PLANNING|CADD

Kuna's Comprehensive Plan Map



Neighborhood Meeting

A neighborhood meeting was held on September 12, 2018 at 6:30 p.m. at the Kuna Library. The neighborhood sign in sheet and certification has been included with this application.

The surrounding neighbors who attended the meeting came with questions pertaining to the proposed development of the site. With the 39.51 acres that we are requesting an R-6 zoning designation, we were able to explain, that would mean a residential subdivision with no greater than 6 units/acre. We explained frontage improvements, access points etc. It was also explained to the neighbors that with this application we are only requesting an annexation and rezone of the parcels and everything is very preliminary at this stage as no site plans, or preliminary plats have been produced.

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

Another concern heard from the neighbors was the impact to existing traffic conditions by developing this site. The process was explained that a Traffic Impact Study (TIS) must be conducted and thoroughly reviewed by the Ada County Highway District upon the submission of a Preliminary Plat application. A Traffic Impact Study is not required as part of an Annexation and Rezone application.

Summary

The proposed annexation and rezone application for the Bodahl-Stiner Property has carefully considered all aspects of the Kuna Zoning Ordinance, the Kuna Comprehensive Plan, site location and surrounding neighborhoods. We respectfully request your approval of these applications.

Sincerely,

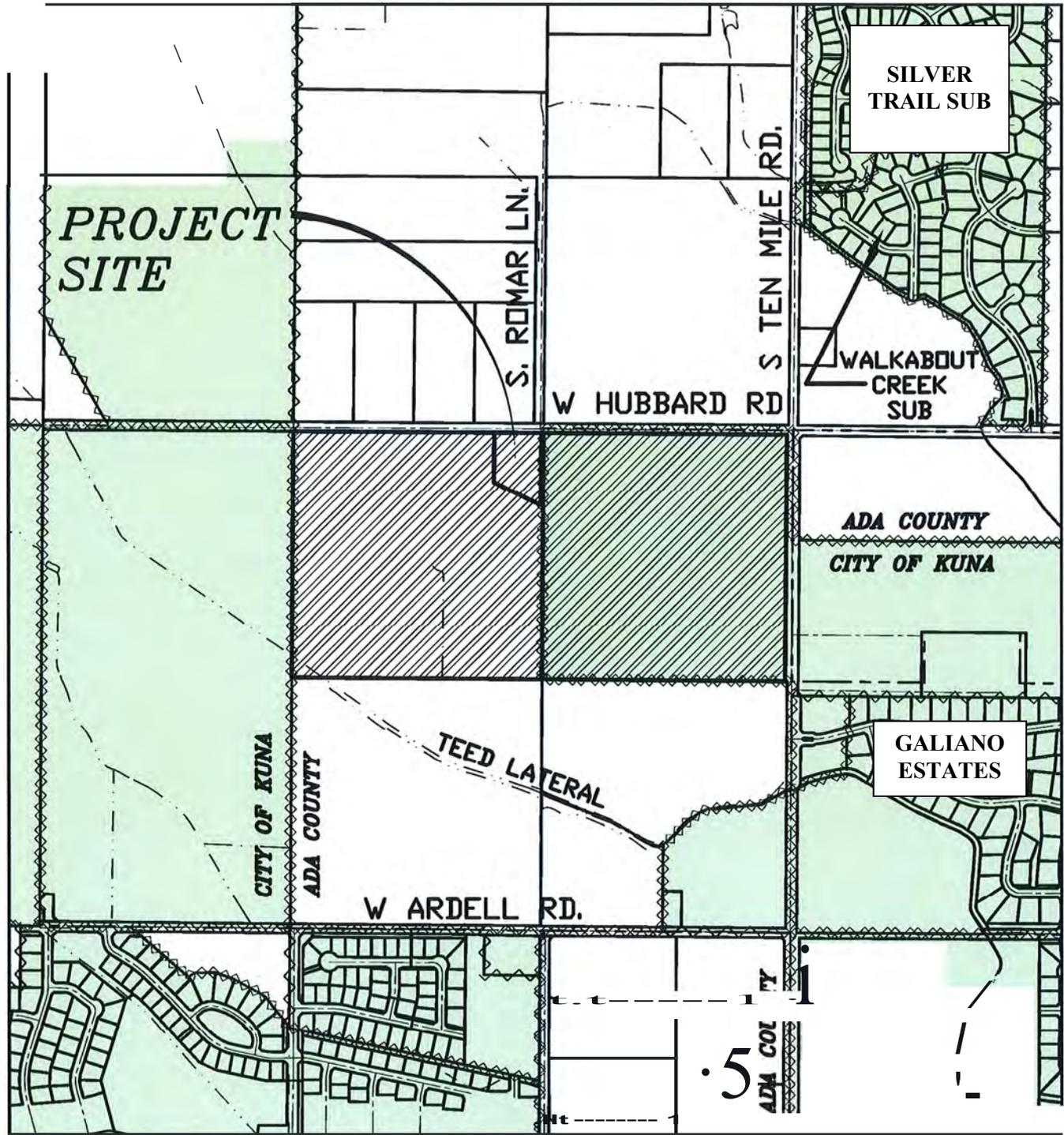


Katie Miller
Project Manager

VICINITY MAP

BODAHL-STINER PARCELS

A PORTION OF NE 1/4 OF SECTION 15
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2018



SCALE: 1" = 500'

received
9.19.2018 TB

Exhib:
A2c

**ANNEXATION AND REZONE DESCRIPTION FOR
THISTLE FARM LLC\BLACKSTOCK PROPERTIES**

The NW 1/4 of the NE 1/4 of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

BEGINNING at the N1/4 corner of said Section 15 from which the NE corner of said Section 15 bears South 89°40'47" East, 2647.06 feet;

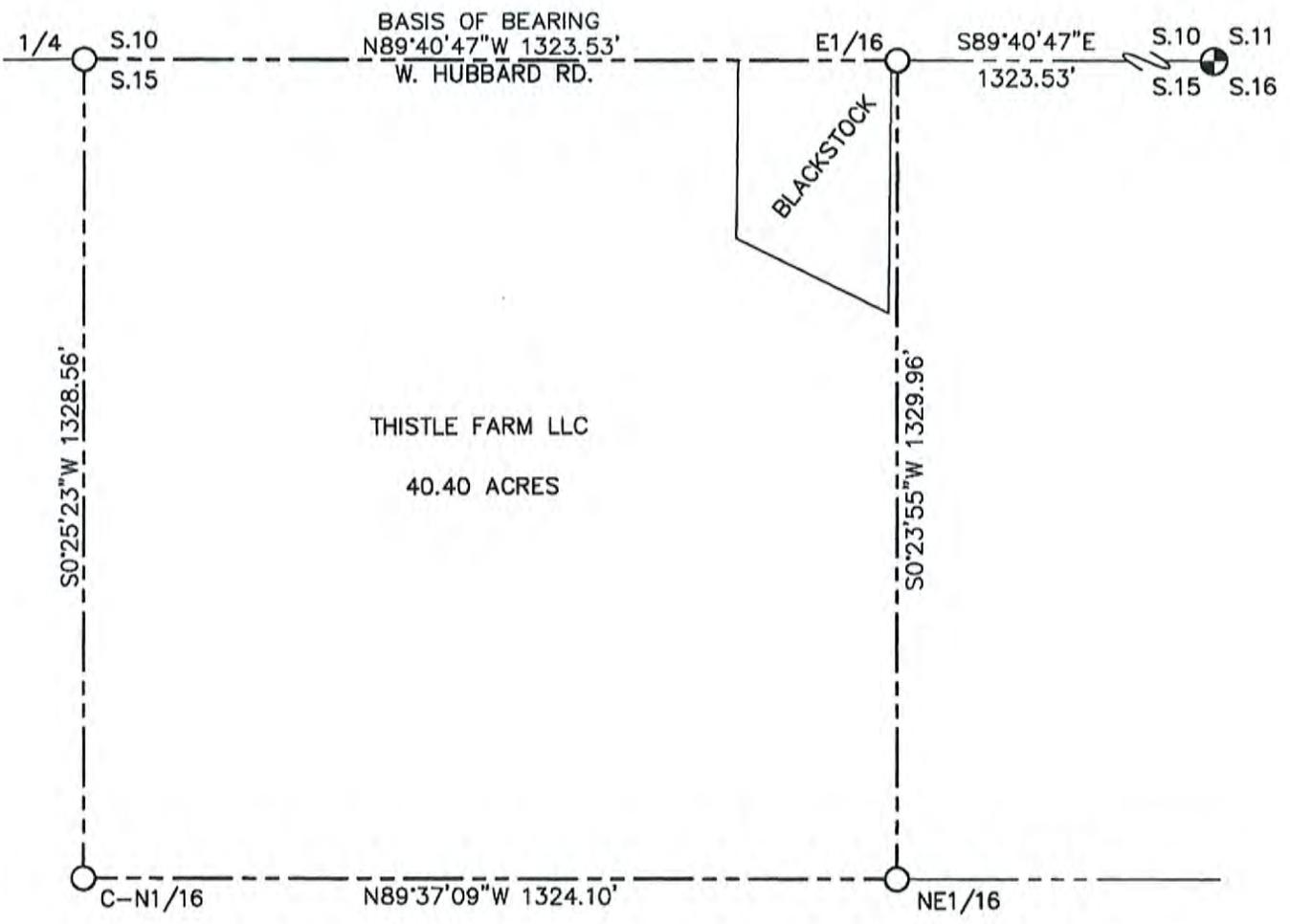
thence along the North boundary line of said Section 15 South 89°40'47" East, 1,323.53 feet to the E1/16 corner of said Section 15;

thence along the East boundary line of the NW 1/4 of the NE 1/4 of said Section 15 South 00°23'55" West, 1,329.96 feet to the NE1/16 corner of said Section 15;

thence along the South boundary line of the NW 1/4 of the NE 1/4 of said Section 15 North 89°37'09" West, 1,324.10 feet to the C-N1/16 corner of said Section 15;

thence along the West boundary line of the NW 1/4 of the NE 1/4 of said Section 15 North 00°25'23" East, 1,328.56 feet to the **POINT OF BEGINNING**. Containing 40.40 acres, more or less.



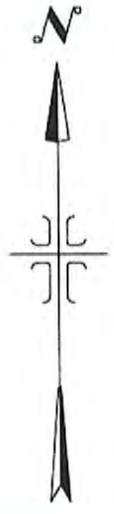


THISTLE FARM LLC
40.40 ACRES

BLACKSTOCK



received
 9.19.2018
 TB



SCALE: 1" = 300'

S:\ISG Projects\Silver Holdings 18-211\dwg\Silver Holdings Annexation.dwg 9/5/2018 3:57:05 PM

IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

ANNEXATION EXHIBIT ___ DRAWING FOR
 THISTLE FARM\BLACKSTOCK PROPERTIES

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 15
 T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 18-211
SHEET NO. 1
DWG. DATE 9/5/2018

s89°40'47"e
1323.53



n00°25'23"e
1328.56

s00°23'55"w
1329.96

1324.1
n89°37'09"w



Thistle Farm\Blackstock Annexation-Rezone Closure Sheet

9/5/2018

Scale: 1 inch= 171 feet

File:

Tract 1: 40.3970 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5306 ft.

- 01 s89.4047e 1323.53
- 02 s00.2355w 1329.96
- 03 n89.3709w 1324.1
- 04 n00.2523e 1328.56

**DESCRIPTION FOR
BODAHL FARM LLC PROPERTY
REZONE**

A portion of the NE 1/4 of the NE 1/4 of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the NE corner of said Section 15 from which the N1/4 corner of said Section 15 bears North 89°40'47" West, 2647.06 feet;

thence along the North boundary line of said Section 15 North 89°40'47" West, 34.00 feet to a point on the West right-of-way line of S. Ten Mile Road, said point being the **REAL POINT OF BEGINNING**;

thence along said West right-of-way line South 00°23'28" West, 1,331.81 feet to a point on the South boundary line of the NE 1/4 of the NE 1/4 of said Section 15;

thence along said South boundary line North 89°35'51" West, 1,289.70 feet to the NE1/16 corner of said Section 15;

thence along the West boundary line of the NE 1/4 of the NE 1/4 of said Section 15 North 00°23'55" East, 1,329.96 feet to the E1/16 corner of said Section 15;

thence along the North boundary line of said Section 15 South 89°40'47" East, 1289.53 feet to the **REAL POINT OF BEGINNING**. Containing 39.40 acres, more or less.



received
9.19.2018 TB

EXHIBIT "A"

Legal Description of Property

The NE 1/4 of the NE 1/4 of Section 15, Township 2 North, Range 1 West, Boise- Meridian, Ada County, Idaho.

Excepting Therefrom:

A 34 foot wide tract of land situated in the NE 1/4 of the NE 1/4 of Section 15, Township 2 North, Range 1 East, B.M., Ada County, Idaho, more particularly described in the Warranty Deed From Goldcreek Developers, LLC, an Idaho Limited Liability Company to Ada County Highway District, recorded October 20, 2011 as Instrument No. 111085168 and Re-Recorded November 3, 2011, as Instrument No. 111089981, Official Records.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): S1315120700

A parcel lying in the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of said Section 15; thence West (assumed) 1,333.46 feet along the Section line (the centerline of Hubbard Lane) to a point, said point being the REAL POINT OF BEGINNING; thence Continuing West (assumed) 249.79 feet along said Section line to a point; thence South 00°38'00" West, 288.63 feet to a point; thence South 64°03'18" East, 276.30 feet to a point; thence North 00°38'00" East, 409.52 feet to a point, the REAL POINT OF BEGINNING.

Except Hubbard Road right-of-way.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.



The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



Fidelity National Title
Insurance Company

Commitment Number:

34601705597

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



A2d

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 34601705597

Transaction Identification Data for reference only:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT (NOT TITLE ONLY):
Title Officer: Matt Carey Fidelity National Title Company 950 W. Bannock St., Suite 420 Boise, ID 83702 Phone: 208-947-0566 Fax: 866-671-3899 Main Phone: (208)377-3190 Email: matt.carey@fnf.com	Escrow Officer: Nanci Boslau Fidelity National Title Company 950 W. Bannock St., Suite 420 Boise, ID 83702 Phone: 208-947-0508 Fax: 866-671-3919 Main Phone: (208)377-3190 Email: Nanci.Boslau@fnf.com

Order Number: 34601705597

Property Address: 3625 W Hubbard Rd, Kuna, ID 83634

SCHEDULE A

1. Commitment Date: October 11, 2017 at 07:30 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006 Standard

Proposed Insured: DBTV Agricultural Holdings, LLC	
Proposed Policy Amount: \$375,000.00	
Premium:	\$ 1,512.00
Total:	\$ 1,512.00
3. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple
4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Carol I. Stiner, an unmarried woman
5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B, PART I REQUIREMENTS

All of the following Requirements must be met:

- 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Company reserves the right to impose additional requirements or add exceptions that may become necessary once the terms of this transaction have been disclosed and/or upon review of this commitment by underwriting counsel.
6. Because of the provisions of the Idaho Homestead Law (Chapter 10, Title 55, I.C.), the company will require:
a. the personal execution and acknowledgment of any Deed, Deed of Trust, Mortgage or Special Power of Attorney to encumber, or convey the homestead by the vested owner and spouse, if any, or in the alternative
b. an affidavit, signed by the vested owner and spouse which states
i. that the land described herein is not their principal residence;
ii. the land is not claimed as homestead property; and
iii. their principal residence is

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**SCHEDULE B, PART I
REQUIREMENTS**

(continued)

7. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: DBTV Agricultural Holdings, LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

8. Receipt of a satisfactory, fully executed, and notarized Affidavit of Title Indemnity.

9. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

END OF SCHEDULE B, PART I

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
4. Any lien or right to a lien for services, labor or material not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Paragraphs 1 through 8 will not appear as printed exceptions on extended coverage loan policies, except as to such parts thereof which may be typed as shown below.

SPECIAL EXCEPTIONS

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B, PART II
EXCEPTIONS
(continued)

- 9. Water rights, claims or title to water, whether or not disclosed by the Public Records.
- 10. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- 11. Any off record facts, encumbrances, easements or possessory claims, a survey or inspection would disclose.
- 12. General taxes for the year 2017, which are a lien, payable on or before December 20, 2017 of said year and not delinquent until after said date.
- 13. Liens, levies and assessments, if any, of UNINCORPORATED ADA COUNTY. No search has been made.
- 14. Liens and assessments of the BOISE KUNA IRRIGATION DISTRICT, and the rights, powers and easements of said district as by law provided. No search has been made.
- 15. Ditch, road and public utility easements as same may exist over said premises.
- 16. Right of way for Teed Lateral, and the rights of access thereto for maintenance of said canal/ditch/lateral.
- 17. Rights of the public to any portion of the Land lying within the area commonly known as Hubbard Road.
- 18. Rights of way for ditches, tunnels, telephone and transmission lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code 1947.
- 19. Exceptions and reservations contained in Deed from the STATE OF IDAHO
Recorded: May 18, 1921
Instrument No: Book 143, Page 12, of Official Records
Whereby said Grantor excepts all mineral rights as defined by Section 47-701 of Idaho Code.
- 20. Matters as disclosed by Record of Survey No. 565
Recorded: March 8, 1984
Instrument No: 8410916, of Official Records.
a.) Hubbard Road
- 21. Statement of Intent to Declare Manufactured Home as Real Property.
Recorded: August 12, 2015
Instrument No: 2015-073884, of Official Records.

END OF EXCEPTIONS

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B, PART II
EXCEPTIONS
(continued)

NOTES

- Note A: NOTE: According to the records of the County Assessor's office, Parcel No.: S1315120700
Code Area: 239
General Taxes for the year 2016, were \$1,111.80
- Note B: NOTE: Pursuant to the State of Idaho Insurance Regulations, a cancellation fee is to be charged on all cancelled orders. Unless otherwise advised, orders will be considered cancelled six months after the effective date on the commitment. The amount of the fee assessed shall be in accordance with our rate filing with the Idaho Department of Insurance.
- Note C: NOTE: The Policy or Policies of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.
- Note D: NOTE: We have searched our records for judgments or liens that may affect the title to the land described in Schedule A, to include judgments or liens against DBTV Agricultural Holdings, LLC. As of the effective date of this commitment we find none, EXCEPT as may be shown as an exception in Schedule B.

END OF NOTES

END OF SCHEDULE B, PART II

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.



The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE**

Effective: May 1, 2015; Last Updated: March 1, 2017

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

<p>Types of Information Collected. You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.</p>	<p>How Information is Collected. We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.</p>
<p>Use of Collected Information. We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.</p>	<p>When Information Is Disclosed. We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.</p>
<p>Choices With Your Information. Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.</p>	<p>Information From Children. We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.</p>
<p>Privacy Outside the Website. We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.</p>	<p>International Users. By providing us with you information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</p>
<p>The California Online Privacy Protection Act. Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</p>	
<p>Your Consent To This Privacy Notice. By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.</p>	<p>Access and Correction; Contact Us. If you desire to contact us regarding this notice or your information, please contact us at privacy@fnf.com or as directed at the end of this Privacy Notice.</p>

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE****Effective: May 1, 2015; Last Updated: March 1, 2017**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- social security number (SSN), driver's license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

How Information is Collected

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect *Browsing Information* from you as follows:

- **Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- **Cookies.** When you visit our Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

Use of Collected Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section "Choices With Your Personal Information" to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use to market their products or services to you;
- to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates' everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances ("opt-out"):

- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

Information From Children

The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

Privacy Outside the Website

The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

The California Online Privacy Protection Act

For some FNF websites, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN.

The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information" and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

Your Consent To This Privacy Notice

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to privacy@fnf.com or by mail or phone to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



Fidelity National Title
Insurance Company

Commitment Number:

34601705601

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent



This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 34601705601

Transaction Identification Data for reference only:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT (NOT TITLE ONLY):
Title Officer: Matt Carey Fidelity National Title Company 950 W. Bannock St., Suite 420 Boise, ID 83702 Phone: 208-947-0566 Fax: 866-671-3899 Main Phone: (208)377-3190 Email: matt.carey@fnf.com	Escrow Officer: Nanci Boslau Fidelity National Title Company 950 W. Bannock St., Suite 420 Boise, ID 83702 Phone: 208-947-0508 Fax: 866-671-3919 Main Phone: (208)377-3190 Email: Nanci.Boslau@fnf.com

Order Number: 34601705601

Property Address: 3925 W Hubbard Lane, Kuna, ID 83634

SCHEDULE A

1. Commitment Date: October 11, 2017 at 07:30 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006 Standard

Proposed Insured:	DBTV Agricultural Holdings, LLC	
Proposed Policy Amount:	\$675,000.00	
Premium:		\$ 2,256.00
Total:		\$ 2,256.00
3. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple
4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Carol I. Stiner, an unmarried woman
5. The Land is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): S1315120800

The Northwest quarter of the Northeast quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

Except Hubbard Road right-of-way.

And except a parcel lying in the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of said Section 15; thence West (assumed) 1,333.46 feet along the Section line (the centerline of Hubbard Lane) to a point, said point being the REAL POINT OF BEGINNING; thence Continuing West (assumed) 249.79 feet along said Section line to a point; thence South 00°38'00" West, 288.63 feet to a point; thence South 64°03'18" East, 276.30 feet to a point; thence North 00°38'00" East, 409.52 feet to a point, the REAL POINT OF BEGINNING.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

AMERICAN
LAND TITLE
ASSOCIATION



SCHEDULE B, PART I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Company reserves the right to impose additional requirements or add exceptions that may become necessary once the terms of this transaction have been disclosed and/or upon review of this commitment by underwriting counsel.
6. Because of the provisions of the Idaho Homestead Law (Chapter 10, Title 55, I.C.), the company will require:
 - a. the personal execution and acknowledgment of any Deed, Deed of Trust, Mortgage or Special Power of Attorney to encumber, or convey the homestead by the vested owner and spouse, if any, or in the alternative
 - b. an affidavit, signed by the vested owner and spouse which states
 - i. that the land described herein is not their principal residence;
 - ii. the land is not claimed as homestead property; and
 - iii. their principal residence is

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**SCHEDULE B, PART I
REQUIREMENTS**

(continued)

7. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: DBTV Agricultural Holdings, LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

8. Receipt of a satisfactory, fully executed, and notarized Affidavit of Title Indemnity.

9. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

END OF SCHEDULE B, PART I

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
4. Any lien or right to a lien for services, labor or material not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Paragraphs 1 through 8 will not appear as printed exceptions on extended coverage loan policies, except as to such parts thereof which may be typed as shown below.

SPECIAL EXCEPTIONS

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B, PART II
EXCEPTIONS

(continued)

- 9. Water rights, claims or title to water, whether or not disclosed by the Public Records.
- 10. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- 11. Any off record facts, encumbrances, easements or possessory claims, a survey or inspection would disclose.
- 12. General taxes for the year 2017, which are a lien, payable on or before December 20, 2017 of said year and not delinquent until after said date.
- 13. Liens, levies and assessments, if any, of UNINCORPORATED ADA COUNTY. No search has been made.
- 14. Liens and assessments of the BOISE KUNA IRRIGATION DISTRICT, and the rights, powers and easements of said district as by law provided. No search has been made.
- 15. Ditch, road and public utility easements as same may exist over said premises.
- 16. Right of way for Teed Lateral, and the rights of access thereto for maintenance of said canal/ditch/lateral.
- 17. Rights of the public to any portion of the Land lying within the area commonly known as Hubbard Road.
- 18. Rights of way for ditches, tunnels, telephone and transmission lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code 1947.
- 19. Exceptions and reservations contained in Deed from the STATE OF IDAHO
Recorded: May 18, 1921
Instrument No: Book 143, Page 12, of Official Records
Whereby said Grantor excepts all mineral rights as defined by Section 47-701 of Idaho Code.
- 20. The land described herein shall not be deemed to include any house trailer, modular home, manufactured home, or mobile dwelling located on the premises.
- 21. Unrecorded leaseholds, if any; rights of parties in possession other than the vestees herein; rights of chattel mortgagees and vendors under conditional sales contracts of personal property installed on the premises herein; and the rights of tenants to remove trade fixtures.

END OF EXCEPTIONS

NOTES

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B, PART II
EXCEPTIONS

(continued)

Note A: NOTE: According to the records of the County Assessor's office,
Parcel No.: S1315120800
Code Area: 239
General Taxes for the year 2016, were \$1,082.46

Note B: NOTE: Pursuant to the State of Idaho Insurance Regulations, a cancellation fee is to be charged on all cancelled orders. Unless otherwise advised, orders will be considered cancelled six months after the effective date on the commitment. The amount of the fee assessed shall be in accordance with our rate filing with the Idaho Department of Insurance.

Note C: NOTE: The Policy or Policies of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

Note D: NOTE: We have searched our records for judgments or liens that may affect the title to the land described in Schedule A, to include judgments or liens against DBTV Agricultural Holdings, LLC. As of the effective date of this commitment we find none, EXCEPT as may be shown as an exception in Schedule B.

END OF NOTES

END OF SCHEDULE B, PART II

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.



The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Copyright American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE**

Effective: May 1, 2015; Last Updated: March 1, 2017

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

<p><u>Types of Information Collected.</u> You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.</p>	<p><u>How Information is Collected.</u> We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.</p>
<p><u>Use of Collected Information.</u> We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.</p>	<p><u>When Information Is Disclosed.</u> We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.</p>
<p><u>Choices With Your Information.</u> Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.</p>	<p><u>Information From Children.</u> We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.</p>
<p><u>Privacy Outside the Website.</u> We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.</p>	<p><u>International Users.</u> By providing us with you information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</p>
<p><u>The California Online Privacy Protection Act.</u> Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</p>	
<p><u>Your Consent To This Privacy Notice.</u> By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.</p>	<p><u>Access and Correction; Contact Us.</u> If you desire to contact us regarding this notice or your information, please contact us at privacy@fnf.com or as directed at the end of this Privacy Notice.</p>

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE****Effective: May 1, 2015; Last Updated: March 1, 2017**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- social security number (SSN), driver's license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

How Information is Collected

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect *Browsing Information* from you as follows:

- **Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- **Cookies.** When you visit our Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

Use of Collected Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section "Choices With Your Personal Information" to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use to market their products or services to you;
- to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates' everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances ("opt-out"):

- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

Information From Children

The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

Privacy Outside the Website

The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

The California Online Privacy Protection Act

For some FNF websites, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN.

The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information" and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

Your Consent To This Privacy Notice

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to privacy@fnf.com or by mail or phone to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354



Neighborhood Meeting Certification

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

GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: 79.51 acres proposed to annexation + rezone
 Date and time of neighborhood meeting: 9/12/18 6:30pm
 Location of neighborhood meeting: Kuna Public Library

SITE INFORMATION:

Location: Quarter: _____ Section: 15 Township: _____ Range: _____ Total Acres: 79.51
 Subdivision Name: N/A Lot: _____ Block: _____

Site Address: 3003 N. Ten Mile Rd. Tax Parcel Number(s): S1315110051,
3625 W. Hubbard Rd. S1315120700

Please make sure to include all parcels & addresses included in your proposed use. S1315120800

CURRENT PROPERTY OWNER:

Name: Thistle Farm, LLC
 Address: 6152 W. Halfmoon Ln City: Eagle State: ID Zip: 83616

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

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

received
9.19.2018 TB

May 2018
 Page 1 of 1
 Exhibit
 A26

PROPOSED USE:

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

Application Type	Brief Description
Annexation	Annex 39.51 acres into the city of Kuna
Re-zone	Rezone 40 acres from Agriculture to Commercial
Subdivision (Sketch Plat and/or Prelim. Plat)	Rezone 39.51 acres to an R-6 designation
Special-Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Katie Miller - Bailey Engineering, Inc.
 Address: 4242 N. Brookside Ln.
 City: Boise State: ID Zip: 83614
 Telephone: 208-938-0013 Fax: _____

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

Signature: (Applicant) [Signature] Date 9/18/18

SIGN IN SHEET

PROJECT NAME: Bodahl-Stiner

Date: 9/12/18

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Tammy Harmon	3620 W. Hubbard Rd	83634	970-218-7543
2	Vicki Johnston	3720 W Hubbard Rd	83634	208-863-9314
3	Vicki de la Concepcion	16821 Purple Sage Rd		208-459-3232
4	property mated -	3250 West Hubbard Rd	83634	
5	David McMuller	3800 W. Hubbard Rd	83634	208-922-4068
6	Jan Rudeen	1409 W Oak Tree	2086399451	208-244-1945
7	Sharon Fisher	1432 W Heartland	83634	208 283 0818
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				



City of Kuna COMMITMENT TO PROPERTY POSTING

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

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

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

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

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

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


Applicant/agent signature:

11/20/18
Date:



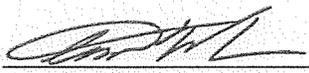
City of Kuna PROOF OF PROPERTY POSTING

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

This notice shall confirm that the Public Hearing Notice for Bodahl-Siner WCS
posted as required per Kuna City Ordinance 5-1-5B. Sign posted Thursday, December 20, 2018.

DATED this 2nd day of January, 2019.

Signature,


Owner/Developer

STATE OF IDAHO)
County of Ada) : ss

On this 2nd day of January, 2019, before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).

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

Adrienne Blackstock
Notary Public
Residing at Mendon, Idaho
Commission Expires 12/30/2022



CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission
THE CITY OF KUNA will hold a public hearing on January 8, 2019
at 6:00 PM at Kuna City Hall 751 W. 4th Street, Kuna, ID.
PURPOSE: Rezoning of 1 LOT (S1315110051-40 acres)
from Agriculture to C-1 Commercial and Annexation and
Rezone of 2 LOTS (S1315120800 & S1315120700-39.56
acres) from County Agriculture property to R-6 Medium
Density Residential.
PROPERTY LOCATION: SW corner of W. Hubbard Rd. and
N. Ten Mile Rd.
APPLICATION BY: Bailey Engineering, Inc.
CASE #: 18-07-AN (Annexation) & 18-05-ZC (Rezone)
CONTACT: Sam Weiger (208)922-5274 sweiger@kunalD.gov



12/20/2018

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna Planning & Zoning Commission
THE CITY OF KUNA will hold a public hearing on January 8, 2019 at 6:00 PM at Kuna City Hall 751 W. 4th Street, Kuna, ID.
PURPOSE: Rezoning of 1 LOT (S1315110051-40 acres) from Agriculture to C-1 Commercial and Annexation and Rezone of 2 LOTS (S1315120800 & S1315120700-39.56 acres) from County Agriculture property to R-6 Medium Density Residential.
PROPERTY LOCATION: SW corner of W. Hubbard Rd. and N. Ten Mile Rd.
APPLICATION BY: Bailey Engineering, Inc.
CASE #: 18-07-AN (Annexation) & 18-05-ZC (Rezone)
CONTACT: Sam Weiger (208)922-5274 sweiger@kunaID.gov

12/20/2018

March 13, 2019

City of Kuna
Planning and Zoning Department
751 W 4th St
Kuna, ID 83634

Reference: 18-07-AN & 18-05-ZC

The corner was zoned for commercial originally, what is it being rezoned to?

What is intended for the corner?

How will you accommodate for commercial traffic on the corner?

Were you aware that at the neighborhood meeting not once was multifamily dwellings mentioned for the corner? It was only proposed as commercial such as a recreation complex or large commercial activity.

The agricultural site at 3625 Hubbard is being requested for R-6. Is there a possibility it could be low density of 1 single family residence per acre? There is no egress on the dead end road for that amount of cars that would be in an R-6 subdivision. How will you accommodate for the traffic on the dead end road from a subdivision?

The irrigation water that goes through that place supplies waste water and irrigation water for the places across the street. How will the waste water be forwarded through a subdivision? Will you have paved ditches? How will the places with water rights get their water? Will there be access to the ditches in case of silt build up?

Will there be a round-about or a 4 way signal light on Hubbard and 10 Mile for the traffic?

If a subdivision, what type of sewer system will you have?

Will it have a park for children to play or neighborhood picnics?

Will there be natural gas in the subdivision?

Where will the school buses go and turn around?

Since these subdivisions significantly impact the school system, will they be assessed a direct fee that goes to the schools, so they won't need another levy?

Thank you for allowing questions since you are looking at something that will impact our lives significantly.

Sincerely,

Vicki Johnston

Sam Weiger

From: Brenda Saxton <bsaxton@kunaschools.org>
Sent: Thursday, November 15, 2018 5:40 PM
To: Sam Weiger
Subject: Re: Kuna Planning and Zoning Request for Comment - Case No. 18-07-AN (Annexation) and Case 18-05-ZC (Rezone)
Attachments: image002.png

Only request would be a area at entrance for student's to wait for the bus.

Thank you,
Brenda Saxton

On Thu, Nov 15, 2018 at 9:32 AM Sam Weiger <sweiger@kunaid.gov> wrote:

November 15, 2018

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

FILE NUMBER	18-07-AN (Annexation) & 18-05-ZC (Rezone) Bodahl-Steiner Annexation
PROJECT DESCRIPTION	Tim Eck is requesting an Annexation (AN) and a Rezone (ZC) in order to annex and rezone approximately 40 acres for a residential subdivision within an R-6 zoning designation. For the remaining approx. 40 acres, the applicant proposes a rezone from Agriculture to Commercial. (APN: S1315120800, S1315120700, S1315110051)
SITE LOCATION	3925 W. Hubbard Road, Kuna, Idaho 83634
APPLICANT/ REPRESENTATIVE	Tim Eck 6152 West Halfmoon Lane Eagle, ID 83616 208.286.0520 timothyeck@me.com
SCHEDULED HEARING DATE	Tuesday, January 8, 2018

RICHARD DURRANT
CHAIRMAN OF THE BOARD

CLINTON PLINE
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

16 November 2018

RECEIVED
NOV 19 2018
CITY OF KUNA

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

RE: Tim Eck
3925 W Hubbard Rd, Kuna
Boise-Kuna Irrigation District
Teed Lateral 234+50, 257+50
Sec. 15, T2N, R1W, BM.

18-07-AN, 18-05-ZC
BK-285A, 285, 284

Sam Weiger, Planner I:

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

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement 25 feet south and west and 25 feet north and east of the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. Easement must remain a flat drivable surface.

Fencing and pathways (as may be required) must be constructed just off the canal easement, to insure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

RECEIVED
NOV 19 2018

CITY OF KUNA

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

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

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

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

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

NO DISCHARGE into any live irrigation system is permitted.

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

Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss a pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

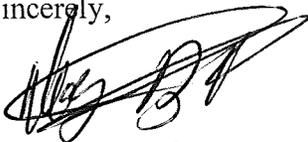
Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

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

Sincerely,



Thomas Ritthaler
Assistant Project Manager

tbr/tr

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

RECEIVED
NOV 19 2018
CITY OF KUNA

Communities in Motion 2040 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 (CIM 2040)*, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals.

Development Name: Bodahl-Steiner

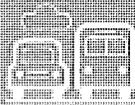
Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: ±240

New jobs: ±500

Exceeds CIM forecast: Yes

	<p>CIM Corridor: N/A Pedestrian level of stress: R-Hubbard Rd Bicycle level of stress: R-Hubbard Rd</p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: 1,105 Jobs within 1 mile: 180 Jobs/Housing Ratio: 0.2</p>	<p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: 1.9 miles Nearest fire station: 2.8 miles</p>	<p>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: Yes Farmland within 1 mile: 1,236 acres</p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: >4 miles Nearest public school: 1 mile Nearest public park: 0.9 miles Nearest grocery store: 3.3 miles</p>	<p>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

A site plan was not provided with this development. The application identifies approximately 40 acres of commercial space which could create 500 jobs at this location. This would exceed the employment forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. There are no fixed route bus service to this area and there are no plans for additional service in the ValleyConnect 2.0 plan.

This location is still in a largely farmland area, with over 1,000 acres of farmland within one mile. Nearby services, such as schools, parks, emergency services, grocery, and other stores are likely accessed only by vehicle and there are no plans for public transportation to this location. However, a mixed use development as proposed by the rezone, could encourage shorter trips and non-motorized trips.

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

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

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



COMPASS
 COMMUNITY PLANNING ASSOCIATION
 of Southwest Idaho



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

November 28, 2018

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

VIA EMAIL

Development Application	18-07-AN, 18-05-ZC
Project Name	BODAHL-STEINER ANNEXATION
Project Location	3925 Hubbard Road, southwest corner of West Hubbard Road and North Ten Mile Road, west of SH-69 milepost 4.0
Project Description	Annexation and a Rezone in order to annex and rezone approximately 40 acres for a residential subdivision within an R-6 zoning designation. For the remaining approximate 40 acres the applicant proposes a rezone from Agriculture to Commercial.
Applicant	Tim Eck

The Idaho Transportation Department (ITD) reviewed the referenced annexation and rezone applications and has the following comments:

1. This project does not abut the State highway system.
2. Future development of this parcel will require submittal of trip generations to ITD, and may require a Traffic Impact Study (TIS).
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
4. IDAPA 39.03.60 rules govern advertising along the State highway system. Signs may only display advertising specific to the property on which they are installed. The applicant can contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information.



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

5. ITD does not object to the annexation and rezone as presented in the application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Arjona'.

Sarah Arjona
Development Services
Sarah.Arjona@itd.idaho.gov



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Paul A. Stevens, P.E.
 Kuna City Engineer
 208-287-1727

REZONE REVIEW MEMORANDUM

Date: 19 February 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Bodahl-Steiner Annexation 18-07-AN & Rezone 18-05-ZC

The Bodahl-Steiner Annexation & Rezone request by Thistle Farms, LLC, dated November 15, 2018 has been reviewed. No preliminary plat was provided. The following narrative is limited to the rezone and annexation request. A discussion regarding the availability of city utility services (pressurized irrigation, sewer, & water) will accompany the preliminary plat when submitted.

1. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to pressurized irrigation, sewer, and water utilities, this property will be placing demand on constructed facilities and on water rights provided by others. It is expected that this property transfer to the City, at time of connection, all conveyable water rights by deed and "Change of Ownership" form from Idaho Department of Water Resources (IDWR). The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts or its facilities. Teed Lateral is one of those facilities.
- c) The City reserves the right of prior approval to all agreements involving the applicant, successors & assigns and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- d) R-6 is defined as six dwellings per net acre. Or about 7,260 square feet per lot. This is considered medium density development by the City of Kuna Code (5-2-2, B).
- e) Zoning – commercial. Four commercial zones are listed in the current zoning ordinance (5-2-2, C) governing the City of Kuna. No specific commercial zone has been shown.

2. Property Description

- a) The applicant provided a metes and bounds property description (legal description) of the subject parcels. The legal description pertains to the gross area and the property boundaries of the described land. No subdivision has been presented.

Development Services Department



Project/File: **Bodahl-Steiner Annexation/ KUNA19-0001/ 18-07-AN, 18-05-ZC**
This is an annexation and rezone from Agriculture to R-6, and a rezone from Agriculture to Commercial, located on 80 acres.

Lead Agency: City of Kuna
Site address: 3925 W. Hubbard Road
Staff Approval: March 13, 2019
Applicant: Tim Eck
Thistle Farms, LLC.
6152 W. Halfmoon Lane
Eagle, ID 83616



Representative: Bailey Engineering, INC
4242 N. Brookside Lane
Boise, ID 83714

Staff Contact: Elizabeth Allen
Phone: 387-6132
E-mail: eallen@achdidaho.org

A. Findings of Fact

- Description of Application:** The applicant is requesting approval of an annexation and a rezone of 40 acres from RR (Rural Residential) to R-6 (Medium-Low Density Residential), and a rezone of 40 acres from A (Agriculture) to Commercial.

The applicant's proposal is consistent with the City of Kuna's comprehensive plan.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Residential	RR (Ada County)
South	Rural Residential	RR (Ada County)
East	Agricultural	A (City of Kuna)
	Rural Residential	RR (Ada County)
West	Agricultural	A (City of Kuna)

- Site History:** ACHD has not previously reviewed this site for a development application.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - Malaspina Ranch, consisting of 90 buildable lots and 12 common lots, located east of the site, was approved by ACHD in February 2019.

- Wapiti Creek, consisting of 42 buildable lots and 4 common lots, located southeast of the site, was approved by ACHD in November 2017.
 - Arroyo Indio, consisting of 215 buildable lots, located west of the site, was approved by ACHD in September 2018.
5. **Transit:** Transit services are not available to serve this site.
6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
- The intersection of Ten Mile Road and Deer Flat Road is scheduled in the IFYWP to be constructed as a single-lane expandable roundabout with 2-lanes on the north leg, 2-lanes on the south, 3-lanes east, and 2-lanes on the west leg, and reconstructed/signalized.
 - The intersection of Ten Mile Road and Hubbard Road is scheduled in the IFYWP to be widened or constructed as a single-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg.
 - The intersection of Ten Mile Road and Columbia Road is scheduled in the IFYWP to be constructed as a single-lane expandable roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg.
 - Ten Mile Road and Bridge Number 1185 is scheduled in the IFYWP to be replaced/widened.
 - Ten Mile Road is listed in the CIP to be widened to 3-lanes from Deer Flat Road to Hubbard Road between 2031 and 2035.
 - The intersection of Hubbard Road and Meridian Road (SH 69) is listed in the CIP to be widened to 6-lanes on the north leg, 5-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and signalized between 2031 and 2035.

B. Traffic Findings for Consideration

1. **Trip Generation:** Below is a list of vehicle trip generation rates based on potential land uses at this site, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Land Use	Average Daily Rate	PM Peak Hour Rate
Single Family Detached (per unit)	9.44	1.00
Multifamily Housing (low-rise)	7.32	0.56
Nursery (Garden Center) (1,000 sf)	68.10	6.94
Tractor Supply Store	-	1.40
Variety Store	63.47	6.84
Shopping Center (1,000 sf GLA)	37.75	3.81

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
Ten Mile Road	1,305-feet	Minor Arterial	496	Better than "E"
Hubbard Road	2,611-feet	Minor Arterial	9	Better than "E"

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

2. 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 south of Hubbard Road was 7,965 on 11/06/18.
- The average daily traffic count for Hubbard Road west of Ten Mile Road was 173 on 11/06/18.

C. Findings for Consideration

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

1. Ten Mile Road

- a. **Existing Conditions:** Ten Mile Road is improved with 2-travel lanes, 25-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 70-feet of right-of-way for Ten Mile Road (32-feet from centerline).

b. **Policy:**

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

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

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

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

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

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

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

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

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-

of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

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

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

- c. **Staff Comments/Recommendations:** The applicant should be required to dedicate right-of-way to total 48-feet from centerline of Ten Mile Road when the site develops. The applicant should be required to improve Ten Mile Road with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder, a borrow ditch, and construct 5-foot wide detached concrete sidewalks a minimum of 42-feet from the centerline abutting the site.

Provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way to 2-feet behind back of sidewalk.

This segment of Ten Mile Road is listed on the no-cut moratorium through October 2023. Any pavement cuts to Ten Mile Road must be approved by the ACHD pavement cut committee. The moratorium cut request form can be found at the following link: <http://hdlf.achdidaho.org/Forms/RoadMoratorium>

2. Hubbard Road

- a. **Existing Conditions:** Hubbard Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Hubbard Road (20-feet from centerline).
- b. **Policy:**

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

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

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

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Hubbard Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 50-foot street section within 74-feet of right-of-way.

- c. **Staff Comments/Recommendations:** The applicant should be required to dedicate right-of-way to total 37-feet from centerline. The applicant should be required to improve Hubbard Road with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder, a borrow ditch, and construct a 5-foot wide detached concrete sidewalk located a minimum of 31-feet from centerline.

Provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way to 2-feet behind back of sidewalk.

3. New North-South Collector (Master Street Map)

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

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

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

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

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District

will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

Sidewalk Policy: District policy 7206.5.6 requires 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.

Required Improvements: District policy 7206.2.2 states that required improvements to an adjacent collector street shall consist of pavement widening to one-half the required width, including vertical curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

New Collector ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 62-feet of right-of-way.

Staff comments/recommendations: The applicant should be required to construct the new collector street one-half of a 36-foot street section, vertical curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side along the west side of the site.

4. Internal Streets

a. Policy:

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

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

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

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

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.

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

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial 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 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

Continuation of Streets Policy: District Policy 7208.2.4 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 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, water and sewer.
- Promotes orderly development.

Sidewalk Policy: District Policy 7208.5.6 requires concrete sidewalks at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, 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.

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 7208.5.7 states that the minimum radius permitted for a turnaround is 55-feet to back-of-curb.

Landscape Medians Policy: District policy 7208.5.15 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

b. Staff Comments/Recommendations:

The applicant should construct the internal local streets as 36-foot street sections with curb, gutter and 5-foot wide sidewalk within 50-feet of right-of-way.

The applicant should construct the internal commercial streets per District policy.

5. Roadway Offsets

a. Policy:

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

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

- b. Staff Comments/Recommendations:** The applicant should be required to construct any new local streets to offset per District policy.

6. Stub Streets

- a. Existing Conditions:** There are no existing stub streets to the site.

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 7207.2.4 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. **Staff Comments/Recommendations:** Stub streets will be required to the adjacent parcel and should be constructed per District policy.

7. Driveways

6.1 Ten Mile Road and Hubbard Road

- a. **Existing Conditions:** There are no existing driveways on Ten Mile Road. There are 8 driveways located on Hubbard Road.

a. **Policy**

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

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

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

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

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

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

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- b. **Staff Comments/Recommendations:** The applicant should construct any future driveways per District policy.

8. 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.

9. 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.

D. Site Specific Conditions of Approval

This application is for a rezone and annexation only. The District may add additional findings for consideration when it reviews a specific development application. Site Specific Conditions will be established at that time.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

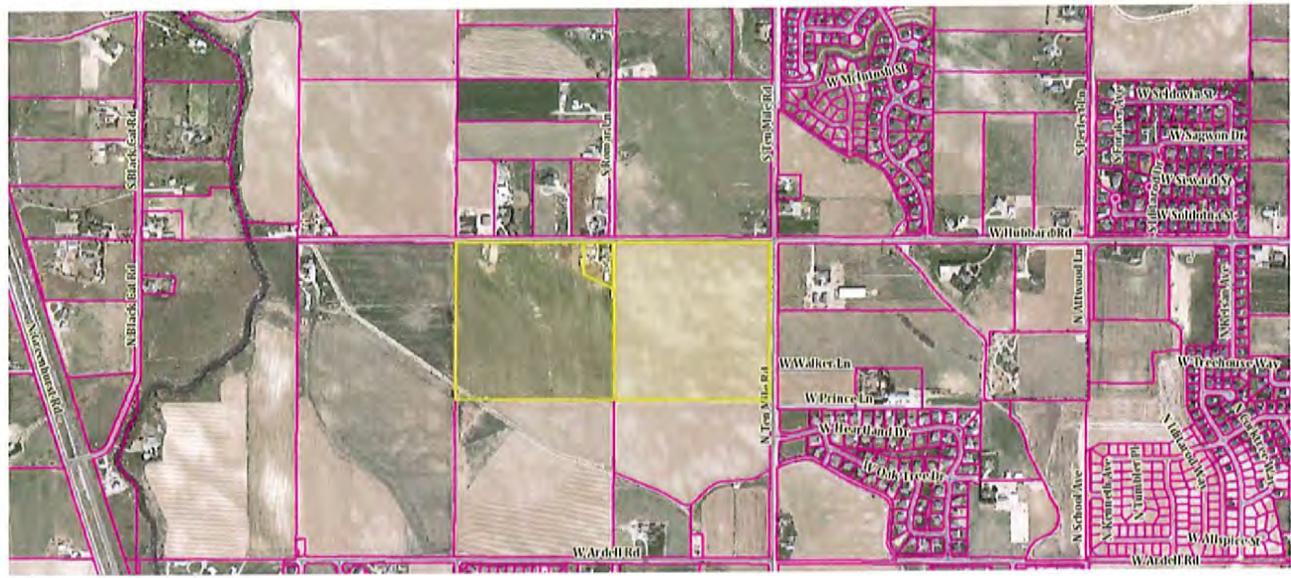
F. Conclusions of Law

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

G. Attachments

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

VICINITY MAP



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
 - Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.
 - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a **"No Review"** letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for **ANY** work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

Driveway or Property Approach(s)

- Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.

Working in the ACHD Right-of-Way

- Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

Sediment & Erosion Submittal

- At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.

Idaho Power Company

- Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.

- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

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

Economic Development Update

March 14, 2019

Mayor and City Council Members,

Attached are some slides I shared with the Kuna Chamber this month related to interesting statistics about Kuna. I also put together some updates below on several economic development initiatives, with also some feedback and considerations for council on upcoming projects.

A Few Challenges for Kuna:

- **Available Commercial Sites:** There are not a lot of large industrial or commercial sites on the market that are currently zoned for those uses with infrastructure in place.
- **Size of Commercial Lots:** While a 1-2 acre parcel may work for a restaurant, bank, medical office, etc, many businesses want to be located in an area with other commercial businesses. The Ridley's complex is a great example of that. Once a few anchor tenants went in, it has been a lot easier to attract other retail and commercial uses.
 - Many developers will say that 20-40 acres of commercial might be too much for Kuna, but there would be many opportunities to pursue if some of those sites existed on the market. For example, the Fred Meyer Complex on Hwy 20 and Linder Road in Meridian sits on a 36 acre site. The Blue Cross Campus is on 35 acres, and the Scentsy Campus is 34 acres.
 - The new comprehensive plan will layout a good guide for planning future mixed use and commercial development, but I would encourage we work as a City to preserve hard corners and major roadways like Ten Mile and Highway 69 for commercial development.
- **Retail Leakage:** In 2018, it was estimated that Kuna residents spent approximately \$66.86 million on retail services within Kuna. Kuna residents spent approximately \$241.54 million outside of Kuna, leaving an opportunity of \$174.68 million of potential sales still available (Source ESRI Analysis). This data has been very helpful to share with developers and some of the businesses considering entering the Kuna market.

Economic Development Updates:

- **Entrepreneur's Bootcamp:** In January and February, the City of Kuna hosted a 3 part entrepreneurship training workshop series. I also put together a digital resource library for entrepreneurs looking to start a business in Kuna. Overall, the results and feedback were positive with requests to continue workshops in the future. It is a goal to put on a quarterly workshop series for small businesses and entrepreneurs moving forward.
 - 1st workshop (Business Basics): 20 participants
 - 2nd workshop (Legal) 17 participants
 - 3rd workshop (Financing): 16 participants
 - Overall, 10 individuals completed all 3 workshops, with 25 people participated overall.
- **Business Attraction Projects Update:** We have been talking with many companies considering Kuna from small retailers/restaurants, to medical offices, to community development projects to larger projects considering the entire Valley. This past year, Kuna has worked closely with Idaho Commerce and BVEP on a number of projects. We are responding to the regional requests for information when we have a potential site or build to suit option available. If you'd like an update on specific projects we've submitted for, I'd be happy to schedule a meeting with you to share a personal update.

- **Community Awareness:**
 - I've spent a lot of time meeting with real estate developers and brokers over the past several months to share the marketing material we've put together and gauge interest for development opportunities.
 - We have put a focus on business retention and expansion in meeting with local Kuna companies to see if there are ways we can better support their needs locally.
 - We've completed two marketing videos for Kuna, and also partnered with the Kuna Chamber to put together a marketing guide they could use with their membership directory.
- **Strategic Planning & Best Practices:** Now that we are getting close to finalizing the new draft Comprehensive Plan, my focus over the next 4-6 months will be on drafting a strategic plan for economic development. A few thoughts to consider:
 - **Downtown Kuna:** Continue building on the City's success with the Main Street project, and look for future opportunities to add a community plaza, streetscape improvements for 4th street, and continued integration with the greenbelt and pathways.
 - **Potential Incubator Space:** Work with local education institutions to consider an incubator concept for Kuna.
 - **Industrial Development:** There are many strategic locations next to the rail that would be a great fit for future industrial projects. We are meeting with landowners and would like to put a focus in the Strategic Plan on making an industrial park a possibility in Kuna. We've had initial conversations with ACHD, the rail line, and are also looking at possible funding mechanisms to help with infrastructure planning.
 - **Funding Mechanisms for Economic Development:** I have done a lot of best practice research and have a high level overview of some funding tools for infrastructure planning. It would be my request to hold a public workshop to talk more in detail about funding mechanisms for infrastructure (grants, BID's, CID's, or Urban Renewal) and bring in a third party who can speak more fluently to the high level details. I would invite the members of the Economic Development committee as well as City Council, either as part of a regular City Council Meeting or a separate workshop. After that point in time, we can further discuss what tools might be a fit for Kuna.

Please feel free to reach out to me with questions at any time.

Lisa Holland
Economic Development Director
lholland@kunaid.gov
(208) 559-5926

ECONOMIC DEVELOPMENT



BRAND PERCEPTION

POSITIVE ATTRIBUTES:

- Great Mexican Food
- Birds of Prey & Wildlife Areas
- Kuna Days
- Cowgirls
- Kuna Caves

MYTHS

- “Just a Farming Community”
- “So Far Away”
- “Rural, Bedroom Community”
- “Can’t Support Commercial”



DON'T JUST TELL THEM – SHOW THEM!



MARKETING RESOURCES



KUNA
IDAHO



A Growing Community

The City of Kuna is one of the fastest growing cities in the Boise Metro Region.



Welcome to Kuna



One of the Fastest Growing Cities in Idaho



Snake River Birds of Prey



Best Mexican Food in the Boise Metro



Falcon Crest Top 5 Golf Courses in Idaho



The Only Metro High School With An Air Force ROTC Program

KunaCity.ID.gov



Welcome to the City of Kuna!

I'm proud to say that Kuna is my town. We have the best citizens that are involved and active. It's a friendly community where people are willing to get involved and help. If something needs to get taken care of, it happens.

The time is right to bring your business to Kuna. The citizens are here, the growth pattern is right, and we want to make you successful. Kuna is a dynamic, friendly and progressive city. We value our roots in agriculture, our history of being a rail community, and we look forward to being an employer hub in the future.

We don't just talk about quality of life, we brag about our quality of place. We have worked hard to enhance our downtown, establish a beautiful greenbelt pathway along Indian Creek, improve bike trails, grow our parks

system, and also take advantage of the natural amenities that surround Kuna.

Whether you are considering a move to Kuna, or to bring your business, we look forward to welcoming you to our community!

- Mayor Joe Stear
City of Kuna



BOISE MSA	USA
663,680	
175,717	26.5%
58,872	8.9%
91,917	13.8%
89,321	13.5%
84,887	12.8%
77,079	11.6%
52,166	7.9%
33,721	5.1%

Join Our Growing Business Community

City of Kuna Economic Development Director:
Lisa Holland
(208) 559-5926
lholland@kuna.id.gov

Recent Retail Additions to Kuna Include:
D&B Supply, RiceWorks, Smoky Mountain Pizza, Enrique's (Expansion), Ridley's, Bi-Mart, Taco Bell, Tractor Supply, and more...



Kuna's Area of Impact (Outlined Below)

2018 Total Population 26,903
2018 Total Households 7,814
2018 Average HH Size 3.09

Source: ESRI 2018 Estimates



ECONOMIC DEVELOPMENT ACTIVITY

- QUESTION: “What’s Coming to Kuna” OR “What Does a Win Look like for Kuna”?
- Hot Projects:
 - Several Industrial (Manufacturing & Tech)
 - Community Development
 - Retail Interest

ECONOMIC DEVELOPMENT PRIORITIES

Business Retention & Expansion:

Workshops, Retention Visits, Starting
a Business in Kuna, Downtown

Best Practices Research

Infrastructure Planning, Creating
Industrial Parks, Tools for Cities
(Urban Renewal, BID's, CID's)

Strategic Plan

Future Planning

Marketing & Understanding Kuna

ENTREPRENEUR'S BOOTCAMP

PART 1: JANUARY 23

How Do I Take An Idea And Bring It To Life?
Business Model Canvas & Business Planning Strategies



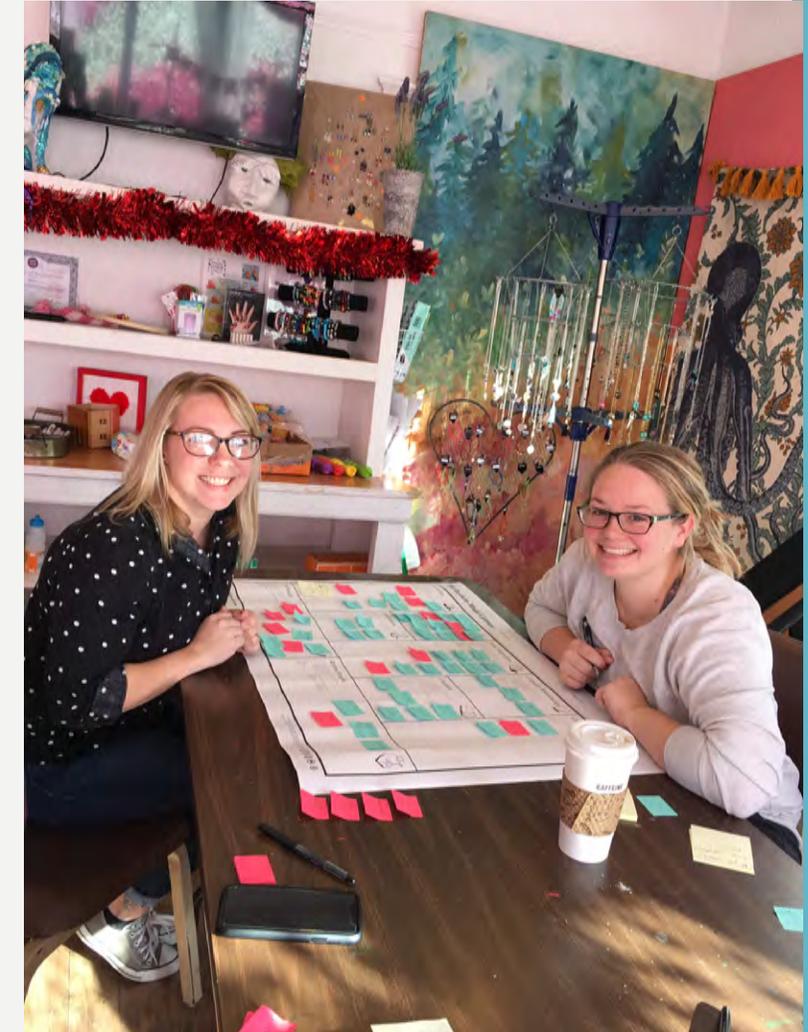
PART 2: FEBRUARY 6

What Are The Steps To Legally Start A Company?
Legal Formation of Businesses & Resources To Get Started



PART 3: FEBRUARY 20

How Do I Fund My Idea and Take It to the Next Level?
Small Business Lending, Venture Capital, & Resources



COMP PLAN UPDATE

Figure 2: Plan Focus Areas

1. Economically
Diverse and
Vibrant

2. Healthy
and Safe

3. Desirable,
Distinctive and
Well-Designed

4. Connected

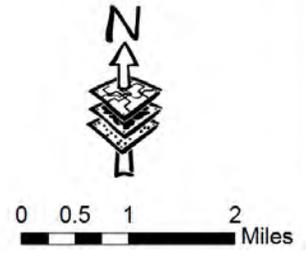
5. Educated and
Celebrated

6. Governing
Collaboratively
and Effectively

FUTURE LAND USE MAP

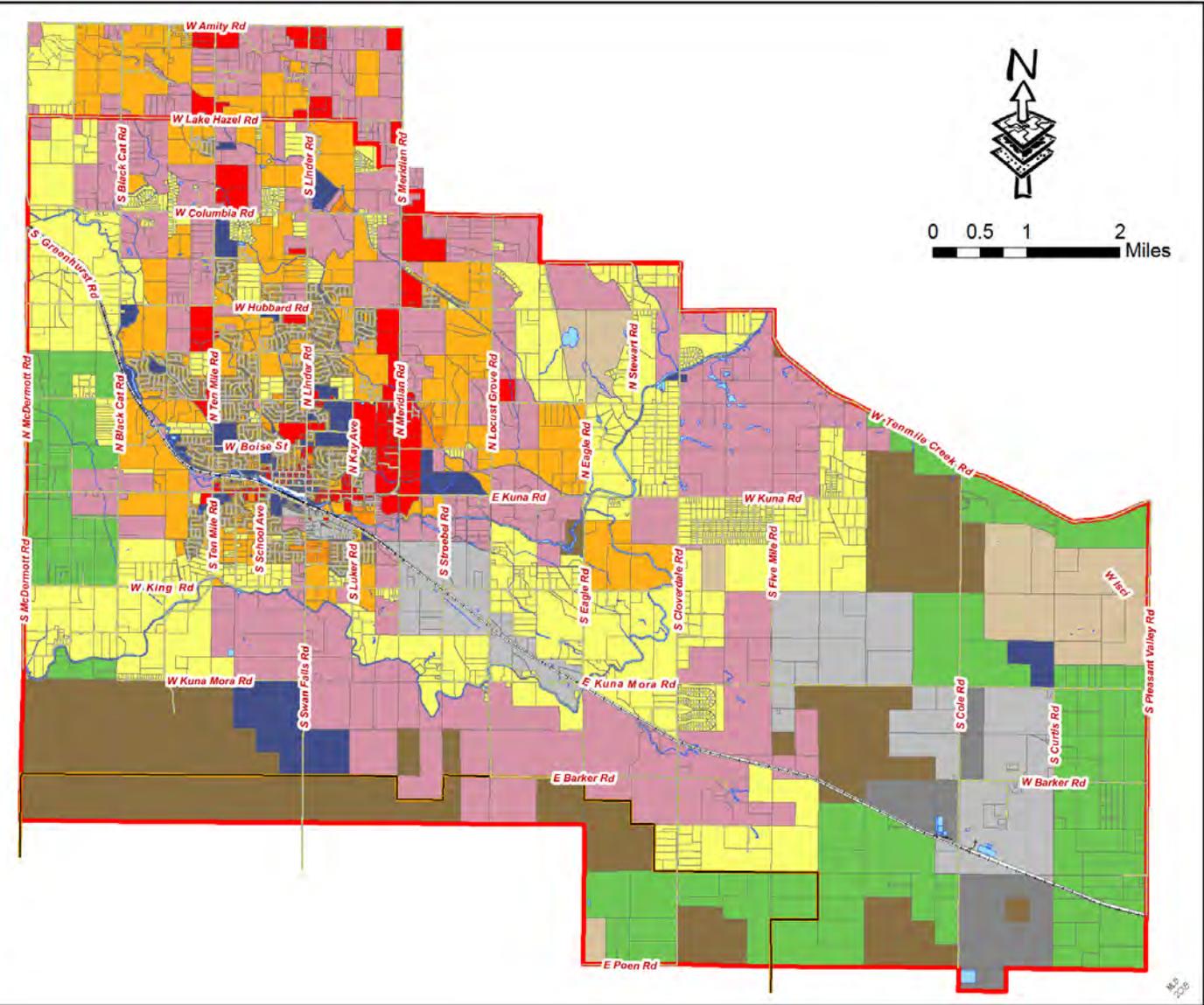


CITY OF KUNA
FUTURE
LAND USE MAP
DECEMBER 19th, 2018



Legend

- EXISTING ROADS
- ▭ KUNA AREA OF IMPACT
- RAILROAD
- BIRDS OF PREY
- WATERWAY
- COMPREHENSIVE CLASSIFICATIONS**
- AGRICULTURE
- COMMERCIAL
- HEAVY INDUSTRIAL
- LIGHT INDUSTRIAL
- HIGH DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MIXED-USE
- LOCAL PUBLIC LANDS
- STATE LAND
- FEDERAL LAND



3/5
208

DEMOGRAPHICS

Demographics	Kuna	Boise MSA	USA
Median Age	32.1	35.6	37.7
Under 18 Years	27.1%	26.5%	23.1%
18 to 24 Years	8.6%	8.9%	9.8%
25 to 34 Years	19.7%	13.8%	13.6%
35 to 44 Years	16.3%	13.5%	12.7%
45 to 54 Years	13%	12.8%	13.6%
84.7% of Kuna's Population is Under the age of 54			

Workforce & Pipeline



GROWTH OF KUNA

- Workforce in Kuna: 11,162 People
- Jobs in Kuna: 6,179

Population (City Limits)	2000	2010	2018
Population (Compass Estimates)	5,382	15,210	20,740

Area of Impact: 27,000 People



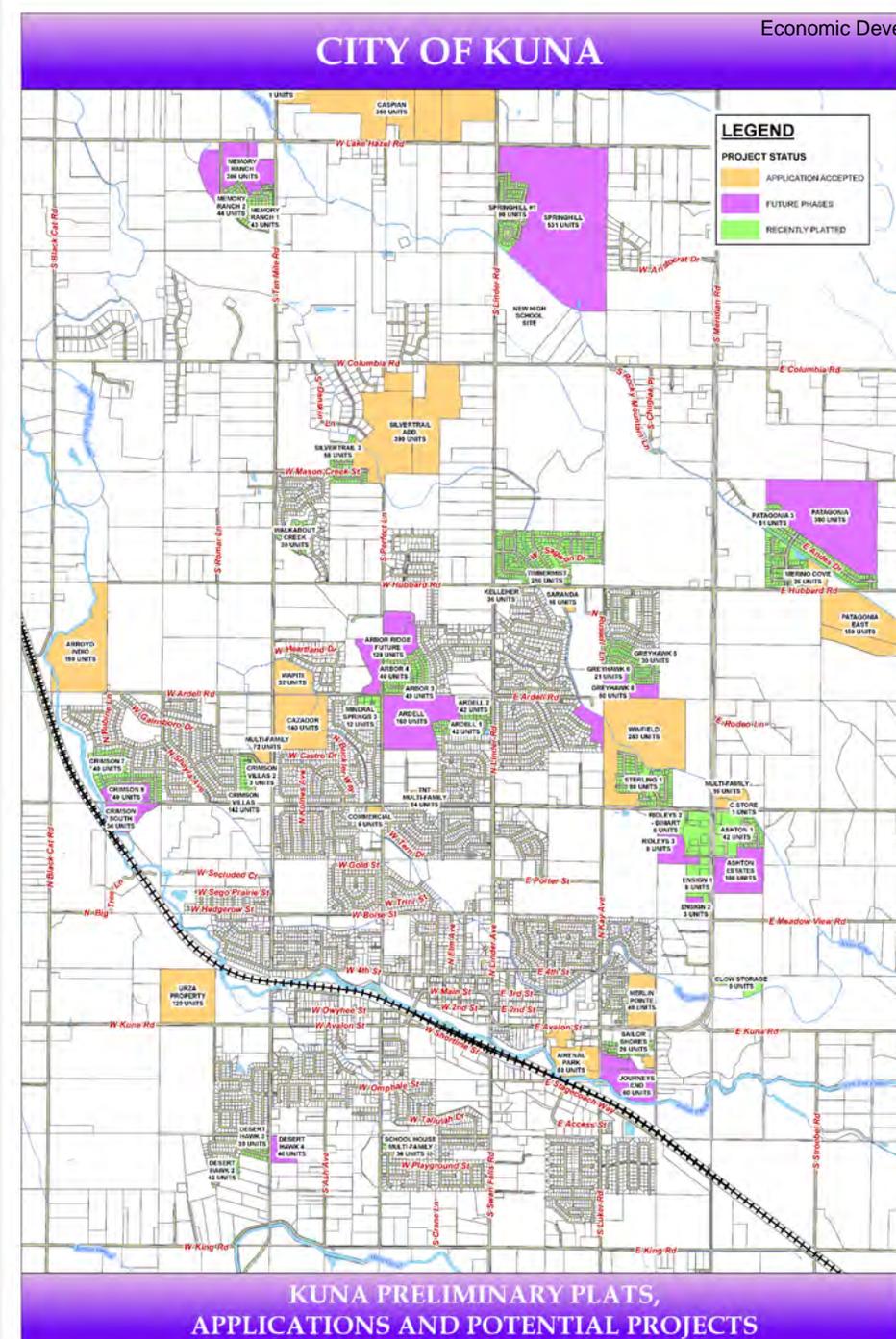
TOP EMPLOYERS

- Kuna School District
- City of Kuna
- CS Beef (Area of Impact)
- Idaho Correction Facility
- Retail & Restaurant Employers
- Manufacturing: MRS Sales, Mountain Steel, Kuna Machine Shop, etc



DEVELOPMENT IN KUNA

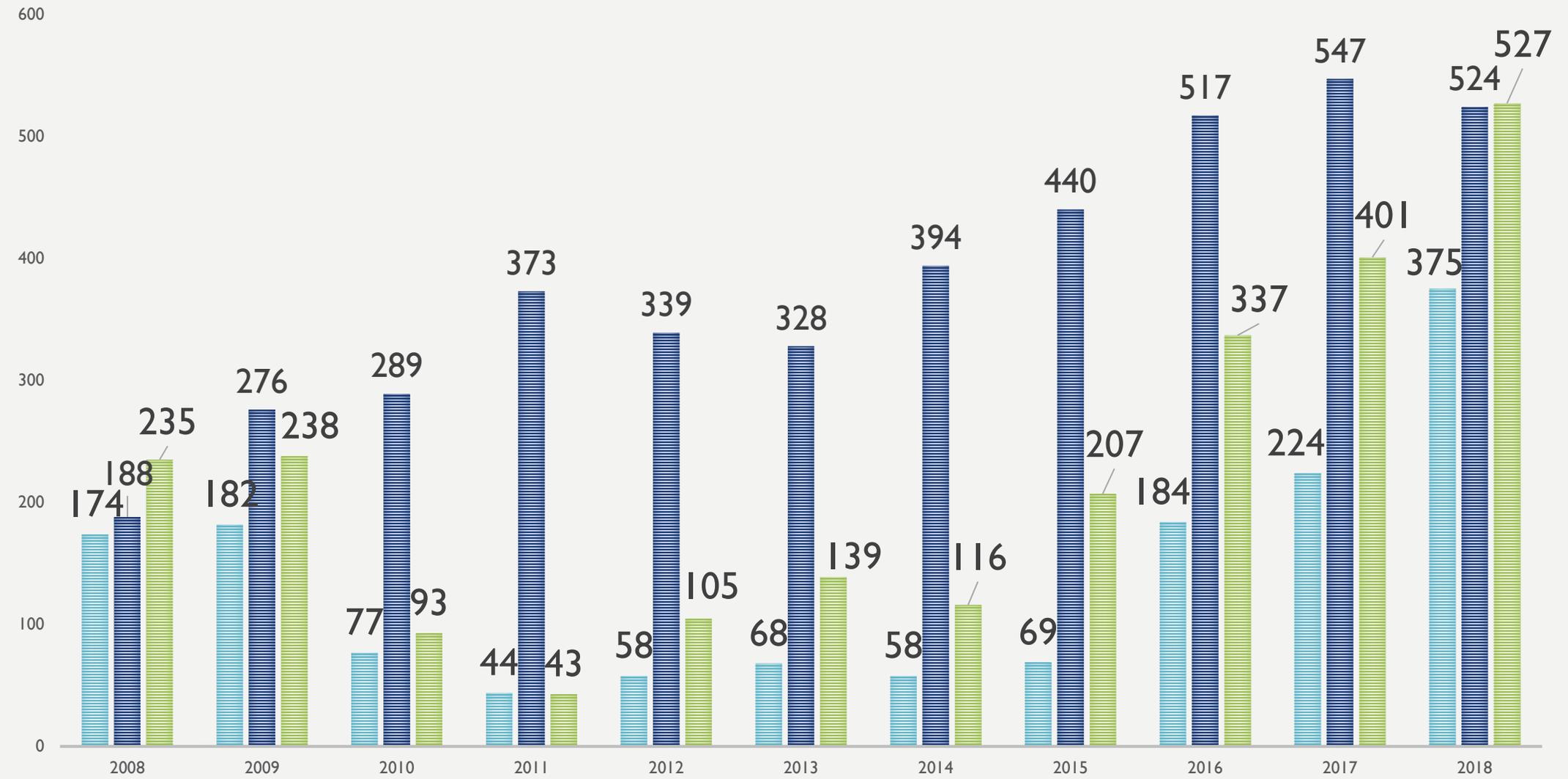
- In 2017: 401 residential permits
- In 2018: 527 residential permits
- Recent Commercial Additions:
 - Enrique's Mexican Restaurant (expansion)
 - Smoky Mountain Pizza & Pasta
 - Taco Bell
 - Bi-Mart & Ridley's
 - D&B Supply (under construction)
 - Some Industrial Park Growth



HOUSING GROWTH

#HOMES SOLD

#Sold New #Sold Existing Building Permits Issued



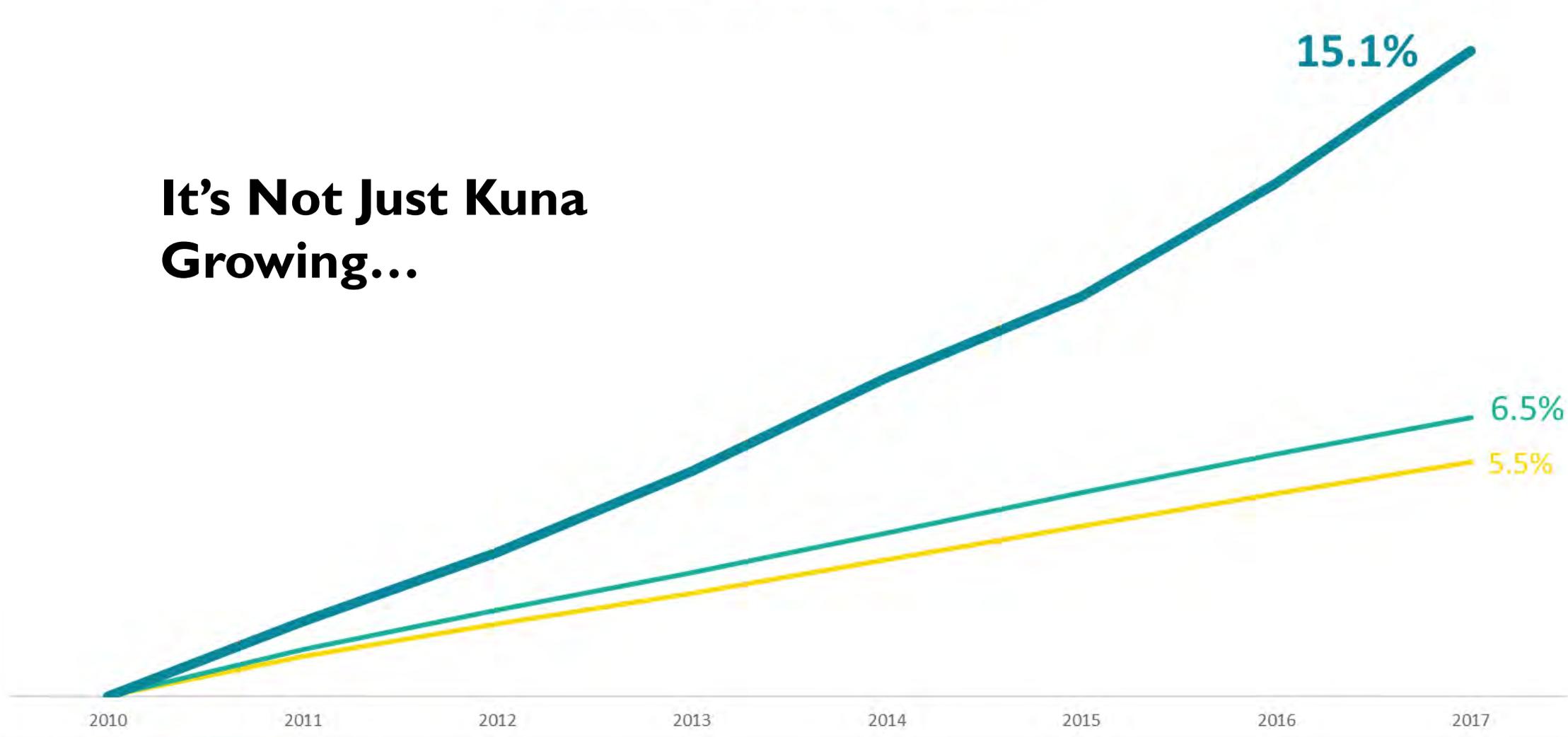
HOUSING GROWTH

Homes Sold	#Sold	Kuna Average Price	Ada County Average
2018 New Construction	375	\$299,753	\$399,670
2018 Existing Homes	524	\$257,054	\$339,497

Metro Area Growth 2010-2017

Boise Metro, All Metros, and USA

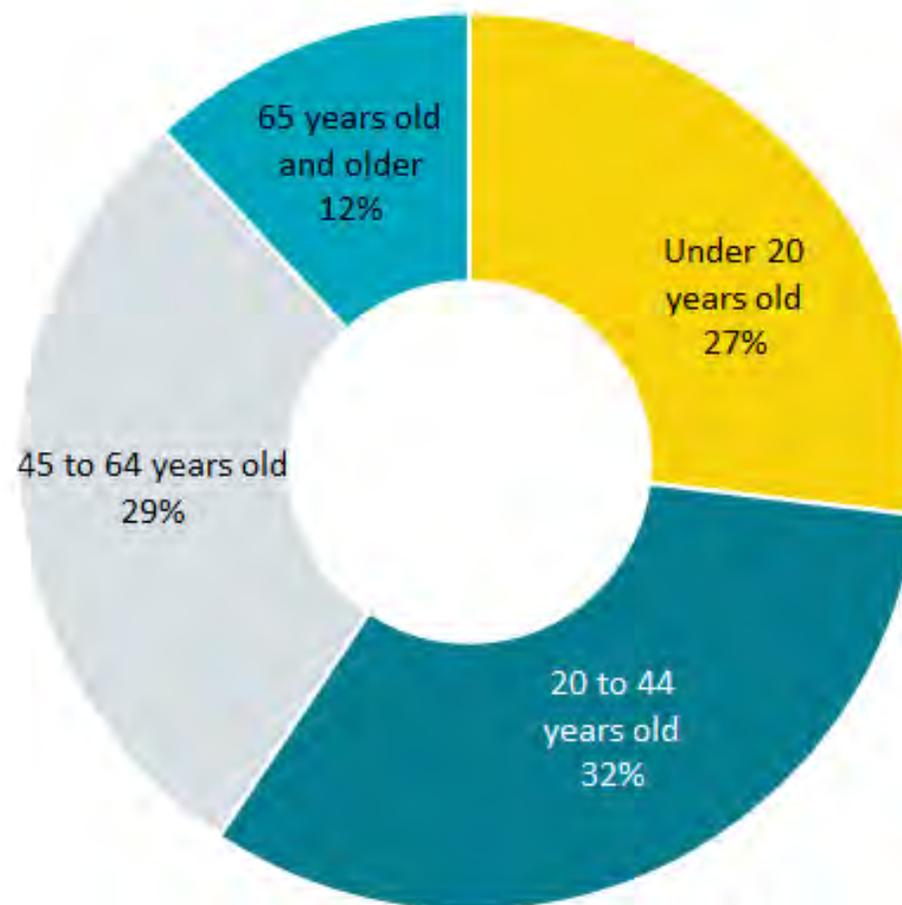
**It's Not Just Kuna
Growing...**



*Out of the Largest 100 Metros
Source: BVEP - [US Census Bureau, Population and Housing Unit Estimates Program, 2018](#)

IT'S NOT JUST RETIREES

Out-of-State Net Migration by Age
Boise Metro
Annual Average
2013-2017



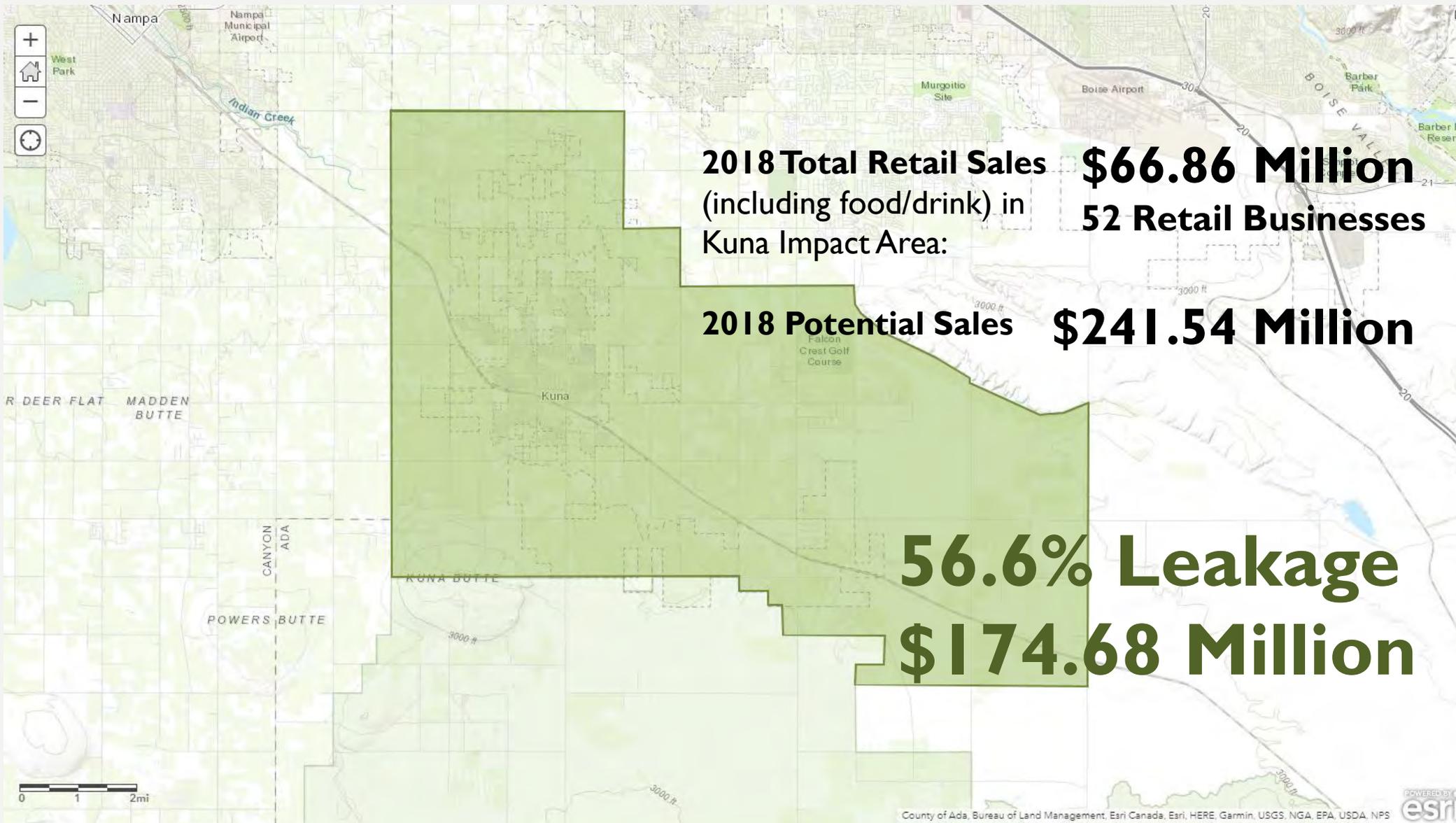
GROWTH



Challenges:
Transportation
Safety
Amenities

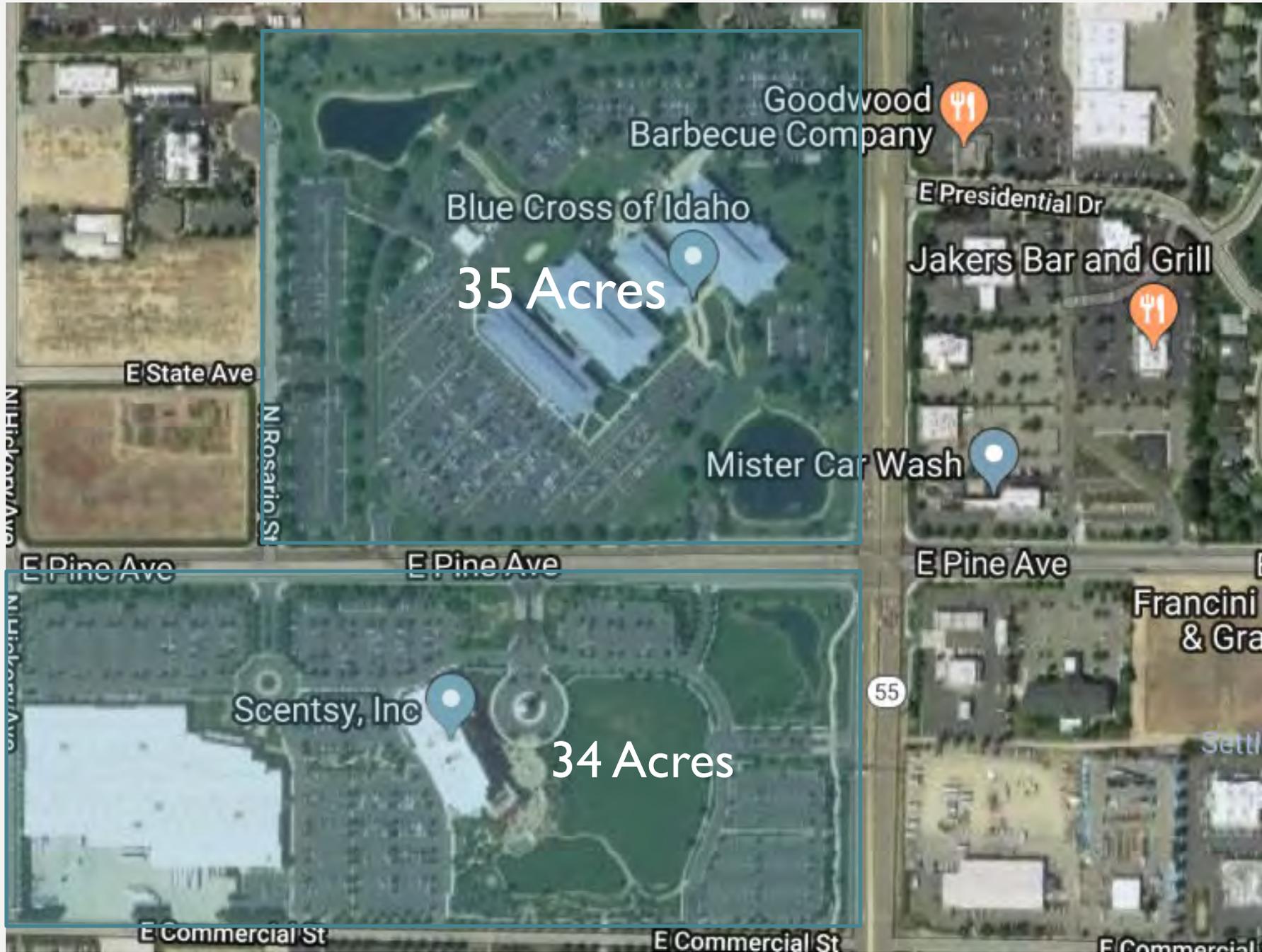
**“You Can Either
Plan for Growth,
Or Have Growth
Happen To You”**

RETAIL OPPORTUNITY



COMMERCIAL OPPORTUNITY





35 Acres

34 Acres

INDUSTRIAL SPACE



WHAT SHOULD WE BE ATTRACTING?



- **Challenge:** Already Zoned Infrastructure Ready Sites



- Food Processing
- Light Manufacturing & Technology
- Professional Service Companies
- Community Development Projects

WHAT DOES A WIN LOOK LIKE?



**ORDINANCE NO. 2019-05
KUNA, IDAHO**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING TITLE 1, CHAPTER 6, SECTION 8 ENTITLED PUBLIC HEARING RULES OF PROCEDURE OF THE KUNA CITY CODE PROVIDING FOR:

- **CLARIFICATION ON PUBLIC HEARING RULES OF PROCEDURE;**
- **ESTABLISHING TESTIMONY TIME LIMITS;**
- **REGULATING THE PRESENTATION OF DOCUMENTS AND OTHER FORMS OF PHYSICAL EVIDENCE;**
- **AMENDING THE RECOGNIZED PUBLIC HEARING MOTIONS;**
- **CLARIFYING CONFLICT OF INTEREST PROCEEDURES; AND**
- **PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Title 1, Chapter 6, Section 8 of the Kuna City Code be and the same is hereby amended to read as follows:

1-6-8: - PUBLIC HEARING RULES OF PROCEDURE:

The following rules are hereby established, shall be observed in the conduct of any public hearing before the city council, planning and zoning commission, design review committee, or any city standing or ad hoc committee (a "City Agency") authorized to conduct public hearings, and shall be known as the "public hearing rules of procedure".

- A. No person shall be permitted to testify or speak before a City Agency at a public hearing, unless such person has written his or her name and address thereafter on a sign-up sheet provided by the city or unless such person has been recognized and authorized by the presiding chairman to speak. This rule shall not apply to staff or technical witnesses directed by the presiding chairman to testify or provide evidence at the public hearing.
- B. No person shall be permitted to speak before a City Agency at a public hearing until such person has been recognized by the presiding chairman and has clearly stated for the record their name, address, and interest in the matter.
- C. All public hearing proceedings shall be recorded electronically and all persons speaking at such public hearings shall speak before a microphone in such a manner as will assure that the recorded testimony or remarks will be included in the record of the proceedings and the clerk of the proceedings shall notify speakers when they are not in compliance.

- D. The following is the general public hearing time limits, unless a special hearing time limit is otherwise established by majority vote of the members of the City Agency, for speakers [not including time for questions and response] is as follows:

Staff presentation: fifteen (15) minutes; and

Applicant representative: ten (10) minutes, and

Public testimony: three (3) minutes; and

Applicant rebuttal testimony: ten (10) minutes.

Persons called to testify by the City Agency members to respond to their questions are not subject to these time limits.

No testimony will be received after the approval of a motion to close evidence presentation and proceed to deliberation.

Any special time limit established by the City Agency shall consider but not be limited to, the number of speakers who sign up for each hearing, providing a fair opportunity for interested parties and persons to present relevant evidence or information, the lateness of the hour at the commencement of the hearing, and the number of hearings left on the meeting agenda, and shall apply only to the speaker's comments.

- E. Any person or applicant who wishes to speak and who also wishes to present any documents and other forms of physical evidence not already in the record of proceedings must provide the same to the Clerk of the Proceedings prior to the commencement of the receipt of testimony so the same may be marked as an exhibit by the Clerk which shall be identified by the speaker during their testimony; and any electronic displays or presentations must be provided prior to the meeting and prior to the distribution of the agenda and supporting documents to the governing body. No late electronic submissions will be allowed and no non-city produced external disc or external drive will be permitted to be used on city equipment. Any paper copies must be in a size that is clearly viewable by the governing body and attendees of the meeting from a minimum distance of ten (10) feet or individual copies may be provided and, in a quantity, to provide a copy for all members of the governing body, staff and any public in attendance.
- F. Speakers should not be interrupted by members of the City Agency so long as the speaker's comments are related to the subject matter of the hearing until an imposed time limit has been reached.
- G. At the conclusion of a speaker's comments, each member of the City Agency, when recognized by the presiding chairman, shall be allowed to question the speaker, and the speaker shall be limited to answers to the questions asked. The question and answer period shall not be included in the speaker's time limit, if one has been established.
- H. Any person not conforming to any of the above rules may be prohibited from speaking during the public hearing. Any person refusing to comply with such prohibition may be removed from the room by order of the presiding chairman.
- I. All decisions made or actions taken by a City Agency shall be initiated by motion of one (1) of its members.

- J. Every motion seconded by another member shall proceed to a vote unless such motion be withdrawn by the maker of the motion prior to the vote. Every motion failing to receive a second shall die without a vote.
- K. There shall be five (5) recognized public hearing motions which can be made in meetings subject to these rules, and listed in priority order in the event more than one (1) motion is pending, such motions are:
1. Motion to open the public hearing;
 2. Motion to suspend or amend these rules
 3. Motion for recess and continuance of the public hearing for matters as specified to a time and date certain;
 4. Motion to close evidence presentation and proceed to deliberation;
 5. Motion to take action as is relevant to the deliberation and when relevant a direction to prepare findings of fact, conclusions and law and order of recommendation or decision for approval at the next scheduled meeting.
- L. City Agency members shall disclose potential conflicts of interest they may have regarding the subject matter of the public hearing. They may ask the city attorney for an opinion as to whether or not they have a conflict of interest under law. A member with a conflict of interest; and additionally, in a quasi-judicial proceeding, who discloses that they will be unable to make a fair and impartial determination of the facts at issue based solely upon the evidence presented at the hearing, shall recuse themselves and request permission from the presiding chairman to absence themselves from the hearing. A member for any other reason, desiring not to participate in a matter before a public hearing shall advise the presiding chairman of the reason therefor. A vote of the other members present shall be called by the chairman which shall require a majority vote of the other members of the City Agency in order to be excused from the hearing. As all meetings and hearings, except for executive sessions, are open to public view and scrutiny, all deliberations by body members shall be clearly audible in order to be heard by all persons present in the room and capable of being later transcribed.
- M. For legislative matters, testimony and other information may be received by the body in any order chosen by the presiding chairman.
- N. For quasi-judicial matters such as, but not limited to, licensing applications and zoning applications, the presiding chairman shall receive testimony at the public hearing in the following order:
1. Report to the body by city staff;
 2. Presentation by the applicant;
 3. Testimony of those in support of the application;
 4. Testimony of those neutral toward the application;
 5. Testimony of those opposed to the application;
 6. Rebuttal presentation by the applicant.

- O. The body may suspend or amend any one or more of these rules by vote of one-half plus one (1) of the full body, and the presiding chairman shall have the authority to interpret and apply the foregoing rules. An appeal of such interpretation or application may be made to the city council, which will act on such appeal as expeditiously as it can. Appeals during a council meeting may be decided during the public hearing wherein the question arises, or may be decided at a later date, at the council's discretion.

Section 2: Date of Effect and Publication:

This ordinance shall be in full force and effect upon its passage, approval and publication, according to law.

ADOPTED this 19th day of February, 2019.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2019-X
KUNA, IDAHO**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING TITLE 1, CHAPTER 6, SECTION 8 ENTITLED PUBLIC HEARING RULES OF PROCEDURE OF THE KUNA CITY CODE PROVIDING FOR:

- **CLARIFICATION ON PUBLIC HEARING RULES OF PROCEDURE;**
- **ESTABLISHING TESTIMONY TIME LIMITS;**
- **REGULATING THE PRESENTATION OF DOCUMENTS AND OTHER FORMS OF PHYSICAL EVIDENCE;**
- **AMENDING THE RECOGNIZED PUBLIC HEARING MOTIONS;**
- **CLARIFYING CONFLICT OF INTEREST PROCEEDURES; AND**
- **PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Title 1, Chapter 6, Section 8 of the Kuna City Code be and the same is hereby amended to read as follows:

1-6-8: - PUBLIC HEARING RULES OF PROCEDURE:

The following rules are hereby established, shall be observed in the conduct of any public hearing before the city council, planning and zoning commission, design review committee, or any city standing or ad hoc committee other body (a "City Agency") authorized to conduct public hearings, and shall be known as the "public hearing rules of procedure".

- A. A- No person shall be permitted to testify or speak before a City Agency the body at a public hearing, unless such person has written his or her name and address thereafter on sign up/sign-up sheets to be provided by the city or unless such person has been recognized and authorized by the presiding chairman and invited to speak. This rule shall not apply to staff or technical witnesses directed by the presiding chairman to testify or provide evidence at the public hearing. give evidence or information to the body.
- B. B- No person shall be permitted to speak before a City Agency the body at a public hearing until such person has been recognized by the presiding chairman and has clearly stated for the record such person's their name, and address and interest in the matter.
- C. C- All public hearing proceedings shall be recorded electronically and all persons speaking at such public hearings shall speak before a microphone in such a manner as will assure that the recorded testimony or remarks will be included in the record of the

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

~~proceedings accurate and trustworthy and the clerk of the proceedings shall notify speakers when they are not in compliance.~~

~~D. D-~~ The following is the general public hearing time limits, unless a special hearing time limit is otherwise established by majority vote of the members of the City Agency, for speakers [not including time for questions and response] At the commencement of the public hearing is as follows:

Staff presentation: fifteen (15) minutes; and

~~Applicant representative, the presiding chairman may established a time limit is to be observed by all speakers. Applicant is limited to ten (10) minutes, and~~

~~Public testimony is limited to three (3) minutes; and~~

~~rebuttal of the Applicant rebuttal testimony is limited to ten (10) minutes.~~

~~Persons called to testify by the City Agency members to respond their questions are not subject to these time limits.~~

~~No testimony will be accepted by received after the approval of a motion to close evidence presentation and proceed to deliberation. applicant or public after the closure of the rebuttal time unless the governing body ask a question.~~

Any special time limit established by the City Agency shall consider other than listed may be imposed shall to reflect a reasonable balance of factors including, but not be limited to, the number of speakers who sign up for each hearing, providing a fair opportunity for interested parties and persons to present relevant evidence or information, the lateness of the hour at the commencement of the hearing, and the number of hearings left on the meeting agenda, and shall apply only to the speaker's comments.

~~E. E-~~ Any person or applicant who wishes to speak and who also wishes to present any documents and other forms of physical evidence not already in the record of proceedings must provide the same to the Clerk of the Proceedings prior to the commencement of the receipt of testimony so the same may be marked as an exhibit by the Clerk which shall be identified by the speaker during their testimony; and ~~a~~Any electronic displays or presentations must be provided prior to the meeting and prior to the distribution of the agenda and supporting documents to the governing body. No late electronic submissions will be allowed and no non-city produced external disc or external drive will be permitted to be used on city equipment. Any paper copies must be in a size that is clearly viewable by the governing body and attendees of the meeting from a minimum distance of ten (10) feet or individual copies may be provided and, in a quantity, to provide a copy for all members of the governing body, staff and any public in attendance.

~~F. F-~~ Speakers should not ~~No speaker shall~~ be interrupted by members of the City Agency body or the presiding chairman so long as the speaker's comments are related to the subject matter of the hearing until an imposed time limit has been reached.

~~G. G-~~ At the conclusion of a speaker's comments, each member of the City Agency body, when recognized by the presiding chairman, shall be allowed to question the speaker, and the speaker shall be limited to answers to the questions asked. The question and answer period shall not be included in the speaker's time limit, if one has been established.

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Indent: Left: 0.5", First line: 0"

Formatted: Font: (Default) Calibri, 10 pt

Formatted: Table Normal1, No bullets or numbering

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

~~H. G.~~ Any person not conforming to any of the above rules may be prohibited from speaking during the public hearing. Any person refusing to comply with such prohibition may be removed from the room by order of the presiding chairman.

~~I. H.~~ All decisions made or actions taken by a City Agency body shall be initiated by motion of one (1) of its members.

~~J. I.~~ Every motion seconded by another member shall proceed to a vote unless such motion be withdrawn by the maker of the motion prior to the vote. Every motion failing to receive a second shall die without a vote.

~~K. J.~~ There shall be ~~seven-five (75)~~ recognized public hearing motions which can be made in meetings subject to these rules, and listed in priority order in the event more than one (1) motion is pending, such motions are:

~~1. I.~~ Motion to open the public hearing amend the body's meeting agenda;

~~2. 2.~~ Motion to suspend or amend these rules

~~3.~~ Motion for ~~adjournment or recess~~ and continuance of the public hearing for matters as specified to a time and date certain;

~~4. 3.~~ Motion to close evidence presentation and proceed to deliberation table or continue any matter;

~~4.~~ Motion to take action as is relevant to the deliberation and when relevant a direction to prepare findings of fact, conclusions and law and order of recommendation or decision for approval at the next scheduled meeting. suspend or amend these rules;

~~5.~~ Substitute motions or motions to amend a pending motion;

~~5. 6.~~ Motion to approve, with or without conditions, or motion to deny any pending application or other matter; and

~~7.~~ Motion to hold an executive session (for those bodies where an executive session may be allowed).

~~K.~~ All members present for a meeting shall vote on each motion unless excused by a majority vote of the other members present based on reasons of conflict of interest or other good cause or may be excused by the presiding chairman at the chairman's discretion without a vote. City Agency members Each member shall disclose ~~at any meeting~~ potential conflicts of interest they may have regarding the subject matter of the public hearing that may exist for any of the items on the agenda prior to that agenda item being discussed. They may ask the city attorney for an opinion as to whether or not they have a conflict of interest under law. A member with a conflict of interest; and additionally in a quasi-judicial proceeding, who discloses that they will be unable to make a fair and impartial determination of the facts at issue based solely upon the evidence presented at the hearing, shall recuse themselves and request permission from the presiding chairman to absense themselves from the hearing. A member for any other reason, desiring not to participate in a any matter before a public hearing shall advise the presiding chairman of the reason therefor. A vote of the other members present shall be called by the ~~presiding chairman~~ chairman or the presiding chairman may determine whether there exists a conflict or other

Formatted: Numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1"

Formatted: Numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1"

Formatted: Numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1"

Formatted: Numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1"

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Formatted: Strikethrough

~~good cause which shall require a majority vote of the other members of the City Agency in order to be excused excusing such member from the hearing participation and any voting. Good cause shall only be found in circumstances where allowing participation of the member would reasonably appear to undermine the fairness and/or impartiality of the body's deliberation of a matter.~~

~~L. L.~~ As all meetings and hearings, except for executive sessions, are open to public view and scrutiny, all deliberations by body members shall be clearly audible in order to be heard by all persons present in the room and capable of being later transcribed.

~~M. M.~~ For legislative matters, testimony and other information may be received by the body in any order chosen by the presiding chairman.

~~N. N.~~ For quasi-judicial matters such as, but not limited to, licensing applications and zoning applications, the presiding chairman shall receive testimony at the public hearing in the following order:

- ~~1. 1.~~ Report to the body by city staff;
- ~~2. 2.~~ Presentation by the applicant;
- ~~3. 3.~~ Testimony of those in support of the application;
- ~~4. 4.~~ Testimony of those neutral toward the application;
- ~~5. 5.~~ Testimony of those opposed to the application;
- ~~6. 6.~~ Rebuttal presentation by the applicant.

~~O.~~ The body may suspend or amend any one or more of these rules by vote of one-half plus one (1) of the full body, and the presiding chairman shall have the authority to interpret and apply the foregoing rules. An appeal of such interpretation or application may be made to the city council, which will act on such appeal as expeditiously as it can. Appeals during a council meeting may be decided during the public hearing wherein the question arises, or may be decided at a later date, at the council's discretion.

Formatted: Numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.75" + Indent at: 1"

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5"

Section 2: Date of Effect and Publication

This ordinance shall be in full force and effect upon its passage, approval and publication, according to law.

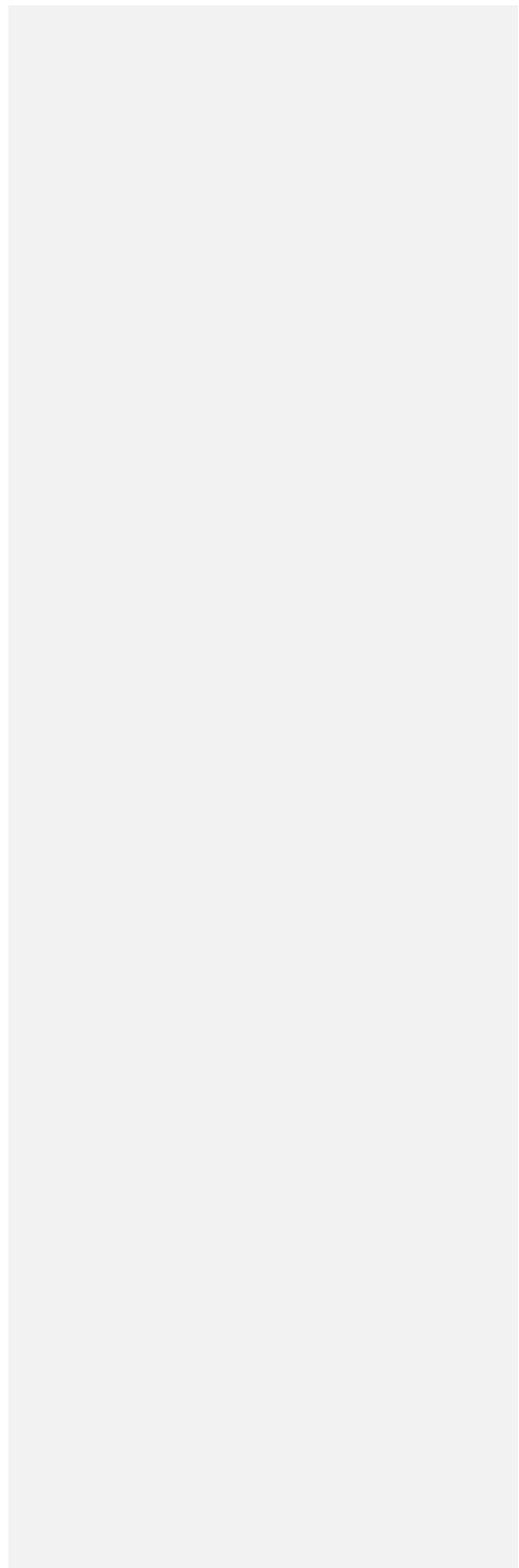
ADOPTED this 19th day of February, 2019.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



(Space above reserved for recording)

**ORDINANCE NO. 2019-08
CITY OF KUNA, IDAHO**

**ORDINANCE AMENDING THE EXTERIOR BOUNDARIES
OF THE KUNA MUNICIPAL IRRIGATION SYSTEM
[Michael Jordan Robinson real property]**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA:

- **MAKING CERTAIN FINDINGS; and**
- **ENLARGING THE BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM BY THE INCLUSION OF ADA COUNTY ASSESSOR’S MICHAEL JORDAN ROBINSON; AND**
- **DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; and**
- **DIRECTING THE CITY CLERK TO RECORD THIS ORDINANCE AS PROVIDED BY LAW; and**
- **DIRECTING THE CITY ENGINEER TO PROVIDE NOTICE OF THIS ORDINANCE TO THE NEW YORK IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; and**
- **PROVIDING AN EFFECTIVE DATE.**

The City Council findings: The City Council makes the following findings of its authority, purpose and the history of the enactment of this ordinance:

- 1.1 The City of Kuna has established and operates, as authorized by Title 50, Chapter 18, Idaho Code, a municipal irrigation system, known and referred to as *Kuna Municipal Irrigation System* (the “KMIS”); and
- 1.2 Commencing with the establishment of the KMIS and with every additional real property enlarging KMIS, the City Council has passed and enacted an ordinance pursuant to Idaho Code Section 50-1832 describing and enlarging the exterior boundaries of KMIS; and

- 1.3 It is the intention of the City Council to include that certain real property identified by the Ada County Assessor's office as MICHAEL JORDAN ROBINSON [legally described in **Exhibit A** attached to this Ordinance and by this reference incorporated herein] (the "SUBJECT REAL PROPERTIES") within the boundaries of KMIS and which SUBJECT REAL PROPERTIES are depicted on the attached **Exhibit B** Location Map; and
- 1.4 It is therefore necessary as required by Idaho Code Section 50-1832 to approve and enact this Ordinance in order to include the Subject Real Properties within the boundaries of KMIS.

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

Section 1: The boundaries of the Kuna Municipal Irrigation System are enlarged by the inclusion of the SUBJECT REAL PROPERTIES and the boundaries thereof are adjusted accordingly, said SUBJECT REAL PROPERTY being described as follows in **Exhibit A** attached hereto this Ordinance.

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 New York Irrigation District, the owner of the SUBJECT REAL PROPERTIES and to update the official City map of the exterior boundaries of KMIS.

Section 5: Effective Date: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law.

DATED this 19th day of March, 2019.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A

**LEGAL DESCRIPTION FOR WATER RIGHTS ON
MICHAEL JORDAN ROBINSON**

A parcel of land in the SW $\frac{1}{4}$ of Section 12, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho;

Commencing at the SW corner of said section thence heading easterly along the centerline of West Hubbard Road approximately 353.69 feet more or less to the westerly boundary of the Robinson property and being the point of beginning;

Thence north approximately 160 feet to the southerly boundary of Timbermist Subdivision No. 3;

Thence along said boundary easterly approximately 330 feet;

Thence south approximately 160 feet to the centerline of West Hubbard Road;

Thence Westerly along said centerline 330 feet to the point of beginning;

Less any Right-of-way and containing approximately 1.00 acres more or less.

