

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, August 6, 2019

6:00 P.M. REGULAR CITY COUNCIL

- 1. Call to Order and Roll Call**
- 2. Invocation:** *Justin Sturgeon, New Beginnings Christian Church*
- 3. Pledge of Allegiance:** Mayor Stear
- 4. Consent Agenda:** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS

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

A. City Council Meeting Minutes

- 1. Regular City Council Minutes, July 16, 2019**

B. Accounts Payable Dated August 1, 2019 in the Amount \$306,057.18

C. Resolutions

- 1. Consideration to approve Resolution No. R50-2019**

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 AND GRANTEE ACCEPTANCE FOR CRIMSON POINT NO. 9 FROM COREY BARTON HOMES, INC.

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

2. Consideration to approve Resolution No. R51-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE FOR WINFIELD NO. 4 FROM TOLL ID I, LLC.

3. Consideration to approve Resolution No. R52-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE FOR LEDGESTONE FROM ENDURANCE HOLDINGS LLC.

4. Consideration to approve Resolution No. R53-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE FOR LEDGESTONE FROM JRL PROPERTIES L.P.

5. Consideration to approve Resolution No. R54-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE FOR LEDGESTONE FROM THEONE J. JOHNSON and G. ELAINE JOHNSON.

D. Final Plats

1. Consideration to approve Case No. 19-03-FP (Final Plat) for Ardell Estates No. 3.

E. Findings of Fact and Conclusions of Law

1. Consideration to approve Findings of Fact and Conclusions of Law for Case No. 19-01-AN for Guido Annexation.

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 19-02-AN (Annexation), 19-01-ZC (Rezone) and 19-01-S (Preliminary Plat) for Greyhawk West Subdivision – Troy Behunin, Planner III **ACTION ITEM**

A request by Providence Properties, LLC. to annex approximately 29.15 ac. into Kuna with an R-6 zone, and to rezone approx. 10.45 ac. from Ag. to R-6 (Med. Density Residential). Applicant requests preliminary plat approval to subdivide the approx. combined 39.33 acres into 174 total lots with a proposed gross density of 3.97 DUA, and the proposed net density is approx. 5.04 DUA. The application also includes a Design Review application for the common lots. The subject site is near the southwest corner of Hubbard and Kay Avenue, Kuna, in Section 13, T 2 N, R 1 E (APN #'s S1313212470 & S1313244650).

- *Open Public Hearing*
- *Receive evidence*
- *Consideration to close evidence presentation and proceed to deliberation*

Potential Motions:

- *Consideration to either:*
 - Option 1: Approve or Deny 19-02-AN (Annexation), 19-01-ZC (Rezone) and 19-01-S (Preliminary Plat) 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.*

- B.** Public Hearing and Consideration to approve 19-04-AN (Annexation) – Jace Hellman, Planner II **ACTION ITEM**

On behalf of Jefferson Washburn (Owner), Dave Washburn is requesting to annex an approximately nineteen (19) acre parcel in Kuna City Limits with an R-8 (medium density residential) zoning designation. The subject site is located at 7015 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West; (APN S1303141900).

- *Open Public Hearing*
- *Receive evidence*
- *Consideration to close evidence presentation and proceed to deliberation*

Potential Motions:

- *Consideration to either:*
 - Option 1: Approve or Deny 19-04-AN (Annexation) 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.** Consideration to approve Resolution No. R55-2019 – Bob Bachman, Public Works Director **ACTION ITEM**

A RESOLUTION OF THE CITY OF KUNA, IDAHO REPEALING RESOLUTION NO. R33-2012 AND THE CITY OF KUNA EDU (EQUIVALENT DWELLING UNIT) CHART IT ESTABLISHED AND ESTABLISHING A NEW METHODOLOGY OF CALCULATING EDUS AND PROVIDING AN EFFECTIVE DATE.

- B.** Request to authorize City Energy Audit by Ameresco – Bob Bachman, Public Works Director **ACTION ITEM**

- C.** Request for \$8,000 from FY19 contingency to cover a portion of expenses for an Urban Renewal District Eligibility Study in this year’s fiscal budget and Consideration to approve Resolution No. R56-2019 – Lisa Holland, Economic Development Director **ACTION ITEM**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “PROFESSIONAL SERVICES AGREEMENT” WITH JUB ENGINEERING, INC. FOR THE ECONOMIC DEVELOPMENT DEPARTMENT IN FACILITATING AN URBAN RENEWAL DISTRICT ELIGIBILITY STUDY; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

- D.** Consideration to approve COLA Payment to Mayor Stear – Jared Empey, City Treasurer **ACTION ITEM**

- E.** Consideration to approve the Tentative Budget – Jared Empey, City Treasurer **ACTION ITEM**

- 1.** General Fund Revenue
- 2.** General Fund Expenses
- 3.** Grant Fund
- 4.** Late Comers Fund
- 5.** Water Fund
- 6.** Sewer Fund
- 7.** Pressurized Irrigation Fund
- 8.** Solid Waste Fund

9. Capital Projects Fund
10. Capital Projects Fund Detail
11. Park Impact Fund
12. Police Impact Fund

8. Ordinances:

A. Consideration to approve Ordinance No. 2019-22 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- AMENDING SECTIONS 1, 2, 3 and 4 OF CHAPTER 3 OF TITLE 3 KUNA CITY CODE MAKING TECHNICAL CHANGES TO PURPOSE, LICENSE REQUIREMENTS, LICENSE APPLICATIONS AND ADDING TERMS TO DEFINITIONS TO SOLICITORS AND PEDDLERS LICENSURE REQUIREMENT; AND
- AMENDING CHAPTER 3 OF TITLE 3 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 11 PROVIDING FOR A LICENSE EXEMPTION; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication

B. Consideration to approve Ordinance No. 2019-26 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- AMENDING SECTION 2 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE INCREASING THE COUNCIL PRESIDENT'S SALARY; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication

C. Consideration to approve Ordinance No. 2019-27 ACTION ITEM

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- AMENDING SECTION 4 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE MAKING CHANGES TO THE COUNCIL PRESIDENT JOB DESCRIPTION; AND
- DIRECTING THE CITY CLERK; AND
- PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings
Consideration to approve ordinance
Consideration to approve summary publication

9. Mayor/Council Announcements:

10. Executive Session:

None

11. Adjournment:

**OFFICIALS**

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

CITY OF KUNA

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

City Council Meeting**MINUTES**

Tuesday, July 16, 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
 Bill Gigray, City Attorney
 Lisa Holland, Economic Development Director
 Wendy Howell, Planning & Zoning Director
 Nancy Stauffer, Human Resources Director
 Bobby Withrow, Parks Director

2. Invocation: None**3. Pledge of Allegiance: Mayor Stear**

4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS
 (Timestamp 00:00:32)

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, July 2, 2019

B. Accounts Payable Dated July 11, 2019 in the Amount \$738,672.40

Council President Buban-Vonder Haar moved to approve the consent agenda. Seconded by Council Member McPherson. Approved by the following roll call vote: Voting Aye: Council Members Cardoza, Christensen, Buban-Vonder Haar, and McPherson

Voting No: None

Absent: None

Motion carried 4-0.

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 19-02-AN (Annexation), 19-01-ZC (Rezone), 19-01-S (Preliminary Plat), and 19-08-DR (Design Review) for Greyhawk West Subdivision – Troy Behunin, Planner III **ACTION ITEM**
(Timestamp 00:01:07)

A request by Providence Properties, LLC. to annex approximately 29.15 ac. into Kuna with an R-6 zone, and to rezone approx. 10.45 ac. from Ag. to R-6 (Med. Density Residential). Applicant requests preliminary plat approval to subdivide the approx. combined 39.33 acres into 174 total lots with a proposed gross density of 3.97 DUA, and the proposed net density is approx. 5.04 DUA. The application also includes a Design Review application for the common lots. The subject site is near the southwest corner of Hubbard and Kay Avenue, Kuna, in Section 13, T 2 N, R 1 E (APN #'s S1313212470 & S1313244650).

Staff requests this action be tabled to August 6, 2019 due to an on-site sign posting error with the advertised date for Council's public hearing.

Council President Buban-Vonder Haar moved to table until the August 6, 2019 meeting the Public Hearing and Consideration to approve 19-02-AN (Annexation), 19-01-ZC (Rezone), 19-01-S (Preliminary Plat), and 19-08-DR (Design Review). Seconded by Council Member McPherson. Motion carried 4-0.

- B.** Public Hearing and Consideration to approve Envision Kuna – 2019 Comprehensive Plan (Text and Maps) including the Future Land Use Map for the City of Kuna, Idaho and Resolution No. R49-2019 – Wendy Howell, Planning and Zoning Director

ACTION ITEM

(Timestamp 00:01:54)

The Comprehensive Plan and appendices have been updated with the Council's changes per the public hearing on June 18, 2019. Staff recommends approval of Envision Kuna with the appendices.

Please follow the links below to view the Envision Kuna – Comprehensive Plan and its appendices:

http://kunacity.id.gov/DocumentCenter/View/4344/Kuna-Comprehensive-Plan-Final-Update_52919

<http://kunacity.id.gov/DocumentCenter/View/4345/Kuna-Comprehensive-Plan-Appendices-5-29-19>

Planning and Zoning Director Wendy Howell presented the Kuna Comprehensive Plan and indicated she incorporated the changes requested by Council.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Rebuttal: None

- I.** Consideration to approve Resolution No. R49-2019

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO:

- PROVIDING CERTAIN FINDINGS; AND
- ADOPTING, APPROVING AND ENACTING THE ENVISION KUNA - 2019 COMPREHENSIVE PLAN (TEXT AND MAPS) INCLUDING THE FUTURE LAND USE MAP FOR THE CITY OF KUNA, IDAHO; AND
- DIRECTING THE CITY CLERK; AND
- ESTABLISHING AN EFFECTIVE DATE

Council Member Cardoza asked if there should be mention in this that they had problems getting Ada County's acceptance of it.

Ms. Howell replied no.

Mayor Stear noted Ada County's reluctance stemmed from them being new and not having had an in-depth look at the new comprehensive plan. He could not say their reluctance was because they were actually against it.

Council Member Cardoza asked if they needed Ada County's acceptance in order to proceed.

Mayor Stear replied no.

Council President Buban-Vonder Haar moved to close the public hearing and approve the Envision Kuna – Comprehensive Plan and Resolution No. R49-2019. Seconded by Council Member McPherson. Motion carried 4-0.

7. Business Items:

- A. Consideration to approve \$7,000 from FY19 Contingency Funds for the Senior Association Bussing Services – Mayor Stear **ACTION ITEM**
(Timestamp 00:08:11)

Mayor Stear explained this stemmed from the conversation they had at a previous meeting. The seniors were originally looking at \$13,000 but they looked closer at the books and were now looking at \$7,000 instead. He noted this was a service that was open to anyone in the community and people who needed a ride to the doctor or whatever the case may be could call ahead and schedule that.

City Clerk Chris Engels added the bussing service did bus seniors and the disabled but it was available to anyone for, she thought, \$2 or \$4 to go to appointments or grocery shopping. They also took seniors to other senior centers for interaction. They were hoping to get that information to the public more at large to help defray some of the costs so they would need less assistance.

Council President Buban-Vonder Haar noted there was a shortfall that year with federal funding being cut and they had not had to contribute as much in the past. She felt it was an important service; especially considering Kuna did not have any public transport.

Council President Buban-Vonder Haar moved to approve the expenditure of \$7,000 from FY19 Contingency Fund to pay for the Senior Association Bussing Services. Seconded by Council Member McPherson. Motion carried 4-0.

B. Continued Discussion on Council Pay – ACTION ITEM
(Timestamp 00:10:52)

Mayor Stear noted for this to happen it had to be approved at the August 6, 2019 meeting to allow time for publication.

City Clerk Chris Engels reviewed the publication schedule.

Council Member McPherson discussed his meeting with Council Member Cardoza and the concern of docking pay for meetings. They agreed that first time elected officials should attend the AIC meeting. They disagreed on a few little things including the structure and whether or not to pay based on attendance. The biggest thing they needed to take from the meeting was establishing training guidelines for new council members; kind of along the lines of what Council President Buban-Vonder Haar came up with.

Council Member Cardoza agreed that was the discussion.

Council Member Christensen was coming around to the training aspect. He had come to a realization of the importance of the training. Having that included was not necessarily a bad thing if they could find a way around it because, with the way it read, a Council Member would have to pay if they were unable to attend training through no fault of their own. He thought it was important to discuss attendance-based pay versus salary again.

Council President Buban-Vonder Haar stated something they were trying to do with tying pay to training was to incentivize it because she did not think they could make it mandatory. She asked if he had any thoughts or preferences on that; if he just wanted to maintain the status quo or make any changes to the training.

Council Member Christensen felt pushing the importance of it was great and that there should be a way to encourage it but not force it. He also agreed the Council President position should pay additional for the extra duties.

Council Member Cardoza was agreeable to a difference in pay for Council President. He wanted to discuss the Mayor's pay. He noted that Kuna was the only city that didn't offer benefits but that could be discussed next year.

Council discussed how they could incentivize training, half pay if a new Council Member didn't attend training, pay per meeting versus salary, increased pay for the position of Council President, and COLA for the Mayor.

Council President Buban-Vonder Haar would put together a Job Description for Council President and send the City Clerk the description for dissemination to Council. Council President pay would increase to \$12,000.

City Attorney Bill Gigray would write the ordinance to amend Kuna City Code 1-6-2 and 1-6-4 to reflect the Council President's job description and pay.

Council agreed the Mayor's pay should include the COLA increase moving forward and staff would provide what the figure would be if they did a retroactive COLA increase for the Mayor's salary.

Mayor Stear took a moment to introduce the new intern, Mike Saldivar.

Mr. Saldivar shared why he was interning with the City.

Council thanked him.

C. Budget Workshop – Jared Empey, City Treasurer
(Timestamp 01:03:33)

1. General Fund
2. Grant Fund
3. Late Comers Fund
4. Water Fund
5. Sewer Fund
6. Irrigation Fund
7. Solid Waste Fund
8. Capital Projects Fund
9. Park Impact Fee Fund
10. Police Impact Fund

City Treasurer Jared Empey updated Council on the changes made since the last Council Meeting. Most were pretty insignificant.

Mr. Empey noted changes with the General Fund. They split out some of the administrative items on the first page, General Fund Revenue. On the second page, Expenses, they updated Prosecutorial Services. They also added a line item on the third page, Public Transportation, under Senior Center. Slight changes included updates to benefits and wages and salaries. The rest were minor changes.

Mr. Empey added here was a change under the Late Comers Fund to correct a Caselle linking error. Also, the Capital Expenditures Schedule was updated to move the Tree Removal Line item to a regular operations item and, with the reallocation for ATV and Golf Cart purchases, they took that project off the list of authorized expenditures for the next year. Lastly, they added a new fund, the Police Impact Fee Fund. He hadn't understood previously that this would be a new fund.

Mr. Empey stated they were planning to pass the tentative budget at the next meeting because they needed to publish twice in Kuna Melba News before passing the final budget. There would just be minor changes made before then to include what was

discussed that night and after the tentative budget was passed there could still be one other change with the final levy amount since those final figures didn't come out until after the tentative budget was passed. He stood for questions.

Council Member Cardoza noted on page 2 of 19 it looked like Group Dental and Worker's Comp increased 50%. He asked if Mr. Empey had received confirmation on the expense or if there were just more employees taking it.

Mr. Empey explained they had been using old rates for Workman's Comp in their prior budgets so they were inaccurate. With Dental and Vision, they grouped them together, they hadn't seen much increase over the past few years so they were budgeting more for an increase. He also explained how some changes in payroll allocations may have changed that as well.

Council Member Cardoza asked about the line item, Transfers Out, on page 3 of 19 under Miscellaneous Admin.

Mr. Empey replied that number tied to the Capital Projects Fund for the General Fund portion of a Capital Project and explained how that worked.

Council President Buban-Vonder Haar asked if others would find it helpful to ask Mr. Empey to include under the expenditures something that listed out the revenue and the expenditure so they could more clearly see if they were dipping into contingency/carryover or if the budget was balanced.

Council Member Christensen was okay with how it was.

Mr. Empey shared a cheat they could use to see if they were dipping into contingency was by going to page 3 to look at the Contingency amount. If the amount was continuing to increase over time, they weren't having to dip into it.

Council President Buban-Vonder Haar suggested they could also compare that number to the Carryover number and subtracting the Contingency number from Carryover would tell them how much they were dipping into savings to cover requested expenses. She explained how that math would work and that it showed the budget being requested was roughly \$300,000 over and they would be dipping into savings to cover that. She asked how others felt about that.

Council Member Cardoza noted the actual expenditures from the last year were much lower than the expenditures budgeted for. He thanked Mayor Stear and staff for running a tight ship.

Council President Buban-Vonder Haar stated if they took contingency out of it, they actually spent more than they budgeted in the General Fund. They budgeted almost \$1.7 million for contingency but their actual was only \$123,000.

Mr. Empey clarified the \$123,000 was what they were expecting to pay by the end of the year and the \$1.6 million was what they projected to see available.

Council President Buban-Vonder Haar said they spent \$1.5 million of the money they thought they would have left over at the end of the year.

Mr. Empey said actually the contingency number was just a plug number to make the whole budget equalize. It was not necessarily what they were spending.

Council President Buban-Vonder Haar clarified it was carryover.

Mayor Stear asked Council for their thoughts on the purchases listed and on the 3%.

Mr. Empey had included the 3% because it was what the City had always done.

Council President Buban-Vonder Haar wanted to make sure there was always recurring revenue for recurring expenses. They were able to cover items they knew they would have year after year with the 3% for property tax revenue.

Council Member McPherson was okay with the 3% and thought it was wise.

Council Member Christensen agreed.

Mayor Stear stated a good thing they could hang their hat on was the City had no outstanding liabilities or bonds out that they would have to ask people to pay for. They were able to operate the City without having to raise taxes all the time.

Council thanked Mr. Empey.

5. *Ordinances:*

- A. Consideration to approve Ordinance No. 2019-25 **ACTION ITEM**
(Timestamp 01:25:34)

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 SDN LLC REAL PROPERTY.; 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 BOISE~KUNA IRRIGATION DISTRICT, THE OWNERS AND UPDATE THE IRRIGATION SYSTEM MAP; AND

- PROVIDING AN EFFECTIVE DATE.

Council President Buban-Vonder Haar moved to waive three readings of Ordinance No. 2019-25. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Buban-Vonder Haar moved to approve Ordinance No. 2019-25. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

6. Mayor/Council Announcements:

(Timestamp 01:27:00)

Mayor Stear updated that he and Chief McDaniel went to the MTC CAPP for their annual 4th of July BBQ. They had a new warden who was making some good changes. He felt they did a pretty fantastic job providing the inmates with the things they needed to be successful. A program they were implementing now would help them locate jobs more efficiently. They were doing good things and were continuing to move forward.

Council Member Cardoza noted there was a crew downtown cleaning up all the plants and they did a great job. They were pretty thorough.

7. Executive Session:

None

8. Adjournment: 7:27 pm

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk

Date Approved: CCM 08.06.2019



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

July 16, 2019 – City Council Public Hearing
****Re-noticed and continued from June 18, 2019****

Case Name: Envision Kuna – Comprehensive Plan

Case Description: Following a recommendation of approval from the Planning and Zoning Commission, Staff requests City Council's consideration of the new Envision Kuna – Comprehensive Plan (text and maps) including the Future Land Use Map. This Plan, if approved, will replace the 2015 Kuna Comprehensive Plan and Future Land Use Map.

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 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	
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<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>
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IN FAVOR

NEUTRAL

IN OPPOSITION

Testify Not Testify

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Print Address

City State, Zip

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				POND/NICHOLSON PARK, JULY '19	07/23/2019	202.36	.00	01-6212_RENT-EQUIPMENT	1004	7/19		
Total 114-8848213:						202.36	.00					
1463	A COMPANY, INC.	114-8848215		STANDARD RESTROOM RENTAL #ADA397. BI-WEEKLY SERVICE. 6/24/2019-7/21/2019. WINCHESTER PARK SUTTERS MILL, JULY '19	07/23/2019	160.00	.00	01-6212_RENT-EQUIPMENT	1004	7/19		
Total 114-8848215:						160.00	.00					
Total A COMPANY, INC.:						1,115.66	.00					
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0532695	8756	NAME TAG FOR INTERN M. SALDIVAR. ECONOMIC DEVELOPMENT, JULY '19	07/11/2019	15.63	.00	01-6165_OFFICE SUPPLIES	4000	7/19		
Total 0532695:						15.63	.00					
Total ABC STAMP, SIGNS & AWARDS:						15.63	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	06212019ACP		PROSECUTORIAL SERVICES, JULY 2019	06/14/2019	4,630.83	4,630.83	01-6203 PROSECUTORIAL SERVICES	0	7/19	07/19/2019	
Total 06212019ACPA:						4,630.83	4,630.83					
Total ADA COUNTY PROSECUTING ATTORNE:						4,630.83	4,630.83					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	22898	8765	INSTALLED AND SET UP OFFICE PHONE FOR D. HANSON, JUL. '19 - P & Z	07/18/2019	419.80	.00	01-6255 TELEPHONE	1003	7/19		
1566	ADVANCED COMMUNICATIONS, INC.	22898	8765	INSTALLED AND SET UP OFFICE PHONE FOR D. HANSON, JUL. '19 - WATER	07/18/2019	20.64	.00	20-6255 TELEPHONE EXPENSE	0	7/19		

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1566	ADVANCED COMMUNICATIONS, INC.	22898	8765	INSTALLED AND SET UP OFFICE PHONE FOR D. HANSON, JUL '19 - SEWER	07/18/2019	20.64	.00	21-6255 TELEPHONE EXPENSE	0	7/19		
1566	ADVANCED COMMUNICATIONS, INC.	22898	8765	INSTALLED AND SET UP OFFICE PHONE FOR D. HANSON, JUL '19 - P.I	07/18/2019	6.87	.00	25-6255 TELEPHONE EXPENSE	0	7/19		
Total 22898:						467.95	.00					
Total ADVANCED COMMUNICATIONS, INC.:						467.95	.00					
AGNEW BECK CONSULTING, INC.												
1883	AGNEW BECK CONSULTING, INC.	7997		KUNA COMP PLAN, 5/1/2019-6/30/2019	07/08/2019	7,524.07	.00	01-6202 PROFESSIONAL SERVICES	1003	7/19		
Total 7997:						7,524.07	.00					
Total AGNEW BECK CONSULTING, INC.:						7,524.07	.00					
ALLSTREAM BUSINESS US, INC												
1411	ALLSTREAM BUSINESS US, INC	16216452		TELEPHONE, DATA, AND NETWORK SERVICES, 7/1/2019-7/31/2019, JULY '19 - ADMIN	07/01/2019	331.75	331.75	01-6255 TELEPHONE	0	7/19	07/19/2019	
1411	ALLSTREAM BUSINESS US, INC	16216452		TELEPHONE, DATA, AND NETWORK SERVICES, 7/1/2019-7/31/2019, JULY '19 - WATER	07/01/2019	308.07	308.07	20-6255 TELEPHONE EXPENSE	0	7/19	07/19/2019	
1411	ALLSTREAM BUSINESS US, INC	16216452		TELEPHONE, DATA, AND NETWORK SERVICES, 7/1/2019-7/31/2019, JULY '19 - SEWER	07/01/2019	308.07	308.07	21-6255 TELEPHONE EXPENSE	0	7/19	07/19/2019	
1411	ALLSTREAM BUSINESS US, INC	16216452		TELEPHONE, DATA, AND NETWORK SERVICES, 7/1/2019-7/31/2019, JULY '19 - P.I.	07/01/2019	118.49	118.49	25-6255 TELEPHONE EXPENSE	0	7/19	07/19/2019	
1411	ALLSTREAM BUSINESS US, INC	16216452		TELEPHONE, DATA, AND NETWORK SERVICES, 7/1/2019-7/31/2019, JULY '19 - P&Z	07/01/2019	118.49	118.49	01-6255 TELEPHONE	1003	7/19	07/19/2019	

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Total 16216452:						1,184.87	1,184.87					
Total ALLSTREAM BUSINESS US, INC:						1,184.87	1,184.87					
ASSOCIATION OF IDAHO CITIES												
8	ASSOCIATION OF IDAHO CITIES	200005758	8766	<u>ICCTFOA MEMBERSHIP FOR C. ENGELS, JULY '19</u>	07/12/2019	45.00	.00	01-6075_DUES & MEMBERSHIPS	0	7/19		
Total 200005758:						45.00	.00					
8	ASSOCIATION OF IDAHO CITIES	200005759	8766	<u>ICCTFOA MEMBERSHIP FOR A. WELKER, JULY '19</u>	07/12/2019	45.00	.00	01-6075_DUES & MEMBERSHIPS	0	7/19		
Total 200005759:						45.00	.00					
Total ASSOCIATION OF IDAHO CITIES:						90.00	.00					
BURKHOLDER GROUP, INC												
1753	BURKHOLDER GROUP, INC	07312019TC	8852	<u>REMOVED BROKEN LIMB FROM WILLOW TREE OVER CREEK, REMOVED DEAD LIMBS FROM 3 TREES, REMOVED A COTTONWOOD TREE, STUMP GRINDING, ALL AROUND THE PARKS ORCHARD HOUSE FOR FUTURE PATHWAY, J. MORFIN, JULY '19</u>	07/31/2019	3,555.50	.00	40-6020 CAPITAL IMPROVEMENTS	1173	7/19		
Total 07312019TC:						3,555.50	.00					
Total BURKHOLDER GROUP, INC:						3,555.50	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	140334	8757	<u>PENS, J.COULTER, JUL. '19</u>	07/10/2019	19.92	.00	01-6165 OFFICE SUPPLIES	1005	7/19		
1795	BUYWYZ LLC	140334	8757	<u>SHARPIE MARKERS, LETTER OPENER, CITY HALL, JUL.'19 - ADMIN</u>	07/10/2019	3.17	.00	01-6165 OFFICE SUPPLIES	0	7/19		

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				STAMP PAD, BUILDING DEPARTMENT, JULY '19 - P.I.	07/18/2019	1.04	.00	25-6165 OFFICE SUPPLIES	0	7/19		
1795	BUYWYZ LLC	140673	8796	2 BOXES OF PAPER, CANDY FOR CUSTOMERS, CITY HALL, JULY '19 - WATER	07/18/2019	23.91	.00	20-6165 OFFICE SUPPLIES	0	7/19		
1795	BUYWYZ LLC	140673	8796	2 BOXES OF PAPER, CANDY FOR CUSTOMERS, CITY HALL, JULY '19 - SEWER	07/18/2019	23.91	.00	21-6165 OFFICE SUPPLIES	0	7/19		
1795	BUYWYZ LLC	140673	8796	2 BOXES OF PAPER, CANDY FOR CUSTOMERS, CITY HALL, JULY '19 - P.I.	07/18/2019	9.20	.00	25-6165 OFFICE SUPPLIES	0	7/19		
1795	BUYWYZ LLC	140673	8796	2 BOXES OF PAPER, CANDY FOR CUSTOMERS, CITY HALL, JULY '19 - P&Z	07/18/2019	9.20	.00	01-6165 OFFICE SUPPLIES	1003	7/19		
Total 140673:						281.87	.00					
1795	BUYWYZ LLC	141011	8826	2 BOXES OF COPY PAPER FOR P&Z AND BUILDING DEPARTMENT, JULY '19 - P&Z	07/25/2019	69.95	.00	01-6165 OFFICE SUPPLIES	1003	7/19		
1795	BUYWYZ LLC	141011	8826	2 BOXES OF COPY PAPER FOR P&Z AND BUILDING DEPARTMENT, JULY '19 - WATER	07/25/2019	3.44	.00	20-6165 OFFICE SUPPLIES	0	7/19		
1795	BUYWYZ LLC	141011	8826	2 BOXES OF COPY PAPER FOR P&Z AND BUILDING DEPARTMENT, JULY '19 - SEWER	07/25/2019	3.44	.00	21-6165 OFFICE SUPPLIES	0	7/19		
1795	BUYWYZ LLC	141011	8826	2 BOXES OF COPY PAPER FOR P&Z AND BUILDING DEPARTMENT, JULY '19 - P.I.	07/25/2019	1.15	.00	25-6165 OFFICE SUPPLIES	0	7/19		
Total 141011:						77.98	.00					
1795	BUYWYZ LLC	141114	8836	2 REAMS 11X17 COPY PAPER, J.HELLMAN, JUL.'19 - P&Z	07/29/2019	22.59	.00	01-6165 OFFICE SUPPLIES	1003	7/19		

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1795	BUYWYZ LLC	141114	8836	<u>2 REAMS 11X17 COPY PAPER, J.HELLMAN, JUL.'19 - WATER</u>	07/29/2019	1.11	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	7/19		
1795	BUYWYZ LLC	141114	8836	<u>2 REAMS 11X17 COPY PAPER, J.HELLMAN, JUL.'19 - SEWER</u>	07/29/2019	1.11	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	7/19		
1795	BUYWYZ LLC	141114	8836	<u>2 REAMS 11X17 COPY PAPER, J.HELLMAN, JUL.'19 - P.I.</u>	07/29/2019	.37	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	7/19		
Total 141114:						25.18	.00					
1795	BUYWYZ LLC	7773CM		<u>RETURNED CLIP BOARDS FROM INVOICE #: 139777, JUNE '19</u>	06/28/2019	-21.30	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	7/19		
Total 7773CM:						-21.30	.00					
Total BUYWYZ LLC:						395.02	.00					
CALDWELL TRANSPORTATION COMPANY												
1754	CALDWELL TRANSPORTATION COMPANY	29700		<u>2 EA SCHOOL BUS CHARTER FROM BERNIE FISHER PARK AS DIRECTED TO CELEBRATION PARK AND RETURN. TRIP DATES - 7/17/2019 AND 7/18/2019. PARK RANGERS, JULY '19</u>	07/23/2019	787.50	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1086	7/19		
Total 29700:						787.50	.00					
Total CALDWELL TRANSPORTATION COMPANY:						787.50	.00					
CAMDEN HUGHES												
1995	CAMDEN HUGHES	2019-11		<u>2ND SATURDAY SUMMER CONCERT SERIES BAND, ART COMMISSION, CAMDEN HUGHES, JULY '19</u>	07/12/2019	300.00	300.00	<u>01-6070 DONATIONS EXPENSE</u>	0	7/19	07/12/2019	
Total 2019-11:						300.00	300.00					

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Total CAMDEN HUGHES:						300.00	300.00					
CAPITAL PAVING CO												
20	CAPITAL PAVING CO	8708		<u>PATCH AT 2220 N STAR GARNETT, COMPLETED 7/9/19, JULY '19</u>	07/10/2019	435.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	7/19		
Total 8708:						435.00	.00					
20	CAPITAL PAVING CO	8709		<u>PATCH 4TH & MAPLE, COMPLETED 7/9/19, WATER, JULY '19</u>	07/10/2019	435.00	.00	<u>20-6150 M & R - SYSTEM</u>	0	7/19		
Total 8709:						435.00	.00					
Total CAPITAL PAVING CO:						870.00	.00					
CENTURYLINK												
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 7/7/2019-8/6/2019, JULY '19 - ADMIN</u>	07/07/2019	13.82	13.82	<u>01-6255 TELEPHONE</u>	0	7/19	07/19/2019	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 7/7/2019-8/6/2019, JULY '19 - WATER</u>	07/07/2019	12.83	12.83	<u>20-6255 TELEPHONE EXPENSE</u>	0	7/19	07/19/2019	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 7/7/2019-8/6/2019, JULY '19 - SEWER</u>	07/07/2019	12.83	12.83	<u>21-6255 TELEPHONE EXPENSE</u>	0	7/19	07/19/2019	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 7/7/2019-8/6/2019, JULY '19 - P.I.</u>	07/07/2019	4.93	4.93	<u>25-6255 TELEPHONE EXPENSE</u>	0	7/19	07/19/2019	
62	CENTURYLINK	208922917954		<u>DEDICATED LANDLINE TO ELEVATOR AT CITY HALL, 7/7/2019-8/6/2019, JULY '19 - P&Z</u>	07/07/2019	4.93	4.93	<u>01-6255 TELEPHONE</u>	1003	7/19	07/19/2019	

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				JULY '19	07/18/2019	109.05	.00	20-6150 M & R - SYSTEM	0	7/19		
	Total K796735:					109.05	.00					
63	CORE & MAIN LP	K842677	8779	FIRE HYDRANT METER REPAIRS, CONST. WATER, R. HERRERA, JULY '19 - SEWER	07/16/2019	1,805.64	.00	21-6166 PP&E PURCHASES - OPERATIONS	1093	7/19		
	Total K842677:					1,805.64	.00					
63	CORE & MAIN LP	K859374	8791	4 IN GATE VALVES, 2 EA MECHANICAL JOINTS FOR DUCTILE IRON PIPE, 2 EA MECHANICAL JOINT TRANSITION ACCESSORY SETS, FOR MEMORY RANCH P.L. R. JONES, JULY '19	07/18/2019	524.96	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	7/19		
	Total K859374:					524.96	.00					
63	CORE & MAIN LP	K900066	8806	2 EA 8" PVC COUPLING, 98 FT OF 8" PVC GRAVITY IRRIGATION PIPE, ZAMZOWS GI, R. JONES, JUL. '19	07/23/2019	448.60	.00	25-6115 MAINT & REPAIR-SYSTEM- GRAVITY	0	7/19		
	Total K900066:					448.60	.00					
	Total CORE & MAIN LP:					2,888.25	.00					
CREATIVE WRAPS												
1970	CREATIVE WRAPS	1166	8832	KUNA PARK RANGER PARADE BANNER, J. MORFIN, JULY '19	07/25/2019	112.00	.00	01-6265 TRAINING & SCHOOLING	1086	7/19		
1970	CREATIVE WRAPS	1166	8832	BANNERS FOR KUNA PARKS AND REC BUILDING, DOWN AND DIRTY MUD RUN, SPASH PAD RULES, J. MORFIN, JULY '19	07/25/2019	301.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/19		

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Total 1166:						413.00	.00					
Total CREATIVE WRAPS:						413.00	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	8176	8789	<u>PROGRAMMED TOTALIZERS IN LIFT STATION AND LAGOON'S EFFLUENT FLOW METERS, T. FLEMING, JULY '19</u>	07/15/2019	170.00	.00	<u>21-6090 FARM EXPENDITURES</u>	0	7/19		
Total 8176:						170.00	.00					
147	CUSTOM ELECTRIC, INC.	8177	8782	<u>PLC PROGRAMMING AND TROUBLESHOOTING PRESSURIZED IRRIGATION AND REPLACING ALLEN BRADLEY IFO PLC CARD, ALLEN BRADLEY PLC CARD, CHAPPAROSA P.I. STATION, D.CROSSLEY, JUL '19</u>	07/15/2019	1,305.67	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	7/19		
Total 8177:						1,305.67	.00					
147	CUSTOM ELECTRIC, INC.	8178		<u>TROUBLESHOOTING AND REPLACING MANAGED SWITCH AND FIBER TRANSCEIVERS AND FIBER PATCH CABLES AT THE TREATMENT PLANT AND IN HEADWORKS BUILDING, JULY '19</u>	07/15/2019	3,288.90	.00	<u>21-6166 PP&E PURCHASES - OPERATIONS</u>	1186	7/19		
Total 8178:						3,288.90	.00					
147	CUSTOM ELECTRIC, INC.	8188	8842	<u>LABOR - 8 EA REPLACED CONDUCTORS ACTUATORS 810 AND 811, REPLACED CONDUCTORS TO MIXER 50-1, PARTS & MATERIAL - #12 THHN COPPER WIRE, T. SHAFFER, JULY '19</u>	07/29/2019	1,016.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	7/19		

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				AUTO SHUT OFF PORTION OF THE NOZZLE, FUEL REPAIRS AT PLANT, PER MIKE, JULY '19 - P.I.	07/10/2019	38.51	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	7/19		
	Total WO-2574:					240.73	.00					
	Total DIVERSIFIED SYSTEMS INC:					240.73	.00					
DUBOIS CHEMICALS INC												
512	DUBOIS CHEMICALS INC	IN-1862972	8776	2 TOTES OF CHLORINE FOR THE WELLS, D. CROSSLEY, JULY '19	07/18/2019	1,493.86	.00	20-6151 M & R - PROCESS CHEMICALS	0	7/19		
	Total IN-1862972:					1,493.86	.00					
	Total DUBOIS CHEMICALS INC:					1,493.86	.00					
FARWEST LANDSCAPE & GARDEN CENTER INC												
797	FARWEST LANDSCAPE & GARDEN CENTER INC	T1-174125	8773	SWEETGUM TREE, REPLACEMENT TREE FOR DOWNTOWN, J. MORFIN, JULY '19	07/12/2019	318.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/19		
	Total T1-174125:					318.00	.00					
	Total FARWEST LANDSCAPE & GARDEN CENTER INC:					318.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0718115	8741	8 EA SEWER VALVE CAN LIDS, STOCK, T. FLEMING, JULY '19	07/10/2019	93.60	.00	21-6150 M & R - SYSTEM	0	7/19		
	Total 0718115:					93.60	.00					
219	FERGUSON ENTERPRISES INC	0718505		1 YEAR SOFTWARE SENSUS SUPPORT FOR SENSUS METERS, 9/7/2019-9/6/2020, WATER, JULY '19	07/12/2019	2,599.00	.00	20-6160 MISCELLANEOUS EXPENSES	0	7/19		

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Total 0718505:						2,599.00	.00					
Total FERGUSON ENTERPRISES INC:						2,692.60	.00					
FIRE EXTINGUISHER CO., INC												
110	FIRE EXTINGUISHER CO., INC	57144		SERVICED FIRE SUPPRESSTION SYSTEM AND 3 FIRE EXTINGUISHERS. REPLACED 1 EA 5#ABC FIRE EXTINGUISHER, 3 EA 450 DEGREE FUSE LINKS AND 3 EA BLOW-OFFS. INCLUDES STATE OF IDAHO COMPLIANCE FEES, JULY '19 - SENIOR CENTER	07/17/2019	248.00	.00	01-6140 MAINT. & REPAIR BUILDING	1001	7/19		
Total 57144:						248.00	.00					
Total FIRE EXTINGUISHER CO., INC:						248.00	.00					
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	7359818	8795	LAY FLAT HOSE 1 1/2" LIGHT BLUE, 2" POLY CAM & GROOVE FITTING, 2" DUST CAP, POLY STREET ELBOW, ACCESSORIES FOR GRIT HOPPER HEADWORKS, M.NADEAU	07/17/2019	44.66	.00	21-6140 MAINT & REPAIR BUILDING	0	7/19		
Total 7359818:						44.66	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						44.66	.00					
GLOBAL EQUIPMENT COMPANY INC												
1963	GLOBAL EQUIPMENT COMPANY INC	114608520	8768	3 EA LED EXIT SIGNS FOR PARK OFFICE, J. MORFIN, JULY '19	07/16/2019	86.85	.00	40-6020 CAPITAL IMPROVEMENTS	1173	7/19		
Total 114608520:						86.85	.00					
Total GLOBAL EQUIPMENT COMPANY INC:						86.85	.00					

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H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	C475177		<u>CREDIT MEMO FROM INVOICE #: I5158282, EXCHANGED PARTS FOR LIKE MATERIAL, 6-STATION SPRINKLER CONTROLLER, WI-FI PLUG IN MODULE, JUNE '19</u>	06/11/2019	-139.74	.00	01-6045 <u>CONTINGENCY</u>	1067	7/19		
Total C475177:						-139.74	.00					
1552	H.D. FOWLER COMPANY	I5203048	8736	<u>20 EA KRAIN SPRINKLERS, 4 EA 1-STATION KRAIN SPRINKLER CONTROLLER, 22 EA 9-VOLT BATTERIES, M. MEADE, JULY '19</u>	07/08/2019	654.80	.00	01-6150 <u>MAINTENANCE & REPAIRS - SYSTEM</u>	1004	7/19		
Total I5203048:						654.80	.00					
1552	H.D. FOWLER COMPANY	I5209182	8769	<u>2 EA 1" PVC TEE, 4 EA 1" MALE ADAPTER, 4 EA 1-1/4" X 1" PVC MALE ADAPTER, PARTS FOR BMX TRACK, M.MEADE, JUL, '19</u>	07/12/2019	13.94	.00	01-6150 <u>MAINTENANCE & REPAIRS - SYSTEM</u>	1004	7/19		
Total I5209182:						13.94	.00					
1552	H.D. FOWLER COMPANY	I5209185		<u>7 EA 1-STATION SPRINKLER CONTROLLER, M. MEADE, JULY '19</u>	07/12/2019	685.02	.00	01-6150 <u>MAINTENANCE & REPAIRS - SYSTEM</u>	1004	7/19		
Total I5209185:						685.02	.00					
Total H.D. FOWLER COMPANY:						1,214.02	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	07312019IP		<u>ELECTRICAL SERVICE FOR JULY 2019 - ADMIN</u>	07/31/2019	248.80	.00	01-6290 UTILITIES	0	7/19		
38	IDAHO POWER CO	07312019IP		<u>ELECTRICAL SERVICE FOR JULY 2019 - SENIOR CENTER</u>	07/31/2019	345.78	.00	01-6290 UTILITIES	1001	7/19		

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				'19	07/10/2019	47.92	.00	01-6125 LEGAL PUBLICATIONS	0	7/19		
1802	IDAHO PRESS TRIBUNE, LLC	1171592	8733	AD #: 1920107, LEGAL NOTICE, KUNA CITY ORDINANCE NO. 2019-23 CITY OF KUNA, A MUNICIPAL ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KUNA, CLERKS, JULY '19	07/10/2019	56.06	.00	01-6125 LEGAL PUBLICATIONS	0	7/19		
1802	IDAHO PRESS TRIBUNE, LLC	1171592		AD #: 1920146, LEGAL NOTICE, KUNA CITY ORDINANCE NO. 2019-24 THISTLE FARMS, LLC/BLACKSTOCK ANNEXATION MUNICIPAL ANNEXATION, CLERKS, JULY '19	07/10/2019	224.98	.00	01-6125 LEGAL PUBLICATIONS	0	7/19		
Total 1171592:						433.68	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1172611	8721	AD #: 1919490, FILE # 19-04-AN, WASHBURN ANNEXATION, LEGAL NOTICE, J. HELLMAN, JULY '19	07/17/2019	50.88	.00	01-6125 LEGAL PUBLICATIONS	1003	7/19		
Total 1172611:						50.88	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1173351	8792	AD #: 1923749, LEGAL NOTICE, ORDINANCE NO. 2019-25, AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, A. WELKER, JULY '19	07/24/2019	278.48	.00	01-6125 LEGAL PUBLICATIONS	0	7/19		
1802	IDAHO PRESS TRIBUNE, LLC	1173351	8798	AD #: 1924107, LEGAL NOTICE, CASE #'S 19-03-S, PRELIMINARY PLAT, T. BEHUNIN, JULY '19	07/24/2019	51.62	.00	01-6125 LEGAL PUBLICATIONS	1003	7/19		
Total 1173351:						330.10	.00					
Total IDAHO PRESS TRIBUNE, LLC:						814.66	.00					

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IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	S0002079		<u>SOLICITOR BACKGROUND INVESTIGATION, L.WILMES, JUL.'19</u>	07/23/2019	33.25	.00	01-2075 <u>UNEARNED REVENUE</u>	0	7/19		
Total S0002079:						33.25	.00					
1509	IDAHO STATE POLICE	S9115901		<u>SOLICITOR BACKGROUND INVESTIGATION, C.WILMES, JUL.'19</u>	07/23/2019	33.25	.00	01-2075 <u>UNEARNED REVENUE</u>	0	7/19		
Total S9115901:						33.25	.00					
1509	IDAHO STATE POLICE	S9115902		<u>SOLICITOR BACKGROUND INVESTIGATION, N.WILMES, JUL.'19</u>	07/23/2019	33.25	.00	01-2075 <u>UNEARNED REVENUE</u>	0	7/19		
Total S9115902:						33.25	.00					
1509	IDAHO STATE POLICE	S9120336		<u>NEW EMPLOYEE FINGERPRINTING, D.HANSON, JUN.'19</u>	06/25/2019	10.00	.00	01-6202 <u>PROFESSIONAL SERVICES</u>	1003	7/19		
Total S9120336:						10.00	.00					
Total IDAHO STATE POLICE:						109.75	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	115000		<u>PRO-ACTION MAINTENANCE, CONNECTING PARKS HOUSE OFFICE TO CITY HALL, CREATED LOCAL ACCOUNT FOR FRONT COMPUTER, RESET S.JONES PASSWORD, SERVER CHECKLIST(KUNA- CHSRV, COK-CASELLE, KUNA- TS, PLANT-SRVR), NEW EMAIL FOR D. HANSON, JUL.'19</u>	07/07/2019	.00	.00	01-6142 MAINT. & <u>REPAIR - EQUIPMENT</u>	0	7/19		
1595	INTEGRINET SOLUTIONS, INC.	115000		<u>SET UP AND INSTALL ADOBE ACROBAT ON D. STEPHENS NEW COMPUTER, JULY '19 - P&Z</u>	07/07/2019	129.18	.00	01-6142 MAINT. & <u>REPAIR - EQUIPMENT</u>	1003	7/19		

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				CREATED REQUESTED ACCOUNT "GREENBELT PATROL", REMOVED NANCY FROM THE FAX DISTRIBUTION AND ADDED BRANDI, 7/11/2019, JULY '19	07/14/2019	.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	7/19		
1595	INTEGRINET SOLUTIONS, INC.	115172		SET UP PRINTER TO SCAN AT PARKS ORCHARD HOUSE, SETUP SCAN FOLDER FOR J.MORFIN, 7/11/2019, PARKS, JULY '19	07/14/2019	96.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/19		
Total 115172:						96.00	.00					
Total INTEGRINET SOLUTIONS, INC.:						1,391.02	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196611		NATURAL GAS CONSUMPTION AT SENIOR CENTER, 6/11/2019-7/11/2019	07/12/2019	36.18	36.18	01-6290 UTILITIES	1001	7/19	07/19/2019	
Total 4821351966111971119:						36.18	36.18					
37	INTERMOUNTAIN GAS CO	482327707611		NATURAL GAS CONSUMPTION AT PARKS ORCHARD HOUSE, 6/11/19-7/11/19	07/12/2019	5.67	5.67	01-6290 UTILITIES	1004	7/19	07/19/2019	
Total 4823277076111971119:						5.67	5.67					
37	INTERMOUNTAIN GAS CO	482634665611		NATURAL GAS CONSUMPTION AT CITY HALL, 6/11/19-7/11/19, ADMIN	07/12/2019	3.93	3.93	01-6290 UTILITIES	0	7/19	07/19/2019	
37	INTERMOUNTAIN GAS CO	482634665611		NATURAL GAS CONSUMPTION AT CITY HALL, 6/11/19-7/11/19, WATER	07/12/2019	3.64	3.64	20-6290 UTILITIES EXPENSE	0	7/19	07/19/2019	
37	INTERMOUNTAIN GAS CO	482634665611		NATURAL GAS CONSUMPTION AT CITY HALL, 6/11/19-7/11/19, SEWER	07/12/2019	3.64	3.64	21-6290 UTILITIES EXPENSE	0	7/19	07/19/2019	
37	INTERMOUNTAIN GAS CO	482634665611		NATURAL GAS CONSUMPTION AT CITY HALL, 6/11/19-7/11/19,	07/12/2019							

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
				P.I.	07/12/2019	1.40	1.40	25-6290 UTILITIES EXPENSE	0	7/19	07/19/2019	
37	INTERMOUNTAIN GAS CO	482634665611		NATURAL GAS CONSUMPTION AT CITY HALL, 6/11/19-7/11/19, P&Z	07/12/2019	1.40	1.40	01-6290 UTILITIES	1003	7/19	07/19/2019	
Total 4826346656111971119:						14.01	14.01					
Total INTERMOUNTAIN GAS CO:						55.86	55.86					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	06192019JM-M		25 YD DUMPSTER CONTINUOUS RENTAL FOR JUNE 2019 - PARKS	06/19/2019	15.00	.00	01-6212 RENT-EQUIPMENT	1004	7/19		
230	J & M SANITATION, INC.	06192019JM-M		25 YD DUMPSTER CONTINUOUS RENTAL FOR JUNE 2019 - WATER	06/19/2019	6.00	.00	20-6212 RENT-EQUIPMENT	0	7/19		
230	J & M SANITATION, INC.	06192019JM-M		25 YD DUMPSTER CONTINUOUS RENTAL FOR JUNE 2019 - SEWER	06/19/2019	6.00	.00	21-6212 RENT-EQUIPMENT	0	7/19		
230	J & M SANITATION, INC.	06192019JM-M		25 YD DUMPSTER CONTINUOUS RENTAL FOR JUNE 2019 - P.I.	06/19/2019	3.00	.00	25-6212 RENT-EQUIPMENT	0	7/19		
Total 06192019JM-MY:						30.00	.00					
230	J & M SANITATION, INC.	06192019JM-S		SLUDGE REPORT FOR JUNE 2019	06/19/2019	3,600.00	.00	21-6153 M & R - SLUDGE DISPOSAL	0	7/19		
Total 06192019JM-SR:						3,600.00	.00					
230	J & M SANITATION, INC.	07052019-071		SANITATION RECEIPT TRANSFER, 07/05/2019-07/11/2019	07/12/2019	53,357.62	53,357.62	26-7000 SOLID WASTE SERVICE FEES	0	7/19	07/12/2019	
230	J & M SANITATION, INC.	07052019-071		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 07/05/2019-07/11/2019	07/12/2019	-5,271.73	-5,271.73	01-4170 FRANCHISE FEES	0	7/19	07/12/2019	

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Total 07052019-07112019:						48,085.89	48,085.89					
230	J & M SANITATION, INC.	07122019-071		<u>SANITATION RECEIPT TRANSFER, 07/12/2019-07/18/2019</u>	07/19/2019	72,456.02	72,456.02	26-7000 SOLID WASTE SERVICE FEES	0	7/19	07/19/2019	
230	J & M SANITATION, INC.	07122019-071		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 07/12/2019-07/18/2019</u>	07/19/2019	-7,158.65	-7,158.65	01-4170 FRANCHISE FEES	0	7/19	07/19/2019	
Total 07122019-07182019:						65,297.37	65,297.37					
230	J & M SANITATION, INC.	07192019-072		<u>SANITATION RECEIPT TRANSFER, 07/19-25/2019</u>	07/29/2019	23,883.55	23,883.55	26-7000 SOLID WASTE SERVICE FEES	0	7/19	07/29/2019	
230	J & M SANITATION, INC.	07192019-072		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 07/19-25/2019</u>	07/29/2019	-2,359.69	-2,359.69	01-4170 FRANCHISE FEES	0	7/19	07/29/2019	
Total 07192019-07252019:						21,523.86	21,523.86					
Total J & M SANITATION, INC.:						138,537.12	134,907.12					
JACK HENRY & ASSOCIATES, INC.												
1328	JACK HENRY & ASSOCIATES, INC.	3173910		<u>BANK FEES, JUNE 2019 - ADMIN</u>	07/01/2019	32.75	.00	01-6505 BANK FEES	0	7/19		
1328	JACK HENRY & ASSOCIATES, INC.	3173910		<u>BANK FEES, JUNE 2019 - WATER</u>	07/01/2019	30.40	.00	20-6505 BANK FEES	0	7/19		
1328	JACK HENRY & ASSOCIATES, INC.	3173910		<u>BANK FEES, JUNE 2019 - SEWER</u>	07/01/2019	30.40	.00	21-6505 BANK FEES	0	7/19		
1328	JACK HENRY & ASSOCIATES, INC.	3173910		<u>BANK FEES, JUNE 2019 - P.I.</u>	07/01/2019	11.69	.00	25-6505 BANK FEES	0	7/19		
1328	JACK HENRY & ASSOCIATES, INC.	3173910		<u>BANK FEES, JUNE 2019 - P&Z</u>	07/01/2019	11.69	.00	01-6505 BANK FEES	1003	7/19		

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Total 3173910:						116.93	.00					
Total JACK HENRY & ASSOCIATES, INC.:						116.93	.00					
JACOB C. LOW												
1996	JACOB C. LOW	0001		<u>150 EA FOLDING EVENT CHAIRS, A. WELKER, JULY '19</u>	07/16/2019	4,500.00	.00	<u>01-6175 SMALL TOOLS</u>	0	7/19		
Total 0001:						4,500.00	.00					
Total JACOB C. LOW:						4,500.00	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	217070-000-00		<u>PROFESSIONAL SERVICES FROM 6/1/2019-6/30/2019, KUNA - ORCHARD REGIONAL LIFT STATION PROJECT (2017)</u>	07/11/2019	525.00	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1104	7/19		
Total 217070-000-0000022:						525.00	.00					
Total KELLER ASSOCIATES, INC.:						525.00	.00					
KUNA CHAMBER OF COMMERCE												
314	KUNA CHAMBER OF COMMERCE	07182019KCO		<u>KUNA DAYS SPONSORSHIP, JUL.'19</u>	07/18/2019	2,500.00	2,500.00	<u>01-6070 DONATIONS EXPENSE</u>	0	7/19	07/19/2019	
Total 07182019KCOC:						2,500.00	2,500.00					
Total KUNA CHAMBER OF COMMERCE:						2,500.00	2,500.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	770		<u>FIBER OPTIC LEASE FOR JULY 2019 - ADMIN</u>	07/25/2019	84.00	.00	<u>01-6255 TELEPHONE</u>	0	7/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	770		<u>FIBER OPTIC LEASE FOR JULY 2019 - P & Z</u>	07/25/2019	30.00	.00	<u>01-6255 TELEPHONE</u>	1003	7/19		

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199	KUNA JT. SCHOOL DISTRICT NO. 3	770		<u>FIBER OPTIC LEASE FOR JULY 2019 - WATER</u>	07/25/2019	78.00	.00	20-6255 <u>TELEPHONE EXPENSE</u>	0	7/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	770		<u>FIBER OPTIC LEASE FOR JULY 2019 - SEWER</u>	07/25/2019	78.00	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	7/19		
199	KUNA JT. SCHOOL DISTRICT NO. 3	770		<u>FIBER OPTIC LEASE FOR JULY 2019 - P.I</u>	07/25/2019	30.00	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	7/19		
Total 770:						300.00	.00					
Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A108634	8762	<u>TRIM LINE FOR THE WEED EATERS AT THE FARM, M.NADEAU, JUL.'19</u>	07/11/2019	11.69	.00	21-6175 <u>SMALL TOOLS</u>	0	7/19		
Total A108634:						11.69	.00					
499	KUNA LUMBER	A108717	8778	<u>3/8" FUEL LINE HOSE, 5/16"-7/8" CLAMP, 4" SAFETY BLOWGUN, J.WEBB, JUL.'19</u>	07/15/2019	10.58	.00	25-6150 <u>MAINT. & REPAIRS - SYSTEM (PI)</u>	0	7/19		
Total A108717:						10.58	.00					
499	KUNA LUMBER	A108720	8780	<u>1 EA PERCUSSION BIT, M. MEADE, JULY '19</u>	07/15/2019	10.61	.00	01-6175 <u>SMALL TOOLS</u>	1004	7/19		
Total A108720:						10.61	.00					
499	KUNA LUMBER	A108721	8785	<u>3/8X12 CONCRETE DRILL BIT, R.WARWICK, JUL.'19</u>	07/15/2019	16.19	.00	21-6175 <u>SMALL TOOLS</u>	0	7/19		
Total A108721:						16.19	.00					

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499	KUNA LUMBER	A108792	8799	4-1/2" DOUBLE HINGE HASP FOR PADLOCK, PROSPECTOR LIFT STATION, R. WARWICK, JULY '19	07/18/2019	8.99	.00	21-6150 M & R - SYSTEM	0	7/19		
Total A108792:						8.99	.00					
499	KUNA LUMBER	A108945	8820	3 EA 2-OUTLET OUTDOOR COVERS, 8 EA OUTDOOR SINGLE OUTLET COVERS, 14 EA 20A OUTLETS, FOR REPAIRING ELECTRICAL OUTLETS AT BERNIE FISHER PARK, M.MEADE, JUL.'19	07/24/2019	177.70	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/19		
Total A108945:						177.70	.00					
499	KUNA LUMBER	A109008	8834	3/8" BRASS COMPRESSION NUT, 3/8" BRASS COMPRESSION SLEEVE, FOR THE TEN MILE SEAL WATER LINE #2, R.WARWICK, JUL.19	07/26/2019	4.12	.00	21-6150 M & R - SYSTEM	0	7/19		
Total A109008:						4.12	.00					
499	KUNA LUMBER	A109062	8838	2 EA SILVER ANTI RUST SPRAY PAINT, 4 EA 3/8"X2"-1/2" HEX LAG SCREWS, 4 EA 3/8" FLAT WASHER, 4 EA 3/8"X2"-3/4" WEDGE ANCHORS, 2 EA 4X4-8' PRESSURE TREATED WOOD, 4 EA 2X4-8' STANDARD/BETTER WOOD, FOR SPLASH PAD SIGN, M. MEADE, JULY '19	07/29/2019	53.04	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/19		
Total A109062:						53.04	.00					
499	KUNA LUMBER	B128288	8730	GOOF OFF ADHESIVE REMOVER FOR THE PLANT, M. NADEAU, JULY '19	07/03/2019	4.94	.00	21-6175 SMALL TOOLS	0	7/19		

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Total B128288:						4.94	.00					
499	KUNA LUMBER	B128427	8750	2 EA 1/4" 200 PSI PRESSURE GAUGE, 2 EA BRASS SWIVEL HOSE CONNECTOR, 2 EA 1/2X1/4 BRASS BUSHING, 5 EA 1" MALE ADAPTER PRESSURE FITTING, FOR WATER SYSTEM TESTING, J.WEBB, JUL.'19	07/10/2019	36.98	.00	20-6175 SMALL TOOLS	0	7/19		
Total B128427:						36.98	.00					
499	KUNA LUMBER	B128478	8759	2 EA 80# BAGS OF CONCRETE FOR BOLLARDS FOR THE SPLASH PAD, D.ABBOTT, JUL.'19	07/11/2019	8.20	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/19		
Total B128478:						8.20	.00					
499	KUNA LUMBER	B128545	8772	BLACK SPRAY PAINT, GRAY SPRAY PAINT, FOR SADIE CREEK PI STATION GRAFFITI COVER-UP, J.COX, JUL.'19	07/12/2019	7.18	.00	20-6150 M & R - SYSTEM	0	7/19		
Total B128545:						7.18	.00					
499	KUNA LUMBER	B128642	8781	8 EA 3/8" X 3 1/2" BOLTS, FOR THE SPLASH PAD, JUL.'19	07/15/2019	16.92	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/19		
Total B128642:						16.92	.00					
499	KUNA LUMBER	B128653	8783	8" SAWZALL BLADES, M. SMITH, JULY '19	07/15/2019	14.21	.00	20-6175 SMALL TOOLS	0	7/19		
Total B128653:						14.21	.00					

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499	KUNA LUMBER	B128656	8781	<u>QUICK EPOXY, FOR BOLLARDS AT SPLASH PAD JUL.'19</u>	07/15/2019	5.84	.00	01-6150 <u>MAINTENANCE & REPAIRS - SYSTEM</u>	1004	7/19		
Total B128656:						5.84	.00					
499	KUNA LUMBER	B129031	8823	<u>2 EA 3" PVC REPAIR COUPLING, 2 EA 3" PVC ELBOW, 3 EA 3"X20' PVC PIPE, SADIE CREEK, J. OSBORN, JULY '19</u>	07/24/2019	35.60	.00	25-6150 <u>MAINT. & REPAIRS - SYSTEM (PI)</u>	0	7/19		
Total B129031:						35.60	.00					
499	KUNA LUMBER	B129035	8824	<u>3" PVC COMPRESSION COUPLER, SADIE CREEK, J. OSBORNE, JULY '19</u>	07/24/2019	20.69	.00	25-6150 <u>MAINT. & REPAIRS - SYSTEM (PI)</u>	0	7/19		
Total B129035:						20.69	.00					
499	KUNA LUMBER	B129223	8839	<u>GALLON OF MURIATIC ACID, J.COX, JUL.'19</u>	07/29/2019	7.19	.00	25-6150 <u>MAINT. & REPAIRS - SYSTEM (PI)</u>	0	7/19		
Total B129223:						7.19	.00					
499	KUNA LUMBER	B129230		<u>6V FLASHLIGHT AND BATTERY, J. COULTER, JULY '19</u>	07/29/2019	11.86	.00	01-6175 <u>SMALL TOOLS</u>	1005	7/19		
Total B129230:						11.86	.00					
499	KUNA LUMBER	B129245	8843	<u>4 EA 8" 100PC BLACK CABLE TIES FOR KUNA DAYS, 3/4"X48" HARDWOOD DOWEL FOR SPLASH PAD, M.MEADE, JUL.'19</u>	07/30/2019	24.43	.00	01-6150 <u>MAINTENANCE & REPAIRS - SYSTEM</u>	1004	7/19		
Total B129245:						24.43	.00					

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499	KUNA LUMBER	B129274	8846	4 EA 3/8"X2"-3/4" WEDGE ANCHORS FOR THE SPLASH PAD SIGN. B. HUMPHREY, JULY '19	07/30/2019	3.17	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/19		
Total B129274:						3.17	.00					
Total KUNA LUMBER:						490.13	.00					
KUNA WELDING												
46	KUNA WELDING	5118	8837	BRACKETS MADE FOR THE SPLASH PAD SIGN, 1.33 FT OF 1/4"X8" FLAT BAR, 1.17 FT OF 4"X4"X.250 SQUARE TUBING, .5 HR SHOP RATE, M.MEADE, JUL.'19	07/29/2019	57.74	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/19		
Total 5118:						57.74	.00					
Total KUNA WELDING:						57.74	.00					
LOCAHAN LLC												
1619	LOCAHAN LLC	AR756503		MONTHLY COPYCARE INCLUDING PARTS, LABOR, AND TONER, CONTRACT BASE RATE CHARGE 7/3/2019- 8/2/2019 BILLING PERIOD, CONTRACT OVERAGE CHARGE 6/3/2019-7/2/2019 BILLING PERIOD. MODEL#: MPC4504EX, SERIAL#:C737M540155 AND C737M540938, JULY '19 - ADMIN	07/08/2019	135.01	135.01	01-6142 MAINT. & REPAIR - EQUIPMENT	0	7/19	07/19/2019	
1619	LOCAHAN LLC	AR756503		MONTHLY COPYCARE INCLUDING PARTS, LABOR, AND TONER, CONTRACT BASE RATE CHARGE 7/3/2019- 8/2/2019 BILLING PERIOD, CONTRACT OVERAGE CHARGE 6/3/2019-7/2/2019 BILLING PERIOD. MODEL#: MPC4504EX, SERIAL#:C737M540155 AND C737M540938, JULY '19 - WATER	07/08/2019	125.36	125.36	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	7/19	07/19/2019	

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
1619	LOCAHAN LLC	AR756503		MONTHLY COPYCARE INCLUDING PARTS, LABOR, AND TONER, CONTRACT BASE RATE CHARGE 7/3/2019-8/2/2019 BILLING PERIOD, CONTRACT OVERAGE CHARGE 6/3/2019-7/2/2019 BILLING PERIOD. MODEL#: MPC4504EX, SERIAL#:C737M540155 AND C737M540938, JULY '19 - SEWER	07/08/2019	125.36	125.36	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/19	07/19/2019	
1619	LOCAHAN LLC	AR756503		MONTHLY COPYCARE INCLUDING PARTS, LABOR, AND TONER, CONTRACT BASE RATE CHARGE 7/3/2019-8/2/2019 BILLING PERIOD, CONTRACT OVERAGE CHARGE 6/3/2019-7/2/2019 BILLING PERIOD. MODEL#: MPC4504EX, SERIAL#:C737M540155 AND C737M540938, JULY '19 - P.I.	07/08/2019	48.22	48.22	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/19	07/19/2019	
1619	LOCAHAN LLC	AR756503		MONTHLY COPYCARE INCLUDING PARTS, LABOR, AND TONER, CONTRACT BASE RATE CHARGE 7/3/2019-8/2/2019 BILLING PERIOD, CONTRACT OVERAGE CHARGE 6/3/2019-7/2/2019 BILLING PERIOD. MODEL#: MPC4504EX, SERIAL#:C737M540155 AND C737M540938, JULY '19 - P&Z	07/08/2019	48.22	48.22	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	7/19	07/19/2019	
Total AR756503:						482.17	482.17					
Total LOCAHAN LLC:						482.17	482.17					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	07302019KG		REFUND OF PARK RESERVATIONS, EVENT CANCELLED, HEATHENS HOT ROD REVIVAL CAR SHOW, K.GOODLETT, JUL.'19	07/30/2019	336.00	.00	01-4195 RENTAL INCOME	1004	7/19		

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Total 07302019KG:						336.00	.00					
Total MISCELLANEOUS VENDORS 2:						336.00	.00					
NEOPOST USA INC												
615	NEOPOST USA INC	N7810566		<u>MAIL METERING LEASE PAYMENT, 8/5-11/4/19 - ADMIN</u>	07/05/2019	135.72	.00	<u>01-6190 POSTAGE & BILLING</u>	0	7/19		
615	NEOPOST USA INC	N7810566		<u>MAIL METERING LEASE PAYMENT, 8/5-11/4/19 - P&Z</u>	07/05/2019	19.39	.00	<u>01-6190 POSTAGE & BILLING</u>	1003	7/19		
615	NEOPOST USA INC	N7810566		<u>MAIL METERING LEASE PAYMENT, 8/5-11/4/19 - WATER</u>	07/05/2019	206.81	.00	<u>20-6190 POSTAGE & BILLING</u>	0	7/19		
615	NEOPOST USA INC	N7810566		<u>MAIL METERING LEASE PAYMENT, 8/5-11/4/19 - SEWER</u>	07/05/2019	206.81	.00	<u>21-6190 POSTAGE & BILLING</u>	0	7/19		
615	NEOPOST USA INC	N7810566		<u>MAIL METERING LEASE PAYMENT, 8/5-11/4/19 - P.I</u>	07/05/2019	77.56	.00	<u>25-6190 POSTAGE & BILLING</u>	0	7/19		
Total N7810566:						646.29	.00					
Total NEOPOST USA INC:						646.29	.00					
PARTS, INC.												
470	PARTS, INC.	193768	8738	<u>2 EA AUX POWER OUTLETS FOR TRUCK #7 FOR METER READING, JUL.'19 - WATER</u>	07/08/2019	13.71	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	7/19		
470	PARTS, INC.	193768	8738	<u>2 EA AUX POWER OUTLETS FOR TRUCK #7 FOR METER READING, JUL.'19 - P.I</u>	07/08/2019	3.43	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	7/19		
Total 193768:						17.14	.00					
470	PARTS, INC.	193828	8743	<u>2 EA WIPER BLADES FOR TRUCK 7, S. HOWELL, JULY '19 - WATER</u>	07/09/2019	20.46	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	7/19		
470	PARTS, INC.	193828	8743	<u>2 EA WIPER BLADES FOR TRUCK 7, S. HOWELL, JULY '19 - P.I</u>	07/09/2019	5.12	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	7/19		

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Total 193828:						25.58	.00					
470	PARTS, INC.	193862	8748	1 EA CONNECTOR FOR HEATER FAN BLOWER FOR TRUCK 22, S. HOWELL, JULY '19 - WATER	07/09/2019	36.39	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/19		
470	PARTS, INC.	193862	8748	1 EA CONNECTOR FOR HEATER FAN BLOWER FOR TRUCK 22, S. HOWELL, JULY '19 - PI	07/09/2019	9.10	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	7/19		
Total 193862:						45.49	.00					
470	PARTS, INC.	194006	8761	6 EA HOSE CLAMPS FOR SPRINKLER SYSTEM AT BIKE TRACK, M. MEADE, JULY '19	07/11/2019	4.86	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/19		
Total 194006:						4.86	.00					
470	PARTS, INC.	194067		2 EA WIPER BLADES AND 1 EA FUEL CAP FOR TRUCK 13, B. BAUCHMAN, JULY '19 - ADMIN	07/12/2019	17.21	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/19		
470	PARTS, INC.	194067		2 EA WIPER BLADES AND 1 EA FUEL CAP FOR TRUCK 13, B. BAUCHMAN, JULY '19 - WATER	07/12/2019	6.89	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/19		
470	PARTS, INC.	194067		2 EA WIPER BLADES AND 1 EA FUEL CAP FOR TRUCK 13, B. BAUCHMAN, JULY '19 - SEWER	07/12/2019	6.89	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	7/19		
470	PARTS, INC.	194067		2 EA WIPER BLADES AND 1 EA FUEL CAP FOR TRUCK 13, B. BAUCHMAN, JULY '19 - PI	07/12/2019	3.44	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	7/19		
Total 194067:						34.43	.00					
470	PARTS, INC.	194221	8775	3 EA SLOW MOVING VEHICLE SIGNS, M. MEADE, JULY '19	07/15/2019	47.97	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	7/19		

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Total 194221:						47.97	.00					
470	PARTS, INC.	194324	8788	<u>5 GALLONS OF HYDRAULIC FLUID. S. HOWELL, JULY '19</u>	07/16/2019	56.49	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	7/19		
470	PARTS, INC.	194324	8788	<u>1 EA FUNNEL, 1 EA FLUID SPILL ABSORBENT, FLEET STOCK, S. HOWELL, JULY '19 - ADMIN</u>	07/16/2019	8.22	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	0	7/19		
470	PARTS, INC.	194324	8788	<u>1 EA FUNNEL, 1 EA FLUID SPILL ABSORBENT, FLEET STOCK, S. HOWELL, JULY '19 - WATER</u>	07/16/2019	3.30	.00	<u>20-6150 M & R - SYSTEM</u>	0	7/19		
470	PARTS, INC.	194324	8788	<u>1 EA FUNNEL, 1 EA FLUID SPILL ABSORBENT, FLEET STOCK, S. HOWELL, JULY '19 - SEWER</u>	07/16/2019	3.30	.00	<u>21-6150 M & R - SYSTEM</u>	0	7/19		
470	PARTS, INC.	194324	8788	<u>1 EA FUNNEL, 1 EA FLUID SPILL ABSORBENT, FLEET STOCK, S. HOWELL, JULY '19 - PI</u>	07/16/2019	1.64	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	7/19		
Total 194324:						72.95	.00					
470	PARTS, INC.	194328	8787	<u>2 EA HOSE END FITTINGS, 1 EA WETHERHEAD HYDRAULIC HOSE, C.MCDANIEL, JUL.'19</u>	07/16/2019	33.18	.00	<u>21-6090 FARM EXPENDITURES</u>	0	7/19		
Total 194328:						33.18	.00					
470	PARTS, INC.	194380	8793	<u>1 EA ELECTRIC SOLENOID FOR CRANE ON TRUCK 13, S. HOWELL, JULY '19 - ADMIN</u>	07/17/2019	27.49	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	7/19		
470	PARTS, INC.	194380	8793	<u>1 EA ELECTRIC SOLENOID FOR CRANE ON TRUCK 13, S. HOWELL, JULY '19 - WATER</u>	07/17/2019	11.00	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	7/19		
470	PARTS, INC.	194380	8793	<u>1 EA ELECTRIC SOLENOID FOR CRANE ON TRUCK 13, S. HOWELL, JULY '19 - SEWER</u>	07/17/2019	11.00	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	7/19		

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470	PARTS, INC.	194380	8793	<u>1 EA ELECTRIC SOLENOID FOR CRANE ON TRUCK 13. S. HOWELL, JULY '19 - PI</u>	07/17/2019	5.50	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	7/19		
Total 194380:						54.99	.00					
470	PARTS, INC.	194470	8800	<u>2 EA HOSE CLAMPS FOR GRAVITY IRRIGATION, B.BURR, JUL.'19</u>	07/18/2019	7.10	.00	<u>25-6115 MAINT & REPAIR-SYSTEM- GRAVITY</u>	0	7/19		
Total 194470:						7.10	.00					
Total PARTS, INC.:						343.69	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	965661		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, BUTLER, BEST BATH, EL CAJON, & CEDAR), 8/1-31/19 - WATER</u>	08/01/2019	215.01	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	7/19		
1021	PEAK ALARM COMPANY, INC	965661		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, BUTLER, BEST BATH, EL CAJON, & CEDAR), 8/1-31/19 - P.I</u>	08/01/2019	53.75	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	7/19		
Total 965661:						268.76	.00					
Total PEAK ALARM COMPANY, INC:						268.76	.00					
PRECISION PUMPING SYSTEMS												
952	PRECISION PUMPING SYSTEMS	21713		<u>FIELD SERVICE WORK ON SADIE CREEK FLOW METER, C.DEYOUNG, JUL.'19</u>	07/16/2019	318.50	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	7/19		
Total 21713:						318.50	.00					
Total PRECISION PUMPING SYSTEMS:						318.50	.00					

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REXEL USA, INC.												
1613	REXEL USA, INC.	V581362	8749	<u>1 EA FISH TAPE, 100 EA ZIP TIES, 1 EA WIRE PULLING LUBRICANT, 2 EA DISCONNECT TERMINALS, T.FLEMING, JUL.'19</u>	07/11/2019	162.07	.00	<u>21-6175 SMALL TOOLS</u>	0	7/19		
Total V581362:						162.07	.00					
Total REXEL USA, INC.:						162.07	.00					
RIDLEY'S FOOD CORP												
1673	RIDLEY'S FOOD CORP	002000771419	8683	<u>TIN FOIL FOR SPLASH PAD, J. MORFFIN, JUNE '19</u>	06/20/2019	5.19	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	7/19		
Total 002000771419-448:						5.19	.00					
Total RIDLEY'S FOOD CORP:						5.19	.00					
ROCKY MOUNTAIN TURF & INDUSTRI												
478	ROCKY MOUNTAIN TURF & INDUSTRI	E00516		<u>USED EZGO GOLF CART, SERIAL# 2140305, B, WITHROW, JULY '19</u>	07/16/2019	4,995.00	.00	<u>40-6166 PP&E PURCHASES OPERATIONS</u>	1170	7/19		
Total E00516:						4,995.00	.00					
Total ROCKY MOUNTAIN TURF & INDUSTRI:						4,995.00	.00					
SAFEGUARD BUSINESS SYSTEMS, INC												
32	SAFEGUARD BUSINESS SYSTEMS, INC	393346	8701	<u>NEW CHECKS, B. JACKSON, JUNE '19 - ADMIN</u>	07/17/2019	76.45	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	7/19		
32	SAFEGUARD BUSINESS SYSTEMS, INC	393346	8701	<u>NEW CHECKS, B. JACKSON, JUNE '19 - P & Z</u>	07/17/2019	27.30	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	7/19		
32	SAFEGUARD BUSINESS SYSTEMS, INC	393346	8701	<u>NEW CHECKS, B. JACKSON, JUNE '19 - WATER</u>	07/17/2019	70.99	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	7/19		
32	SAFEGUARD BUSINESS SYSTEMS, INC	393346	8701	<u>NEW CHECKS, B. JACKSON, JUNE '19 - SEWER</u>	07/17/2019	70.99	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	7/19		

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32	SAFEGUARD BUSINESS SYSTEMS, INC	393346	8701	<u>NEW CHECKS, B. JACKSON, JUNE '19 - P.I</u>	07/17/2019	27.29	.00	25-6165 OFFICE SUPPLIES	0	7/19		
Total 393346:						273.02	.00					
Total SAFEGUARD BUSINESS SYSTEMS, INC:						273.02	.00					
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5006538387		<u>COPIER LEASE, MODEL#MX2615N, 7/1-31/19 - TREATMENT PLANT - WATER</u>	07/04/2019	40.43	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	7/19		
1734	SHARP ELECTRONICS CORP - LEASE	5006538387		<u>COPIER LEASE, MODEL #MX2615N, 7/1-31/19 - TREATMENT PLANT - SEWER</u>	07/04/2019	40.43	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/19		
1734	SHARP ELECTRONICS CORP - LEASE	5006538387		<u>COPIER LEASE, MODEL #MX2615N, 7/1-31/19 - TREATMENT PLANT - P.I</u>	07/04/2019	15.40	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/19		
Total 5006538387:						96.26	.00					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	.00					
SIMPLOT PARTNERS												
491	SIMPLOT PARTNERS	216043408		<u>FERTILIZER FOR FARM PARK AND BEHIND CITY HALL, B. WITHROW, JULY '19</u>	07/19/2019	1,680.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/19		
Total 216043408:						1,680.00	.00					
Total SIMPLOT PARTNERS:						1,680.00	.00					
ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	432087424		<u>EMPLOYEE VACCINATIONS HEP B AND IMMUNIZATIONS TOXOID, M.SMITH, JUN.'19 - WATER</u>	06/12/2019	89.51	.00	20-6202 PROFESSIONAL SERVICES	0	7/19		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	432087424		<u>EMPLOYEE VACCINATIONS HEP B AND IMMUNIZATIONS TOXOID, M.SMITH, JUN.'19 - P.I</u>	06/12/2019	22.38	.00	25-6202 PROFESSIONAL SERVICES	0	7/19		

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Total 432087424:						111.89	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	432196063		<u>NEW EMPLOYEE DRUG SCREENING, M.SALDIVAR, JUN.'19 - ECONOMIC DEVELOPMENT</u>	06/20/2019	40.00	.00	01-6202 PROFESSIONAL SERVICES	4000	7/19		
Total 432196063:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	432247452		<u>EMPLOYEE VACCINATIONS HEPA/B AND IMMUNIZATIONS/TOXOID, R.HERRERA, JUN.'19 - SEWER</u>	06/21/2019	167.47	.00	21-6202 PROFESSIONAL SERVICES	0	7/19		
Total 432247452:						167.47	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	432315034		<u>NEW EMPLOYEE DRUG SCREENING, D.HANSON - JUN.'19</u>	06/25/2019	40.00	.00	01-6202 PROFESSIONAL SERVICES	1003	7/19		
Total 432315034:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	432349012		<u>EMPLOYEE DRUG SCREEN, R.HERRERA, JUN.'19</u>	06/27/2019	40.00	.00	21-6202 PROFESSIONAL SERVICES	0	7/19		
Total 432349012:						40.00	.00					
Total ST. LUKE'S REGIONAL MEDICAL CENTER:						399.36	.00					
STATE OF IDAHO - DIVISION OF BLDG SAFETY												
1882	STATE OF IDAHO - DIVISION OF BLDG SAFETY	H001463-2019		<u>2019 ANNUAL ELEVATOR CERTIFICATION FEE - ADMIN</u>	06/28/2019	35.00	35.00	01-6140 MAINT. & REPAIR BUILDING	0	7/19	07/19/2019	
1882	STATE OF IDAHO - DIVISION OF BLDG SAFETY	H001463-2019		<u>2019 ANNUAL ELEVATOR CERTIFICATION FEE - P & Z</u>	06/28/2019	12.50	12.50	01-6140 MAINT. & REPAIR BUILDING	1003	7/19	07/19/2019	
1882	STATE OF IDAHO - DIVISION OF BLDG SAFETY	H001463-2019		<u>2019 ANNUAL ELEVATOR CERTIFICATION FEE - WATER</u>	06/28/2019	32.50	32.50	20-6140 MAINT. & REPAIR BUILDING	0	7/19	07/19/2019	

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1882	STATE OF IDAHO - DIVISION OF BLDG SAFETY	H001463-2019		<u>2019 ANNUAL ELEVATOR CERTIFICATION FEE - SEWER</u>	06/28/2019	32.50	32.50	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	7/19	07/19/2019	
1882	STATE OF IDAHO - DIVISION OF BLDG SAFETY	H001463-2019		<u>2019 ANNUAL ELEVATOR CERTIFICATION FEE - P.I</u>	06/28/2019	12.50	12.50	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	7/19	07/19/2019	
Total H001463-2019:						125.00	125.00					
Total STATE OF IDAHO - DIVISION OF BLDG SAFETY:						125.00	125.00					
SWANK MOTION PICTURES INC												
1877	SWANK MOTION PICTURES INC	DB 2705796	8241	<u>LICENSE AGREEMENT FOR MOVIES IN THE SUMMER FOR PARKS. DVD RALPH BREAKS THE INTERNET. 7/19/19</u>	07/11/2019	360.00	.00	<u>03-6375 EXPENDITURE- MOVIES IN THE PAR</u>	0	7/19		
Total DB 2705796:						360.00	.00					
1877	SWANK MOTION PICTURES INC	DB 2709722		<u>LICENSE AGREEMENT FOR MOVIE IN THE SUMMER FOR PARKS. DVD A DOG'S WAY HOME. 7/26/19</u>	07/18/2019	360.00	.00	<u>03-6375 EXPENDITURE- MOVIES IN THE PAR</u>	0	7/19		
Total DB 2709722:						360.00	.00					
Total SWANK MOTION PICTURES INC:						720.00	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:06160916	8844	<u>1 EA COFFEE, 2 EA CREAMERS, 1 EA SUGAR. CITY HALL, JULY '19</u>	07/30/2019	64.57	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	7/19		
Total 2160:06160916:						64.57	.00					
992	TREASURE VALLEY COFFEE	2160:06166702	8802	<u>3 EA 5-GALLON WATER BOTTLES. WATER COOLER RENTAL, PARKS. JULY '19</u>	07/19/2019	30.10	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	7/19		
Total 2160:06166702:						30.10	.00					

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992	TREASURE VALLEY COFFEE	2160:06190132	8802	<u>10 EA 5-GALLON WATER BOTTLES, 4 WK WATER COOLER RENTAL, PARKS, JULY '19</u>	07/19/2019	68.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	7/19		
Total 2160:06190132:						68.00	.00					
992	TREASURE VALLEY COFFEE	2160:06190178	8802	<u>3 EA 5-GALLON WATER BOTTLES, 4 WK WATER COOLER RENTAL, CITY HALL, JULY '19 - P&Z</u>	07/19/2019	3.21	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	7/19		
992	TREASURE VALLEY COFFEE	2160:06190178	8802	<u>3 EA 5-GALLON WATER BOTTLES, 4 WK WATER COOLER RENTAL, CITY HALL, JULY '19 - P.I.</u>	07/19/2019	3.21	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	7/19		
992	TREASURE VALLEY COFFEE	2160:06190178	8802	<u>3 EA 5-GALLON WATER BOTTLES, 4 WK WATER COOLER RENTAL, CITY HALL, JULY '19 - SEWER</u>	07/19/2019	8.35	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	7/19		
992	TREASURE VALLEY COFFEE	2160:06190178	8802	<u>3 EA 5-GALLON WATER BOTTLES, 4 WK WATER COOLER RENTAL, CITY HALL, JULY '19 - WATER</u>	07/19/2019	8.35	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	7/19		
992	TREASURE VALLEY COFFEE	2160:06190178	8802	<u>3 EA 5-GALLON WATER BOTTLES, 4 WK WATER COOLER RENTAL, CITY HALL, JULY '19 - ADMIN</u>	07/19/2019	8.98	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	7/19		
Total 2160:06190178:						32.10	.00					
992	TREASURE VALLEY COFFEE	2160:06218113	8827	<u>7 EA 5-GALLON BOTTLES OF WATER, 2 SLEEVES PAPER CUPS, 1 CASE COFFEE, 1 CASE HOT CHOCOLATE PKTS, TREATMENT PLANT, JUL.'19 - WATER</u>	07/25/2019	49.48	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	7/19		
992	TREASURE VALLEY COFFEE	2160:06218113	8827	<u>7 EA 5-GALLON BOTTLES OF WATER, 2 SLEEVES PAPER CUPS, 1 CASE COFFEE, 1 CASE HOT CHOCOLATE PKTS, TREATMENT PLANT, JUL.'19 - SEWER</u>	07/25/2019	49.48	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	7/19		

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992	TREASURE VALLEY COFFEE	2160:06218113	8827	7 EA 5-GALLON BOTTLES OF WATER, 2 SLEEVES PAPER CUPS, 1 CASE COFFEE, 1 CASE HOT CHOCOLATE PKTS, TREATMENT PLANT, JUL.'19 - P.I	07/25/2019	18.86	.00	25-6165 OFFICE SUPPLIES	0	7/19		
Total 2160:06218113:						117.82	.00					
Total TREASURE VALLEY COFFEE:						312.59	.00					
U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)												
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	390453579		COPIER CONTRACT #500- 0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155, JUL.'19 - ADMIN	07/18/2019	125.37	.00	01-6212 RENT- EQUIPMENT	0	7/19		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	390453579		COPIER CONTRACT #500- 0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155, JUL.'19 - P & Z	07/18/2019	44.77	.00	01-6212 RENT- EQUIPMENT	1003	7/19		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	390453579		COPIER CONTRACT #500- 0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155, JUL.'19 - WATER	07/18/2019	116.42	.00	20-6212 RENT - EQUIPMENT	0	7/19		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	390453579		COPIER CONTRACT #500- 0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155, JUL.'19 - SEWER	07/18/2019	116.42	.00	21-6212 RENT- EQUIPMENT	0	7/19		
1891	U.S. BANK NATIONAL ASSOC (EQUIP FINANCE)	390453579		COPIER CONTRACT #500- 0519539-000, MODEL #MPC4504EX, SERIAL #C737M540938 & C737M540155, JUL.'19 - P.I	07/18/2019	44.77	.00	25-6212 RENT - EQUIPMENT	0	7/19		
Total 390453579:						447.75	.00					
Total U.S. BANK NATIONAL ASSOC (EQUIP FINANCE):						447.75	.00					

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				SHAFFER, JULY '19	07/11/2019	142.79	.00	21-6152 M & R - LABORATORY COSTS	0	7/19		
265	USA BLUE BOOK	947981	8752	1 EA 5-1/2' WIDE MANHOLE GREASE SCRAPER, 12EA 50 MICRON 9.75" HARMSCO FILTER, FREIGHT, T. SHAFFER, JULY '19	07/11/2019	170.71	.00	21-6150 M & R - SYSTEM	0	7/19		
265	USA BLUE BOOK	947981	8752	8 EA HYPERSHOCK BLACK FRAME SAFETY GLASSES, FREIGHT, T. SHAFFER, JULY '19	07/11/2019	93.33	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	7/19		
Total 947981:						406.83	.00					
Total USA BLUE BOOK:						1,367.97	.00					
UTILITY REFUND #7												
1987	UTILITY REFUND #7	111270.02		KELLY ADAMS, 585 E FULL MOON ST, UTILITY REFUND	07/29/2019	3.94	.00	20-4500 METERED WATER SALES	0	7/19		
1987	UTILITY REFUND #7	111270.02		KELLY ADAMS, 585 E FULL MOON ST, UTILITY REFUND	07/29/2019	5.01	.00	21-4600 SEWER USER FEES	0	7/19		
1987	UTILITY REFUND #7	111270.02		KELLY ADAMS, 585 E FULL MOON ST, UTILITY REFUND	07/29/2019	4.71	.00	26-4975 SOLID WASTE USER FEES	0	7/19		
Total 111270.02:						13.66	.00					
1987	UTILITY REFUND #7	111775.02		KELLY ADAMS, 573 E SANTOLINA ST, UTILITY REFUND	07/24/2019	25.01	.00	20-4500 METERED WATER SALES	0	7/19		
1987	UTILITY REFUND #7	111775.02		KELLY ADAMS, 573 E SANTOLINA ST, UTILITY REFUND	07/24/2019	32.48	.00	21-4600 SEWER USER FEES	0	7/19		
1987	UTILITY REFUND #7	111775.02		KELLY ADAMS, 573 E SANTOLINA ST, UTILITY REFUND	07/24/2019	25.14	.00	26-4975 SOLID WASTE USER FEES	0	7/19		

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1987	UTILITY REFUND #7	111775.02		<u>KELLY ADAMS, 573 E SANTOLINA ST. UTILITY REFUND</u>	07/24/2019	1.66	.00	<u>20-4510 SERVICE RECONNECT FEES</u>	0	7/19		
1987	UTILITY REFUND #7	111775.02		<u>KELLY ADAMS, 573 E SANTOLINA ST. UTILITY REFUND</u>	07/24/2019	9.80	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 111775.02:						94.09	.00					
1987	UTILITY REFUND #7	120240.02		<u>ROSA BUCZKO, 1666 W TOPANGA DR. UTILITY REFUND</u>	07/18/2019	19.32	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	120240.02		<u>ROSA BUCZKO, 1666 W TOPANGA DR. UTILITY REFUND</u>	07/18/2019	25.11	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	120240.02		<u>ROSA BUCZKO, 1666 W TOPANGA DR. UTILITY REFUND</u>	07/18/2019	21.00	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	120240.02		<u>ROSA BUCZKO, 1666 W TOPANGA DR. UTILITY REFUND</u>	07/18/2019	9.84	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 120240.02:						75.27	.00					
1987	UTILITY REFUND #7	120290.04		<u>JOHN GENTRY, 723 W TOPANGA CT. UTILITY REFUND</u>	07/18/2019	26.28	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	120290.04		<u>JOHN GENTRY, 723 W TOPANGA CT. UTILITY REFUND</u>	07/18/2019	34.14	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	120290.04		<u>JOHN GENTRY, 723 W TOPANGA CT. UTILITY REFUND</u>	07/18/2019	29.17	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	120290.04		<u>JOHN GENTRY, 723 W TOPANGA CT. UTILITY REFUND</u>	07/18/2019	10.44	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 120290.04:						100.03	.00					

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1987	UTILITY REFUND #7	120776.02		<u>MICHAEL A LINDSAY, 662 N STEED PL, UTILITY REFUND</u>	07/24/2019	25.02	.00	<u>20-4500_METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	120776.02		<u>MICHAEL A LINDSAY, 662 N STEED PL, UTILITY REFUND</u>	07/24/2019	32.50	.00	<u>21-4600_SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	120776.02		<u>MICHAEL A LINDSAY, 662 N STEED PL, UTILITY REFUND</u>	07/24/2019	27.71	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	120776.02		<u>MICHAEL A LINDSAY, 662 N STEED PL, UTILITY REFUND</u>	07/24/2019	14.23	.00	<u>25-4700_PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 120776.02:						99.46	.00					
1987	UTILITY REFUND #7	121140.01		<u>DALE T RIPPY, 1865 W TOPANGA DR, UTILITY REFUND</u>	07/18/2019	11.64	.00	<u>20-4500_METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	121140.01		<u>DALE T RIPPY, 1865 W TOPANGA DR, UTILITY REFUND</u>	07/18/2019	15.08	.00	<u>21-4600_SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	121140.01		<u>DALE T RIPPY, 1865 W TOPANGA DR, UTILITY REFUND</u>	07/18/2019	11.58	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	121140.01		<u>DALE T RIPPY, 1865 W TOPANGA DR, UTILITY REFUND</u>	07/18/2019	9.92	.00	<u>25-4700_PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 121140.01:						48.22	.00					
1987	UTILITY REFUND #7	121555.01		<u>BRANDYCE M NELSON, 842 N MEADOWSWEET AVE, UTILITY REFUND</u>	07/29/2019	9.74	.00	<u>20-4500_METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	121555.01		<u>BRANDYCE M NELSON, 842 N MEADOWSWEET AVE, UTILITY REFUND</u>	07/29/2019	-7.95	.00	<u>21-4600_SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	121555.01		<u>BRANDYCE M NELSON, 842 N MEADOWSWEET AVE, UTILITY REFUND</u>	07/29/2019	-8.10	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	7/19		

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1987	UTILITY REFUND #7	121555.01		<u>BRANDYCE M NELSON, 842 N MEADOWSWEET AVE, UTILITY REFUND</u>	07/29/2019	19.31	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 121555.01:						13.00	.00					
1987	UTILITY REFUND #7	130510.02		<u>GREGG M KENNEDY, 1455 W WHEAT ST, UTILITY REFUND</u>	07/11/2019	1.05	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	130510.02		<u>GREGG M KENNEDY, 1455 W WHEAT ST, UTILITY REFUND</u>	07/11/2019	5.43	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	130510.02		<u>GREGG M KENNEDY, 1455 W WHEAT ST, UTILITY REFUND</u>	07/11/2019	4.17	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	130510.02		<u>GREGG M KENNEDY, 1455 W WHEAT ST, UTILITY REFUND</u>	07/11/2019	2.63	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 130510.02:						13.28	.00					
1987	UTILITY REFUND #7	160090.02		<u>HEATH A JOHNSON, 384 W HESSTON ST, UTILITY REFUND</u>	07/29/2019	42.18	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	160090.02		<u>HEATH A JOHNSON, 384 W HESSTON ST, UTILITY REFUND</u>	07/29/2019	25.44	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	160090.02		<u>HEATH A JOHNSON, 384 W HESSTON ST, UTILITY REFUND</u>	07/29/2019	19.24	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	160090.02		<u>HEATH A JOHNSON, 384 W HESSTON ST, UTILITY REFUND</u>	07/29/2019	10.08	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 160090.02:						96.94	.00					
1987	UTILITY REFUND #7	160560.03		<u>MICHAEL W DUNSON, 1337 N CATERPILLAR AVE, UTILITY REFUND</u>	07/18/2019	5.38	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		

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1987	UTILITY REFUND #7	160560.03		<u>MICHAEL W DUNSON, 1337 N CATERPILLAR AVE. UTILITY REFUND</u>	07/18/2019	6.59	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	160560.03		<u>MICHAEL W DUNSON, 1337 N CATERPILLAR AVE. UTILITY REFUND</u>	07/18/2019	5.15	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	160560.03		<u>MICHAEL W DUNSON, 1337 N CATERPILLAR AVE. UTILITY REFUND</u>	07/18/2019	1.86	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 160560.03:						18.98	.00					
1987	UTILITY REFUND #7	173000.01A		<u>ANNELISE T HAWS, 694 S IRON SPRINGS AVE. UTILITY REFUND</u>	07/18/2019	80.11	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
Total 173000.01A:						80.11	.00					
1987	UTILITY REFUND #7	174118.01		<u>CBH HOMES, 834 S STIBNITE PL. UTILITY REFUND</u>	07/12/2019	15.99	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	174118.01		<u>CBH HOMES, 834 S STIBNITE PL. UTILITY REFUND</u>	07/12/2019	20.78	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	174118.01		<u>CBH HOMES, 834 S STIBNITE PL. UTILITY REFUND</u>	07/12/2019	22.96	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 174118.01:						59.73	.00					
1987	UTILITY REFUND #7	175005.02		<u>NATHAN GUY HALE, 1506 W BAYHORSE ST. UTILITY REFUND</u>	07/31/2019	33.93	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	175005.02		<u>NATHAN GUY HALE, 1506 W BAYHORSE ST. UTILITY REFUND</u>	07/31/2019	44.08	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	175005.02		<u>NATHAN GUY HALE, 1506 W BAYHORSE ST. UTILITY REFUND</u>	07/31/2019	37.30	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		

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1987	UTILITY REFUND #7	175005.02		<u>NATHAN GUY HALE, 1506 W BAYHORSE ST. UTILITY REFUND</u>	07/31/2019	9.66	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 175005.02:						124.97	.00					
1987	UTILITY REFUND #7	201310.02		<u>TROY EMMET HORN, 1925 N SUMMERWIND PL. UTILITY REFUND</u>	07/11/2019	.49	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	201310.02		<u>TROY EMMET HORN, 1925 N SUMMERWIND PL. UTILITY REFUND</u>	07/11/2019	.49	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	201310.02		<u>TROY EMMET HORN, 1925 N SUMMERWIND PL. UTILITY REFUND</u>	07/11/2019	.42	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	201310.02		<u>TROY EMMET HORN, 1925 N SUMMERWIND PL. UTILITY REFUND</u>	07/11/2019	.22	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 201310.02:						1.62	.00					
1987	UTILITY REFUND #7	201868.02		<u>JOSHUA A TOULOUSE, 2900 N LINDER RD. UTILITY REFUND</u>	07/24/2019	-2.86	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	201868.02		<u>JOSHUA A TOULOUSE, 2900 N LINDER RD. UTILITY REFUND</u>	07/24/2019	-3.73	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	201868.02		<u>JOSHUA A TOULOUSE, 2900 N LINDER RD. UTILITY REFUND</u>	07/24/2019	-2.92	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	201868.02		<u>JOSHUA A TOULOUSE, 2900 N LINDER RD. UTILITY REFUND</u>	07/24/2019	23.55	.00	<u>20-4510 SERVICE RECONNECT FEES</u>	0	7/19		
Total 201868.02:						14.04	.00					
1987	UTILITY REFUND #7	201980.01		<u>MICHAEL J EHMKE, 516 E CHAPPAROSA DR. UTILITY REFUND</u>	07/15/2019	59.09	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		

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1987	UTILITY REFUND #7	201980.01		<u>MICHAEL J EHMKE, 516 E CHAPPAROSA DR. UTILITY REFUND</u>	07/15/2019	75.76	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	201980.01		<u>MICHAEL J EHMKE, 516 E CHAPPAROSA DR. UTILITY REFUND</u>	07/15/2019	59.28	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	201980.01		<u>MICHAEL J EHMKE, 516 E CHAPPAROSA DR. UTILITY REFUND</u>	07/15/2019	12.33	.00	<u>20-4510 SERVICE RECONNECT FEES</u>	0	7/19		
1987	UTILITY REFUND #7	201980.01		<u>MICHAEL J EHMKE, 516 E CHAPPAROSA DR. UTILITY REFUND</u>	07/15/2019	19.19	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 201980.01:						225.65	.00					
1987	UTILITY REFUND #7	220755.02		<u>AMANDA J BOONE, 563 E GREAT BEAR ST. UTILITY REFUND</u>	07/29/2019	28.77	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	220755.02		<u>AMANDA J BOONE, 563 E GREAT BEAR ST. UTILITY REFUND</u>	07/29/2019	37.40	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	220755.02		<u>AMANDA J BOONE, 563 E GREAT BEAR ST. UTILITY REFUND</u>	07/29/2019	30.52	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	220755.02		<u>AMANDA J BOONE, 563 E GREAT BEAR ST. UTILITY REFUND</u>	07/29/2019	6.69	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 220755.02:						103.38	.00					
1987	UTILITY REFUND #7	230090.03		<u>WILLIAM W BURCH, 1198 W PENELOPE ST. UTILITY REFUND</u>	07/15/2019	42.87	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	230090.03		<u>WILLIAM W BURCH, 1198 W PENELOPE ST. UTILITY REFUND</u>	07/15/2019	65.81	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		

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1987	UTILITY REFUND #7	230090.03		<u>WILLIAM W BURCH, 1198 W PENELOPE ST. UTILITY REFUND</u>	07/15/2019	50.88	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	230090.03		<u>WILLIAM W BURCH, 1198 W PENELOPE ST. UTILITY REFUND</u>	07/15/2019	16.04	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 230090.03:						175.60	.00					
1987	UTILITY REFUND #7	230545.02		<u>DANIEL EMERSON, 604 S GLENN BROOK PL. UTILITY REFUND</u>	07/29/2019	11.64	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	230545.02		<u>DANIEL EMERSON, 604 S GLENN BROOK PL. UTILITY REFUND</u>	07/29/2019	15.66	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	230545.02		<u>DANIEL EMERSON, 604 S GLENN BROOK PL. UTILITY REFUND</u>	07/29/2019	16.02	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
Total 230545.02:						43.32	.00					
1987	UTILITY REFUND #7	241006.00		<u>MERLIN POINTE LLC, 1158 E SERAPHINA ST. UTILITY REFUND</u>	07/23/2019	1.72	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	241006.00		<u>MERLIN POINTE LLC, 1158 E SERAPHINA ST. UTILITY REFUND</u>	07/23/2019	2.23	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	241006.00		<u>MERLIN POINTE LLC, 1158 E SERAPHINA ST. UTILITY REFUND</u>	07/23/2019	7.31	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 241006.00:						11.26	.00					
1987	UTILITY REFUND #7	250140.02		<u>KELLY ADAMS, 356 W TROY ST. UTILITY REFUND</u>	07/15/2019	42.03	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	250140.02		<u>KELLY ADAMS, 356 W TROY ST. UTILITY REFUND</u>	07/15/2019	72.09	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		

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1987	UTILITY REFUND #7	250140.02		<u>KELLY ADAMS, 356 W TROY ST. UTILITY REFUND</u>	07/15/2019	61.73	.00	26-4975 SOLID WASTE USER FEES	0	7/19		
1987	UTILITY REFUND #7	250140.02		<u>KELLY ADAMS, 356 W TROY ST. UTILITY REFUND</u>	07/15/2019	3.05	.00	20-4510 SERVICE RECONNECT FEES	0	7/19		
1987	UTILITY REFUND #7	250140.02		<u>KELLY ADAMS, 356 W TROY ST. UTILITY REFUND</u>	07/15/2019	17.95	.00	25-4700 PRESS. IRRIGATION USER FEES	0	7/19		
Total 250140.02:						196.85	.00					
1987	UTILITY REFUND #7	250800.02		<u>GREGORY HERMAN, 325 W KAMMERS CT, UTILITY REFUND</u>	07/29/2019	27.05	.00	20-4500 METERED WATER SALES	0	7/19		
1987	UTILITY REFUND #7	250800.02		<u>GREGORY HERMAN, 325 W KAMMERS CT, UTILITY REFUND</u>	07/29/2019	33.77	.00	21-4600 SEWER USER FEES	0	7/19		
1987	UTILITY REFUND #7	250800.02		<u>GREGORY HERMAN, 325 W KAMMERS CT, UTILITY REFUND</u>	07/29/2019	30.30	.00	26-4975 SOLID WASTE USER FEES	0	7/19		
1987	UTILITY REFUND #7	250800.02		<u>GREGORY HERMAN, 325 W KAMMERS CT, UTILITY REFUND</u>	07/29/2019	5.88	.00	25-4700 PRESS. IRRIGATION USER FEES	0	7/19		
Total 250800.02:						97.00	.00					
1987	UTILITY REFUND #7	251085.01		<u>JOSEPH GOEBEL, 359 W LIL ROBERT CT, UTILITY REFUND</u>	07/23/2019	2.38	.00	20-4500 METERED WATER SALES	0	7/19		
1987	UTILITY REFUND #7	251085.01		<u>JOSEPH GOEBEL, 359 W LIL ROBERT CT, UTILITY REFUND</u>	07/23/2019	4.12	.00	21-4600 SEWER USER FEES	0	7/19		
1987	UTILITY REFUND #7	251085.01		<u>JOSEPH GOEBEL, 359 W LIL ROBERT CT, UTILITY REFUND</u>	07/23/2019	3.05	.00	26-4975 SOLID WASTE USER FEES	0	7/19		
1987	UTILITY REFUND #7	251085.01		<u>JOSEPH GOEBEL, 359 W LIL ROBERT CT, UTILITY REFUND</u>	07/23/2019	4.49	.00	25-4700 PRESS. IRRIGATION USER FEES	0	7/19		

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Total 251085.01:						14.04	.00					
1987	UTILITY REFUND #7	254095.03		<u>TINA R KNOX, 866 W SANDBOX ST. UTILITY REFUND</u>	07/11/2019	3.11	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	254095.03		<u>TINA R KNOX, 866 W SANDBOX ST. UTILITY REFUND</u>	07/11/2019	5.78	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	254095.03		<u>TINA R KNOX, 866 W SANDBOX ST. UTILITY REFUND</u>	07/11/2019	4.45	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	254095.03		<u>TINA R KNOX, 866 W SANDBOX ST. UTILITY REFUND</u>	07/11/2019	1.75	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 254095.03:						15.09	.00					
1987	UTILITY REFUND #7	26031003		<u>ANDREW D SHORT, 1818 N BISQUE AVE. UTILITY REFUND</u>	07/11/2019	3.21	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	26031003		<u>ANDREW D SHORT, 1818 N BISQUE AVE. UTILITY REFUND</u>	07/11/2019	4.11	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	26031003		<u>ANDREW D SHORT, 1818 N BISQUE AVE. UTILITY REFUND</u>	07/11/2019	3.16	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	26031003		<u>ANDREW D SHORT, 1818 N BISQUE AVE. UTILITY REFUND</u>	07/11/2019	1.22	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 26031003:						11.70	.00					
1987	UTILITY REFUND #7	264390.02		<u>MAXINE JONES, 1968 W TURQUOISE DR. UTILITY REFUND</u>	07/31/2019	3.65	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	264390.02		<u>MAXINE JONES, 1968 W TURQUOISE DR. UTILITY REFUND</u>	07/31/2019	4.71	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		

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1987	UTILITY REFUND #7	264390.02		<u>MAXINE JONES, 1968 W TURQUOISE DR, UTILITY REFUND</u>	07/31/2019	4.03	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
Total 264390.02:						12.39	.00					
1987	UTILITY REFUND #7	264430.02		<u>BENJAMIN D BOWER, 1906 N ROSEDUST DR, UTILITY REFUND</u>	07/31/2019	64.94	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
Total 264430.02:						64.94	.00					
1987	UTILITY REFUND #7	264495.02		<u>ANDREA SCHNEIDER, 1930 W MELON DR, UTILITY REFUND</u>	07/31/2019	27.98	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	264495.02		<u>ANDREA SCHNEIDER, 1930 W MELON DR, UTILITY REFUND</u>	07/31/2019	36.36	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	264495.02		<u>ANDREA SCHNEIDER, 1930 W MELON DR, UTILITY REFUND</u>	07/31/2019	30.89	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	264495.02		<u>ANDREA SCHNEIDER, 1930 W MELON DR, UTILITY REFUND</u>	07/31/2019	2.65	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 264495.02:						97.88	.00					
1987	UTILITY REFUND #7	264665.02		<u>DUANE L ATWOOD, 2097 N ROSEDUST DR, UTILITY REFUND</u>	07/29/2019	-2.89	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	264665.02		<u>DUANE L ATWOOD, 2097 N ROSEDUST DR, UTILITY REFUND</u>	07/29/2019	3.77	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	264665.02		<u>DUANE L ATWOOD, 2097 N ROSEDUST DR, UTILITY REFUND</u>	07/29/2019	2.95	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
Total 264665.02:						3.83	.00					

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1987	UTILITY REFUND #7	268111.01		<u>CBH HOMES, 2602 W MIDNIGHT DR, UTILITY REFUND</u>	07/15/2019	.84	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	268111.01		<u>CBH HOMES, 2602 W MIDNIGHT DR, UTILITY REFUND</u>	07/15/2019	1.09	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	268111.01		<u>CBH HOMES, 2602 W MIDNIGHT DR, UTILITY REFUND</u>	07/15/2019	7.76	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 268111.01:						9.69	.00					
1987	UTILITY REFUND #7	268113.01		<u>CBH HOMES, 2558 W MIDNIGHT DR, UTILITY REFUND</u>	07/15/2019	14.79	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	268113.01		<u>CBH HOMES, 2558 W MIDNIGHT DR, UTILITY REFUND</u>	07/15/2019	19.20	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	268113.01		<u>CBH HOMES, 2558 W MIDNIGHT DR, UTILITY REFUND</u>	07/15/2019	20.58	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 268113.01:						54.57	.00					
1987	UTILITY REFUND #7	274130.02		<u>JOHN HURST, 290 W SILVERDALE CT, UTILITY REFUND</u>	07/24/2019	4.32	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	274130.02		<u>JOHN HURST, 290 W SILVERDALE CT, UTILITY REFUND</u>	07/24/2019	5.60	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	274130.02		<u>JOHN HURST, 290 W SILVERDALE CT, UTILITY REFUND</u>	07/24/2019	4.55	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	274130.02		<u>JOHN HURST, 290 W SILVERDALE CT, UTILITY REFUND</u>	07/24/2019	6.27	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		

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Total 274130.02:						20.74	.00					
1987	UTILITY REFUND #7	274320.03		<u>KANDRA M KULLA, 2439 N PEACH WILLOW AVE, UTILITY REFUND</u>	07/31/2019	44.39	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
Total 274320.03:						44.39	.00					
1987	UTILITY REFUND #7	274460.03		<u>MELISSA FLECK, 2837 N KELSAN AVE, UTILITY REFUND</u>	07/31/2019	11.59	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	274460.03		<u>MELISSA FLECK, 2837 N KELSAN AVE, UTILITY REFUND</u>	07/31/2019	15.02	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	274460.03		<u>MELISSA FLECK, 2837 N KELSAN AVE, UTILITY REFUND</u>	07/31/2019	13.02	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
Total 274460.03:						39.63	.00					
1987	UTILITY REFUND #7	274620.03		<u>BRIAN J ELTON, 446 W QUAKING ASPEN LN, UTILITY REFUND</u>	07/24/2019	25.29	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	274620.03		<u>BRIAN J ELTON, 446 W QUAKING ASPEN LN, UTILITY REFUND</u>	07/24/2019	32.60	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	274620.03		<u>BRIAN J ELTON, 446 W QUAKING ASPEN LN, UTILITY REFUND</u>	07/24/2019	25.43	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	274620.03		<u>BRIAN J ELTON, 446 W QUAKING ASPEN LN, UTILITY REFUND</u>	07/24/2019	14.94	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 274620.03:						98.26	.00					
1987	UTILITY REFUND #7	276040.02		<u>MICHELLE M GREEN, 2356 N CORKTREE WAY, UTILITY REFUND</u>	07/24/2019	24.30	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		

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1987	UTILITY REFUND #7	276040.02		<u>MICHELLE M GREEN, 2356 N CORKTREE WAY, UTILITY REFUND</u>	07/24/2019	31.55	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	276040.02		<u>MICHELLE M GREEN, 2356 N CORKTREE WAY, UTILITY REFUND</u>	07/24/2019	25.06	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	276040.02		<u>MICHELLE M GREEN, 2356 N CORKTREE WAY, UTILITY REFUND</u>	07/24/2019	14.36	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 276040.02:						95.27	.00					
1987	UTILITY REFUND #7	277118.01		<u>CBH HOMES, 2510 N KENNETH AVE, UTILITY REFUND</u>	07/18/2019	23.88	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	277118.01		<u>CBH HOMES, 2510 N KENNETH AVE, UTILITY REFUND</u>	07/18/2019	31.01	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	277118.01		<u>CBH HOMES, 2510 N KENNETH AVE, UTILITY REFUND</u>	07/18/2019	18.43	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 277118.01:						73.32	.00					
1987	UTILITY REFUND #7	277404.01		<u>CBH HOMES, 209 W SNOWY OWL ST, UTILITY REFUND</u>	07/18/2019	2.29	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	277404.01		<u>CBH HOMES, 209 W SNOWY OWL ST, UTILITY REFUND</u>	07/18/2019	2.97	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	277404.01		<u>CBH HOMES, 209 W SNOWY OWL ST, UTILITY REFUND</u>	07/18/2019	12.23	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 277404.01:						17.49	.00					
1987	UTILITY REFUND #7	277430.01		<u>CBH HOMES, 2227 N MOUNTAIN ASH AVE, UTILITY REFUND</u>	07/19/2019	19.29	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		

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				REFUND	07/11/2019	2.84	.00	21-4600 SEWER USER FEES	0	7/19		
Total 278222.01A:						58.76	.00					
1987	UTILITY REFUND #7	280228.01		TRIDENT HOMES, 2245 N AZURITE PL, UTILITY REFUND	07/19/2019	.32	.00	20-4500 METERED WATER SALES	0	7/19		
1987	UTILITY REFUND #7	280228.01		TRIDENT HOMES, 2245 N AZURITE PL, UTILITY REFUND	07/19/2019	.41	.00	21-4600 SEWER USER FEES	0	7/19		
1987	UTILITY REFUND #7	280228.01		TRIDENT HOMES, 2245 N AZURITE PL, UTILITY REFUND	07/19/2019	17.29	.00	25-4700 PRESS. IRRIGATION USER FEES	0	7/19		
Total 280228.01:						18.02	.00					
1987	UTILITY REFUND #7	280270.01		TRIDENT HOMES, 944 W ROSE QUARTZ ST, UTILITY REFUND	07/29/2019	-3.49	.00	20-4500 METERED WATER SALES	0	7/19		
1987	UTILITY REFUND #7	280270.01		TRIDENT HOMES, 944 W ROSE QUARTZ ST, UTILITY REFUND	07/29/2019	-4.52	.00	21-4600 SEWER USER FEES	0	7/19		
1987	UTILITY REFUND #7	280270.01		TRIDENT HOMES, 944 W ROSE QUARTZ ST, UTILITY REFUND	07/29/2019	13.04	.00	25-4700 PRESS. IRRIGATION USER FEES	0	7/19		
Total 280270.01:						5.03	.00					
1987	UTILITY REFUND #7	280295.01		TRADITION CUSTOM HOMES, 1071 W ROSE QUARTZ ST, UTILITY REFUND	07/29/2019	10.85	.00	20-4500 METERED WATER SALES	0	7/19		
1987	UTILITY REFUND #7	280295.01		TRADITION CUSTOM HOMES, 1071 W ROSE QUARTZ ST, UTILITY REFUND	07/29/2019	14.08	.00	21-4600 SEWER USER FEES	0	7/19		
1987	UTILITY REFUND #7	280295.01		TRADITION CUSTOM HOMES, 1071 W ROSE QUARTZ ST, UTILITY REFUND	07/29/2019	20.30	.00	25-4700 PRESS. IRRIGATION USER FEES	0	7/19		

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Total 280295.01:						45.23	.00					
1987	UTILITY REFUND #7	280335.02		<u>DAVID HENDERSON, 1018 W TANZANITE DR, UTILITY REFUND</u>	07/15/2019	104.20	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	280335.02		<u>DAVID HENDERSON, 1018 W TANZANITE DR, UTILITY REFUND</u>	07/15/2019	30.94	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	280335.02		<u>DAVID HENDERSON, 1018 W TANZANITE DR, UTILITY REFUND</u>	07/15/2019	12.30	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	280335.02		<u>DAVID HENDERSON, 1018 W TANZANITE DR, UTILITY REFUND</u>	07/15/2019	6.88	.00	<u>20-4510 SERVICE RECONNECT FEES</u>	0	7/19		
1987	UTILITY REFUND #7	280335.02		<u>DAVID HENDERSON, 1018 W TANZANITE DR, UTILITY REFUND</u>	07/15/2019	15.80	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 280335.02:						170.12	.00					
1987	UTILITY REFUND #7	280455.02		<u>MARLA COLLINS, 1204 W TIGER EYE ST, UTILITY REFUND</u>	07/22/2019	27.30	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	280455.02		<u>MARLA COLLINS, 1204 W TIGER EYE ST, UTILITY REFUND</u>	07/22/2019	35.48	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	280455.02		<u>MARLA COLLINS, 1204 W TIGER EYE ST, UTILITY REFUND</u>	07/22/2019	29.91	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	280455.02		<u>MARLA COLLINS, 1204 W TIGER EYE ST, UTILITY REFUND</u>	07/22/2019	13.98	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 280455.02:						106.67	.00					
1987	UTILITY REFUND #7	280475.01A		<u>SUNRISE HOMES, 2155 N STAR GARNET AVE, UTILITY REFUND</u>	07/18/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		

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				REFUND	07/10/2019	6.01	.00	25-4700 PRESS. IRRIGATION USER FEES	0	7/19		
				Total 291070.00:		102.44	.00					
1987	UTILITY REFUND #7	291073.00		CBH HOMES, 6855 S ALLEGIANCE AVE, UTILITY REFUND	07/15/2019	11.74	.00	20-4500 METERED WATER SALES	0	7/19		
1987	UTILITY REFUND #7	291073.00		CBH HOMES, 6855 S ALLEGIANCE AVE, UTILITY REFUND	07/15/2019	15.23	.00	21-4600 SEWER USER FEES	0	7/19		
1987	UTILITY REFUND #7	291073.00		CBH HOMES, 6855 S ALLEGIANCE AVE, UTILITY REFUND	07/15/2019	18.15	.00	25-4700 PRESS. IRRIGATION USER FEES	0	7/19		
				Total 291073.00:		45.12	.00					
1987	UTILITY REFUND #7	292024.00		CBH HOMES, 8761 S BARATHEON AVE, UTILITY REFUND	07/19/2019	9.65	.00	20-4500 METERED WATER SALES	0	7/19		
1987	UTILITY REFUND #7	292024.00		CBH HOMES, 8761 S BARATHEON AVE, UTILITY REFUND	07/19/2019	12.54	.00	21-4600 SEWER USER FEES	0	7/19		
				Total 292024.00:		22.19	.00					
1987	UTILITY REFUND #7	292025.00		CBH HOMES, 8739 S BARATHEON AVE, UTILITY REFUND	07/29/2019	23.21	.00	20-4500 METERED WATER SALES	0	7/19		
1987	UTILITY REFUND #7	292025.00		CBH HOMES, 8739 S BARATHEON AVE, UTILITY REFUND	07/29/2019	30.14	.00	21-4600 SEWER USER FEES	0	7/19		
				Total 292025.00:		53.35	.00					
1987	UTILITY REFUND #7	292027.00		CBH HOMES, 8695 S BARATHEON AVE, UTILITY REFUND	07/24/2019	25.92	.00	20-4500 METERED WATER SALES	0	7/19		

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1987	UTILITY REFUND #7	292027.00		<u>CBH HOMES, 8695 S BARATHEON AVE, UTILITY REFUND</u>	07/24/2019	33.67	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
Total 292027.00:						59.59	.00					
1987	UTILITY REFUND #7	292028.00		<u>CBH HOMES, 8673 S BARATHEON AVE, UTILITY REFUND</u>	07/15/2019	20.56	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	292028.00		<u>CBH HOMES, 8673 S BARATHEON AVE, UTILITY REFUND</u>	07/15/2019	26.69	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
Total 292028.00:						47.25	.00					
1987	UTILITY REFUND #7	292031.00		<u>CBH HOMES, 8607 S BARATHEON AVE, UTILITY REFUND</u>	07/31/2019	24.57	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	292031.00		<u>CBH HOMES, 8607 S BARATHEON AVE, UTILITY REFUND</u>	07/31/2019	31.91	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
Total 292031.00:						56.48	.00					
1987	UTILITY REFUND #7	292038.00A		<u>CBH HOMES, 8718 S BARATHEON AVE, UTILITY REFUND</u>	07/11/2019	48.32	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
Total 292038.00A:						48.32	.00					
1987	UTILITY REFUND #7	292039.00		<u>CBH HOMES, 2737 W RICKON ST, UTILITY REFUND</u>	07/18/2019	-4.17	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	292039.00		<u>CBH HOMES, 2737 W RICKON ST, UTILITY REFUND</u>	07/18/2019	9.00	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		

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Total 292039.00:						4.83	.00					
1987	UTILITY REFUND #7	300100.04		<u>BRADLEY CHENEY, 2474 N HOSE GULCH AVE. UTILITY REFUND</u>	07/10/2019	26.09	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	300100.04		<u>BRADLEY CHENEY, 2474 N HOSE GULCH AVE. UTILITY REFUND</u>	07/10/2019	33.91	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	300100.04		<u>BRADLEY CHENEY, 2474 N HOSE GULCH AVE. UTILITY REFUND</u>	07/10/2019	28.54	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	300100.04		<u>BRADLEY CHENEY, 2474 N HOSE GULCH AVE. UTILITY REFUND</u>	07/10/2019	7.82	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 300100.04:						96.36	.00					
1987	UTILITY REFUND #7	302111.01B		<u>STACY CONSTRUCTION INC, 821 E ANDES DR. UTILITY REFUND</u>	07/11/2019	6.44	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
Total 302111.01B:						6.44	.00					
1987	UTILITY REFUND #7	302122.01A		<u>STACY CONSTRUCTION, 1031 E ANDES DR. UTILITY REFUND</u>	07/18/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
Total 302122.01A:						58.76	.00					
1987	UTILITY REFUND #7	302153.01		<u>SCHROEDER ENTERPRISES, 758 E ANDES DR. UTILITY REFUND</u>	07/10/2019	8.75	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	302153.01		<u>SCHROEDER ENTERPRISES, 758 E ANDES DR. UTILITY REFUND</u>	07/10/2019	12.90	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	302153.01		<u>SCHROEDER ENTERPRISES, 758 E ANDES DR. UTILITY REFUND</u>	07/10/2019	11.49	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		

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Total 302153.01:						33.14	.00					
1987	UTILITY REFUND #7	302209.00		<u>RIVERWOOD HOMES, 9317 S PALENA PL, UTILITY REFUND</u>	07/11/2019	42.43	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	302209.00		<u>RIVERWOOD HOMES, 9317 S PALENA PL, UTILITY REFUND</u>	07/11/2019	58.02	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	302209.00		<u>RIVERWOOD HOMES, 9317 S PALENA PL, UTILITY REFUND</u>	07/11/2019	36.54	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 302209.00:						136.99	.00					
1987	UTILITY REFUND #7	302210.00		<u>RIVERWOOD HOMES, 9303 S PALENA PL, UTILITY REFUND</u>	07/15/2019	21.78	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	302210.00		<u>RIVERWOOD HOMES, 9303 S PALENA PL, UTILITY REFUND</u>	07/15/2019	28.68	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	302210.00		<u>RIVERWOOD HOMES, 9303 S PALENA PL, UTILITY REFUND</u>	07/15/2019	22.52	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 302210.00:						72.98	.00					
1987	UTILITY REFUND #7	302232.00		<u>KW HOMES, 9115 S PALENA AVE, UTILITY REFUND</u>	07/29/2019	3.56	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	302232.00		<u>KW HOMES, 9115 S PALENA AVE, UTILITY REFUND</u>	07/29/2019	4.60	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
Total 302232.00:						8.16	.00					
1987	UTILITY REFUND #7	303029.01		<u>HUBBLE HOMES, 956 E FIRESTONE DR, UTILITY REFUND</u>	07/16/2019	13.17	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
Total 303029.01:						13.17	.00					

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1987	UTILITY REFUND #7	303116.01		<u>HUBBLE HOMES, 2248 N GREENVILLE AVE, UTILITY REFUND</u>	07/16/2019	47.37	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	303116.01		<u>HUBBLE HOMES, 2248 N GREENVILLE AVE, UTILITY REFUND</u>	07/16/2019	10.03	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 303116.01:						57.40	.00					
1987	UTILITY REFUND #7	303117.01		<u>HUBBLE HOMES, 2232 N GREENVILLE AVE, UTILITY REFUND</u>	07/16/2019	67.35	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
Total 303117.01:						67.35	.00					
1987	UTILITY REFUND #7	303223.01		<u>HUBBLE HOMES, 1066 E JACK CREEK ST, UTILITY REFUND</u>	07/16/2019	55.79	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
Total 303223.01:						55.79	.00					
1987	UTILITY REFUND #7	303269.00		<u>HUBBLE HOMES, 1000 E BRUSH CREEK ST, UTILITY REFUND</u>	07/23/2019	-66	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	303269.00		<u>HUBBLE HOMES, 1000 E BRUSH CREEK ST, UTILITY REFUND</u>	07/23/2019	-84	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	303269.00		<u>HUBBLE HOMES, 1000 E BRUSH CREEK ST, UTILITY REFUND</u>	07/23/2019	12.76	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 303269.00:						11.26	.00					
1987	UTILITY REFUND #7	30980.01		<u>DENNIS WURTZ, 330 S HAYWARD AVE, UTILITY REFUND</u>	07/29/2019	16.22	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	30980.01		<u>DENNIS WURTZ, 330 S HAYWARD AVE, UTILITY REFUND</u>	07/29/2019	-6.50	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		

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Total 30980.01:						9.72	.00					
1987	UTILITY REFUND #7	310147.02		<u>REBECCA A NIECKO, 9309 S COPELAND WAY, UTILITY REFUND</u>	07/29/2019	32.77	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	310147.02		<u>REBECCA A NIECKO, 9309 S COPELAND WAY, UTILITY REFUND</u>	07/29/2019	42.58	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	310147.02		<u>REBECCA A NIECKO, 9309 S COPELAND WAY, UTILITY REFUND</u>	07/29/2019	36.66	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	310147.02		<u>REBECCA A NIECKO, 9309 S COPELAND WAY, UTILITY REFUND</u>	07/29/2019	2.44	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 310147.02:						114.45	.00					
1987	UTILITY REFUND #7	310235.01A		<u>TOLL BROS INC, 9501 S ROCK CLIFFS PL, UTILITY REFUND</u>	07/18/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
Total 310235.01A:						58.76	.00					
1987	UTILITY REFUND #7	320026.00		<u>HAYDEN HOMES, 1367 N ANTELOPE AVE, UTILITY REFUND</u>	07/23/2019	11.33	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	320026.00		<u>HAYDEN HOMES, 1367 N ANTELOPE AVE, UTILITY REFUND</u>	07/23/2019	14.71	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	320026.00		<u>HAYDEN HOMES, 1367 N ANTELOPE AVE, UTILITY REFUND</u>	07/23/2019	40.86	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 320026.00:						66.90	.00					
1987	UTILITY REFUND #7	320034.00		<u>HAYDEN HOMES, 1368 N WARM RIVER AVE, UTILITY REFUND</u>	07/31/2019	18.59	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		

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1987	UTILITY REFUND #7	320034.00		<u>HAYDEN HOMES, 1368 N WARM RIVER AVE. UTILITY REFUND</u>	07/31/2019	24.13	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	320034.00		<u>HAYDEN HOMES, 1368 N WARM RIVER AVE. UTILITY REFUND</u>	07/31/2019	22.64	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 320034.00:						65.36	.00					
1987	UTILITY REFUND #7	320035.00		<u>HAYDEN HOMES, 1354 N WARM RIVER AVE. UTILITY REFUND</u>	07/10/2019	8.35	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	320035.00		<u>HAYDEN HOMES, 1354 N WARM RIVER AVE. UTILITY REFUND</u>	07/10/2019	10.84	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	320035.00		<u>HAYDEN HOMES, 1354 N WARM RIVER AVE. UTILITY REFUND</u>	07/10/2019	17.12	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 320035.00:						36.31	.00					
1987	UTILITY REFUND #7	330021.00		<u>TOLL BROS INC, 964 E BUCK DR, UTILITY REFUND</u>	07/18/2019	24.99	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	330021.00		<u>TOLL BROS INC, 964 E BUCK DR, UTILITY REFUND</u>	07/18/2019	32.44	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	330021.00		<u>TOLL BROS INC, 964 E BUCK DR, UTILITY REFUND</u>	07/18/2019	23.67	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 330021.00:						81.10	.00					
1987	UTILITY REFUND #7	330022.00A		<u>TOLL BROS INC, 986 E BUCK DR, UTILITY REFUND</u>	07/18/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
Total 330022.00A:						58.76	.00					

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				REFUND	07/22/2019	24.67	.00	25-4700 PRESS. IRRIGATION USER FEES	0	7/19		
Total 330043.00:						70.04	.00					
1987	UTILITY REFUND #7	330046.00		TOLL BROS INC. 1911 N SILTSTONE WAY, UTILITY REFUND	07/31/2019	22.33	.00	20-4500 METERED WATER SALES	0	7/19		
1987	UTILITY REFUND #7	330046.00		TOLL BROS INC. 1911 N SILTSTONE WAY, UTILITY REFUND	07/31/2019	29.00	.00	21-4600 SEWER USER FEES	0	7/19		
1987	UTILITY REFUND #7	330046.00		TOLL BROS INC. 1911 N SILTSTONE WAY, UTILITY REFUND	07/31/2019	12.47	.00	25-4700 PRESS. IRRIGATION USER FEES	0	7/19		
Total 330046.00:						63.80	.00					
1987	UTILITY REFUND #7	330047.00		TOLL BROS INC. 1886 N SILTSTONE WAY, UTILITY REFUND	07/18/2019	17.71	.00	20-4500 METERED WATER SALES	0	7/19		
1987	UTILITY REFUND #7	330047.00		TOLL BROS INC. 1886 N SILTSTONE WAY, UTILITY REFUND	07/18/2019	23.00	.00	21-4600 SEWER USER FEES	0	7/19		
1987	UTILITY REFUND #7	330047.00		TOLL BROS INC. 1886 N SILTSTONE WAY, UTILITY REFUND	07/18/2019	18.54	.00	25-4700 PRESS. IRRIGATION USER FEES	0	7/19		
Total 330047.00:						59.25	.00					
1987	UTILITY REFUND #7	330055.00		TOLL BROS INC. 1264 E TROPHY ST, UTILITY REFUND	07/11/2019	3.86	.00	20-4500 METERED WATER SALES	0	7/19		
1987	UTILITY REFUND #7	330055.00		TOLL BROS INC. 1264 E TROPHY ST, UTILITY REFUND	07/11/2019	5.03	.00	21-4600 SEWER USER FEES	0	7/19		
1987	UTILITY REFUND #7	330055.00		TOLL BROS INC. 1264 E TROPHY ST, UTILITY REFUND	07/11/2019	4.07	.00	25-4700 PRESS. IRRIGATION USER FEES	0	7/19		

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Total 330055.00:						12.96	.00					
1987	UTILITY REFUND #7	330056.00		<u>TOLL BROS INC. 1852 N SNOWFIELD PL. UTILITY REFUND</u>	07/10/2019	23.64	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	330056.00		<u>TOLL BROS INC. 1852 N SNOWFIELD PL. UTILITY REFUND</u>	07/10/2019	30.71	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	330056.00		<u>TOLL BROS INC. 1852 N SNOWFIELD PL. UTILITY REFUND</u>	07/10/2019	19.03	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 330056.00:						73.38	.00					
1987	UTILITY REFUND #7	330060.00		<u>TOLL BROS INC. 1780 N SNOWFIELD PL. UTILITY REFUND</u>	07/15/2019	4.38	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	330060.00		<u>TOLL BROS INC. 1780 N SNOWFIELD PL. UTILITY REFUND</u>	07/15/2019	5.68	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	330060.00		<u>TOLL BROS INC. 1780 N SNOWFIELD PL. UTILITY REFUND</u>	07/15/2019	6.04	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 330060.00:						16.10	.00					
1987	UTILITY REFUND #7	330062.00A		<u>TOLL BROS INC. 1744 N SNOWFIELD PL. UTILITY REFUND</u>	07/18/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
Total 330062.00A:						58.76	.00					
1987	UTILITY REFUND #7	330067.00		<u>TOLL BROS INC. 1654 N SNOWFIELD PL. UTILITY REFUND</u>	07/24/2019	18.88	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	330067.00		<u>TOLL BROS INC. 1654 N SNOWFIELD PL. UTILITY REFUND</u>	07/24/2019	24.53	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		

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1987	UTILITY REFUND #7	330067.00		<u>TOLL BROS INC, 1654 N SNOWFIELD PL, UTILITY REFUND</u>	07/24/2019	25.05	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 330067.00:						68.46	.00					
1987	UTILITY REFUND #7	330068.00		<u>TOLL BROS INC, 1636 N SNOWFIELD PL, UTILITY REFUND</u>	07/16/2019	21.08	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	330068.00		<u>TOLL BROS INC, 1636 N SNOWFIELD PL, UTILITY REFUND</u>	07/16/2019	27.36	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	330068.00		<u>TOLL BROS INC, 1636 N SNOWFIELD PL, UTILITY REFUND</u>	07/16/2019	22.13	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 330068.00:						70.57	.00					
1987	UTILITY REFUND #7	330071.00		<u>TOLL BROS INC, 1709 N SNOWFIELD PL, UTILITY REFUND</u>	07/18/2019	22.33	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	330071.00		<u>TOLL BROS INC, 1709 N SNOWFIELD PL, UTILITY REFUND</u>	07/18/2019	28.99	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	330071.00		<u>TOLL BROS INC, 1709 N SNOWFIELD PL, UTILITY REFUND</u>	07/18/2019	19.19	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 330071.00:						70.51	.00					
1987	UTILITY REFUND #7	40052.01		<u>REBECCA DRNJEVIC, 514 N ELM AVE, UTILITY REFUND</u>	07/31/2019	5.63	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	40052.01		<u>REBECCA DRNJEVIC, 514 N ELM AVE, UTILITY REFUND</u>	07/31/2019	5.80	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	40052.01		<u>REBECCA DRNJEVIC, 514 N ELM AVE, UTILITY REFUND</u>	07/31/2019	5.45	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		

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Total 40052.01:						16.88	.00					
1987	UTILITY REFUND #7	40150.02		<u>MARK GREGORIO, 630 N ELM AVE. UTILITY REFUND</u>	07/18/2019	25.53	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	40150.02		<u>MARK GREGORIO, 630 N ELM AVE. UTILITY REFUND</u>	07/18/2019	32.17	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	40150.02		<u>MARK GREGORIO, 630 N ELM AVE. UTILITY REFUND</u>	07/18/2019	27.42	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	40150.02		<u>MARK GREGORIO, 630 N ELM AVE. UTILITY REFUND</u>	07/18/2019	4.34	.00	<u>25-4177 GRAVITY IRRIGATION USER FEES</u>	0	7/19		
Total 40150.02:						89.46	.00					
1987	UTILITY REFUND #7	40470.00		<u>RUTH F FRITON, 551 N MARTEESON AVE. UTILITY REFUND</u>	07/23/2019	-27.99	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	40470.00		<u>RUTH F FRITON, 551 N MARTEESON AVE. UTILITY REFUND</u>	07/23/2019	20.20	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	40470.00		<u>RUTH F FRITON, 551 N MARTEESON AVE. UTILITY REFUND</u>	07/23/2019	15.51	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	40470.00		<u>RUTH F FRITON, 551 N MARTEESON AVE. UTILITY REFUND</u>	07/23/2019	2.91	.00	<u>25-4177 GRAVITY IRRIGATION USER FEES</u>	0	7/19		
Total 40470.00:						10.63	.00					
1987	UTILITY REFUND #7	50020.02		<u>ROBERT CANNON, 267 W 4TH ST. UTILITY REFUND</u>	07/11/2019	59.83	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	50020.02		<u>ROBERT CANNON, 267 W 4TH ST. UTILITY REFUND</u>	07/11/2019	76.95	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		

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1987	UTILITY REFUND #7	50020.02		<u>ROBERT CANNON, 267 W 4TH ST. UTILITY REFUND</u>	07/11/2019	9.14	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	50020.02		<u>ROBERT CANNON, 267 W 4TH ST. UTILITY REFUND</u>	07/11/2019	2.98	.00	<u>20-4510 SERVICE RECONNECT FEES</u>	0	7/19		
1987	UTILITY REFUND #7	50020.02		<u>ROBERT CANNON, 267 W 4TH ST. UTILITY REFUND</u>	07/11/2019	7.45	.00	<u>25-4177 GRAVITY IRRIGATION USER FEES</u>	0	7/19		
Total 50020.02:						156.35	.00					
1987	UTILITY REFUND #7	80820.02		<u>ELIZABETH L POPP, 121 E KESWICK CT. UTILITY REFUND</u>	07/11/2019	30.89	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	80820.02		<u>ELIZABETH L POPP, 121 E KESWICK CT. UTILITY REFUND</u>	07/11/2019	38.77	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	80820.02		<u>ELIZABETH L POPP, 121 E KESWICK CT. UTILITY REFUND</u>	07/11/2019	14.44	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	80820.02		<u>ELIZABETH L POPP, 121 E KESWICK CT. UTILITY REFUND</u>	07/11/2019	9.11	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		
Total 80820.02:						93.21	.00					
1987	UTILITY REFUND #7	90550.02		<u>TANYA JENCKS, 867 W TRINI DR. UTILITY REFUND</u>	07/23/2019	17.53	.00	<u>20-4500 METERED WATER SALES</u>	0	7/19		
1987	UTILITY REFUND #7	90550.02		<u>TANYA JENCKS, 867 W TRINI DR. UTILITY REFUND</u>	07/23/2019	18.76	.00	<u>21-4600 SEWER USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	90550.02		<u>TANYA JENCKS, 867 W TRINI DR. UTILITY REFUND</u>	07/23/2019	13.79	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	7/19		
1987	UTILITY REFUND #7	90550.02		<u>TANYA JENCKS, 867 W TRINI DR. UTILITY REFUND</u>	07/23/2019	11.75	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	7/19		

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Total 90550.02:						61.83	.00					
Total UTILITY REFUND #7:						5,929.61	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9833174061		<u>TABLET SERVICE, 6/2-7/1/19 - ADMIN</u>	07/01/2019	3.68	3.68	01-6255 <u>TELEPHONE</u>	0	7/19	07/19/2019	
1575	VERIZON WIRELESS	9833174061		<u>TABLET SERVICE, 6/2-7/1/19 - PARKS</u>	07/01/2019	8.09	8.09	01-6255 <u>TELEPHONE</u>	1004	7/19	07/19/2019	
1575	VERIZON WIRELESS	9833174061		<u>TABLET SERVICE, 6/2-7/1/19 - BUILDING INSPECTION</u>	07/01/2019	30.87	30.87	01-6255 <u>TELEPHONE</u>	1005	7/19	07/19/2019	
1575	VERIZON WIRELESS	9833174061		<u>TABLET SERVICE, 6/2-7/1/19 - WATER</u>	07/01/2019	42.04	42.04	20-6255 <u>TELEPHONE EXPENSE</u>	0	7/19	07/19/2019	
1575	VERIZON WIRELESS	9833174061		<u>TABLET SERVICE, 6/2-7/1/19 - SEWER</u>	07/01/2019	50.86	50.86	21-6255 <u>TELEPHONE EXPENSE</u>	0	7/19	07/19/2019	
1575	VERIZON WIRELESS	9833174061		<u>TABLET SERVICE, 6/2-7/1/19 - P.I</u>	07/01/2019	11.46	11.46	25-6255 <u>TELEPHONE EXPENSE</u>	0	7/19	07/19/2019	
Total 9833174061:						147.00	147.00					
Total VERIZON WIRELESS:						147.00	147.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0445919		<u>RECORDS DESTRUCTION, 06/01-06/30/19, ADMIN</u>	07/01/2019	7.00	.00	01-6052 <u>CONTRACT SERVICES</u>	0	7/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0445919		<u>RECORDS DESTRUCTION, 06/01-06/30/19, P&Z</u>	07/01/2019	2.25	.00	01-6052 <u>CONTRACT SERVICES</u>	1003	7/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0445919		<u>RECORDS DESTRUCTION, 06/01-06/30/19, WATER</u>	07/01/2019	6.63	.00	20-6052 <u>CONTRACT SERVICES</u>	0	7/19		

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
1633	WESTERN RECORDS DESTRUCTION, INC.	0445919		<u>RECORDS DESTRUCTION, 06/01-06/30/19, SEWER</u>	07/01/2019	6.63	.00	21-6052 <u>CONTRACT SERVICES</u>	0	7/19		
1633	WESTERN RECORDS DESTRUCTION, INC.	0445919		<u>RECORDS DESTRUCTION, 06/01-06/30/19, PI</u>	07/01/2019	2.49	.00	20-6052 <u>CONTRACT SERVICES</u>	0	7/19		
Total 0445919:						25.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						25.00	.00					
WESTERN STATES CHEM												
274	WESTERN STATES CHEM	191147		<u>10 BOXES OF SIZE MEDIUM DISPOSABLE GLOVES, 10 BOXES OF SIZE LARGE DISPOSABLE GLOVES, B. BACHMAN, JULY '19</u>	07/02/2019	220.46	.00	21-6230 <u>SAFETY TRAINING & EQUIPMENT</u>	0	7/19		
Total 191147:						220.46	.00					
Total WESTERN STATES CHEM:						220.46	.00					
WHEELER SHEET METAL												
341	WHEELER SHEET METAL	5351		<u>REPAIR LEAK AND RECHARGE AC UNIT, BUTLER PUMP STATION, M. DAVILA, JUNE '19</u>	06/24/2019	420.00	.00	20-6140 <u>MAINT. & REPAIR BUILDING</u>	0	7/19		
Total 5351:						420.00	.00					
Total WHEELER SHEET METAL:						420.00	.00					
XYLEM WATER SOLUTIONS U.S.A., INC.												
1623	XYLEM WATER SOLUTIONS U.S.A., INC.	400932587		<u>INSPECTION ON SUBMERSIBLE PUMP IN BASIN MIXER, B. BAUCHMAN, JULY '19</u>	07/15/2019	391.00	.00	21-6142 <u>MAINT. & REPAIRS - EQUIPMENT</u>	0	7/19		
Total 400932587:						391.00	.00					

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Total XYLEM WATER SOLUTIONS U.S.A., INC.:						391.00	.00					
Grand Totals:						<u>306,057.18</u>	<u>145,307.44</u>					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

**RESOLUTION NO. R50-2019
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 AND GRANTEE ACCEPTANCE FOR CRIMSON POINT NO. 9 FROM COREY BARTON HOMES, INC.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE for Crimson Point No. 9 from Corey Barton Homes, 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 6th day of August, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of August, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

- 1.1 Deed of Easement:** means and refers to this *Deed of Public Utilities Easement, Grant and Conveyance of Utility Pipelines and Grantee Acceptance*.
- 1.2 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.
- 1.3 Grantor:** means and refers to COREY BARTON HOMES, INC., an Idaho company, whose address is 1977 E Overland Rd, Meridian, ID 83642, and Grantor Party to this Deed of Easement.
- 1.4 Parties:** means and refers to the Grantor and the Grantee to this Deed of Easement.
- 1.5 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.
- 1.6 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.
- 1.7 Utility Pipelines:** Means and refers to an 8 inch PVC sanitary sewer pipeline in 2 locations as have been constructed and installed within the Real Property and with concrete manholes.

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
- 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 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 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

ACCEPTANCE OF GRANT OF PUBLIC UTILITY EASEMENT AND UTILITY PIPELINES

- 5.1 The Grantee does hereby accept the grant and conveyance from the Grantor of the Public Utility Easement and Utility Pipelines subject to the terms and conditions of this Deed of Easement.

SECTION VI

PUBLIC UTILITY EASEMENT SUBJECT TO LAW OF VACATION

- 6.1 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.

identified to me to be the persons whose names are subscribed to the within instrument as Mayor and as City Clerk of the City of Kuna, and acknowledged to me that they executed the same as Mayor and as City Clerk of the City of Kuna.

(SEAL)

Notary Public for Idaho
My Commission Expires: _____



B & A Engineers, Inc.

Consulting Engineers & Land Surveyors
 5505 West Franklin Rd. Boise, ID 83705
 Telephone 208.343.3381 Facsimile 208.342.5792

Portion of Block 31, Lots 10-13 of Crimson Point Subdivision No. 9 City of Kuna Water, Sewer, Drainage & Pressure Irrigation Easement

25 March 2019

A parcel of land situate in the south half of the southwest quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being a portion of Lots 10-13 of Block 31 of Crimson Point Subdivision No. 9, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, and being more particularly described as follows:

Commencing at the most westerly corner of said Lot 10; thence N56°18'16"E, 5.00 feet along the northwesterly boundary of said Lot 10 to the **Point of Beginning**:

Thence continuing N56°18'16"E, 5.00 feet along the northwesterly boundary of said Lot 10;

Thence S33°41'44"E, 24.50 feet along a line parallel to and 10.00 feet northeasterly of the southwesterly boundary of said Lot 10;

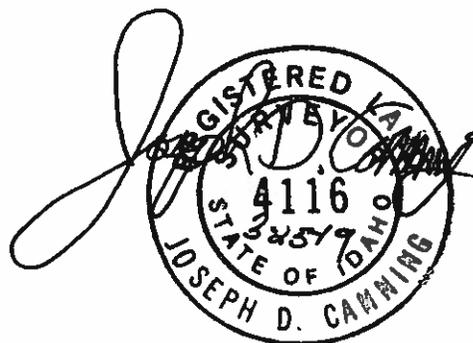
Thence S30°51'41"E, 304.84 feet along a line parallel with and 10.00 feet northeasterly of the southwesterly boundary of said Lots 10-13, to the southerly boundary of said Lot 13;

Thence N89°44'32"W, 5.84 feet along the southerly boundary of said Lot 13;

Thence N30°51'41"W, 301.70 feet along a line parallel with and 5.00 feet northeasterly of the southwesterly boundary of said Lots 10-13;

Thence N33°41'44"W, 24.38 feet along a line parallel to and 5.00 feet northeasterly of the southwesterly boundary of said Lot 10 to the **Point of Beginning**.

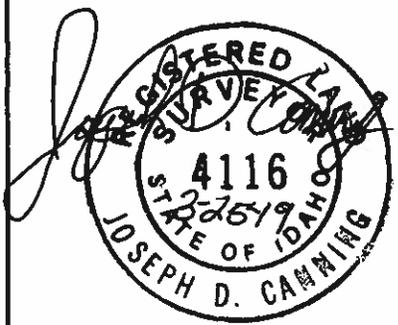
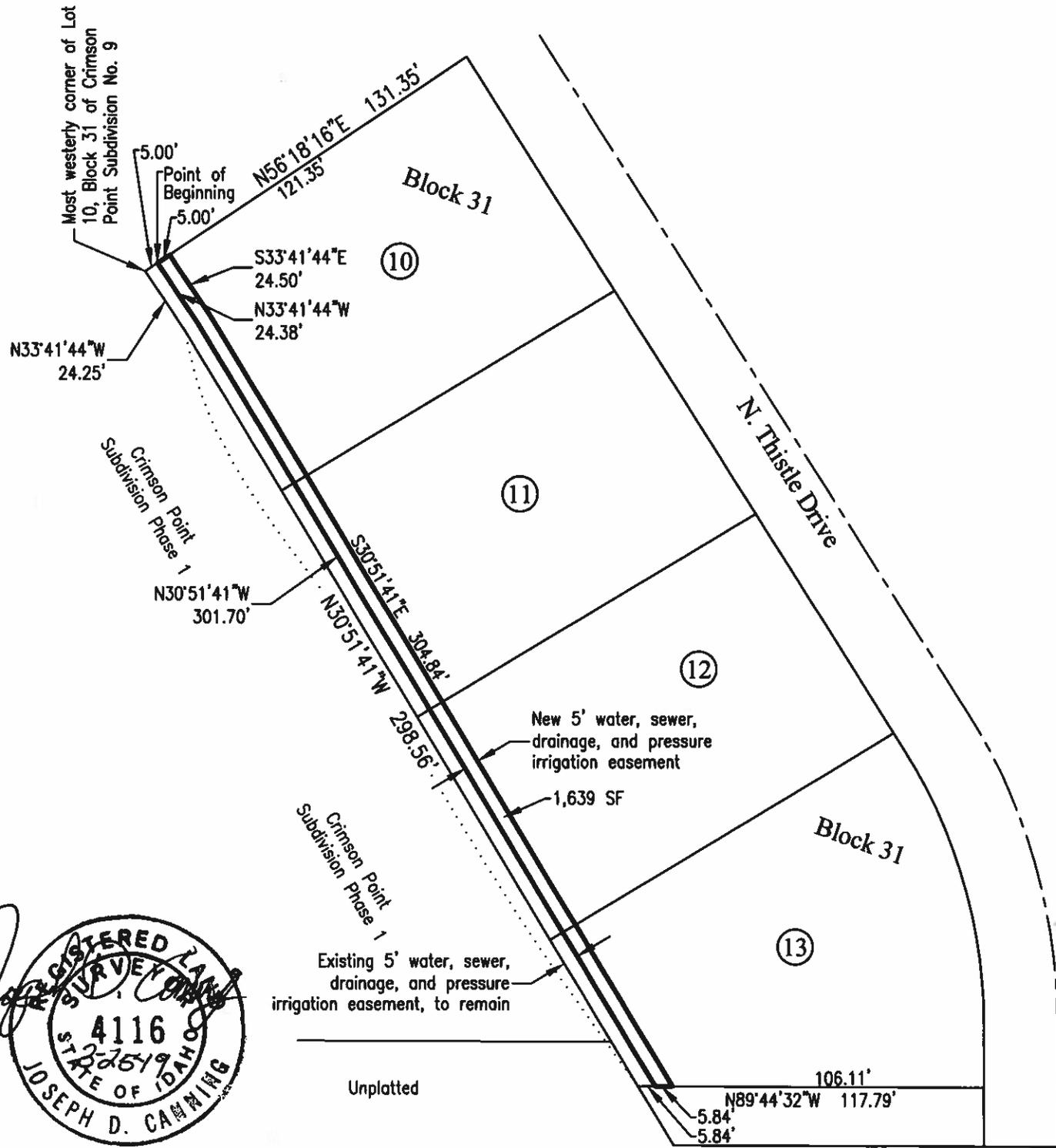
Comprising 1,639 square feet, more or less.



Crimson Point Subdivision No. 9

City of Kuna Water, Sewer, Drainage & Pressure Irrigation Easement

A portion of the south half of the southwest quarter of
Section 15, Township 2 North, Range 1 West, Boise
Meridian, City of Kuna, Ada County, Idaho.



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



B & A Engineers, Inc.

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

Crimson Point Subdivision No. 9 Additional City of Kuna Easement Lots 7 – 11, Block 32

May 6, 2019

A portion of Lots 7 through 11, Block 32 of Crimson Point Subdivision No. 9 as shown in Book 15, Pages 17369 through 17371, records Ada County, Idaho. Situate in a portion of the south half of the southwest quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the most westerly corner of said Lot 11; thence N64°25'23"E, 107.54 feet along the northwesterly boundary of said Lot 11 to the ***Point of Beginning***:

Thence continuing N64°25'23"E, 5.03 feet continuing along the northwesterly boundary of said Lot 11;

Thence S32°14'19"E, 198.66 feet along a line 5 feet southwesterly of and parallel with the northeasterly boundary of said Lots 11 through 9 to a point 5 feet south of the northerly boundary of said Lot 8;

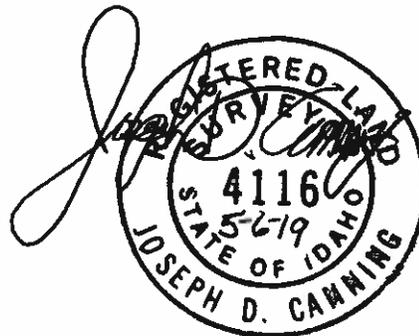
Thence S89°44'23"E, 78.38 feet along a line 5 feet southerly of and parallel with the northerly boundary of said Lots 7 & 8;

Thence S00°15'30"W, 5.00 feet along a line 10 feet westerly of and parallel with the easterly boundary of said Lot 7;

Thence N89°44'23"E, 81.12 feet along a line 10 feet southerly of and parallel with the northerly boundary of said Lots 7 & 8;

Thence N32°14'19"W, 201.99 feet along a line 10 feet southwesterly of and parallel with the northeasterly boundaries of said Lots 9 through 11 to the ***Point of Beginning***.

Comprising 1,400 square feet, more or less.



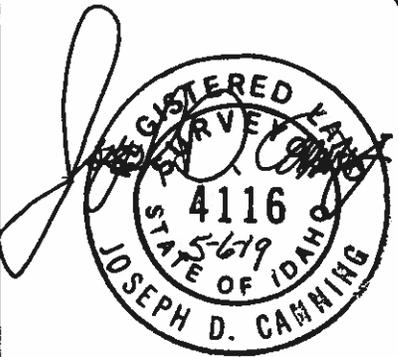
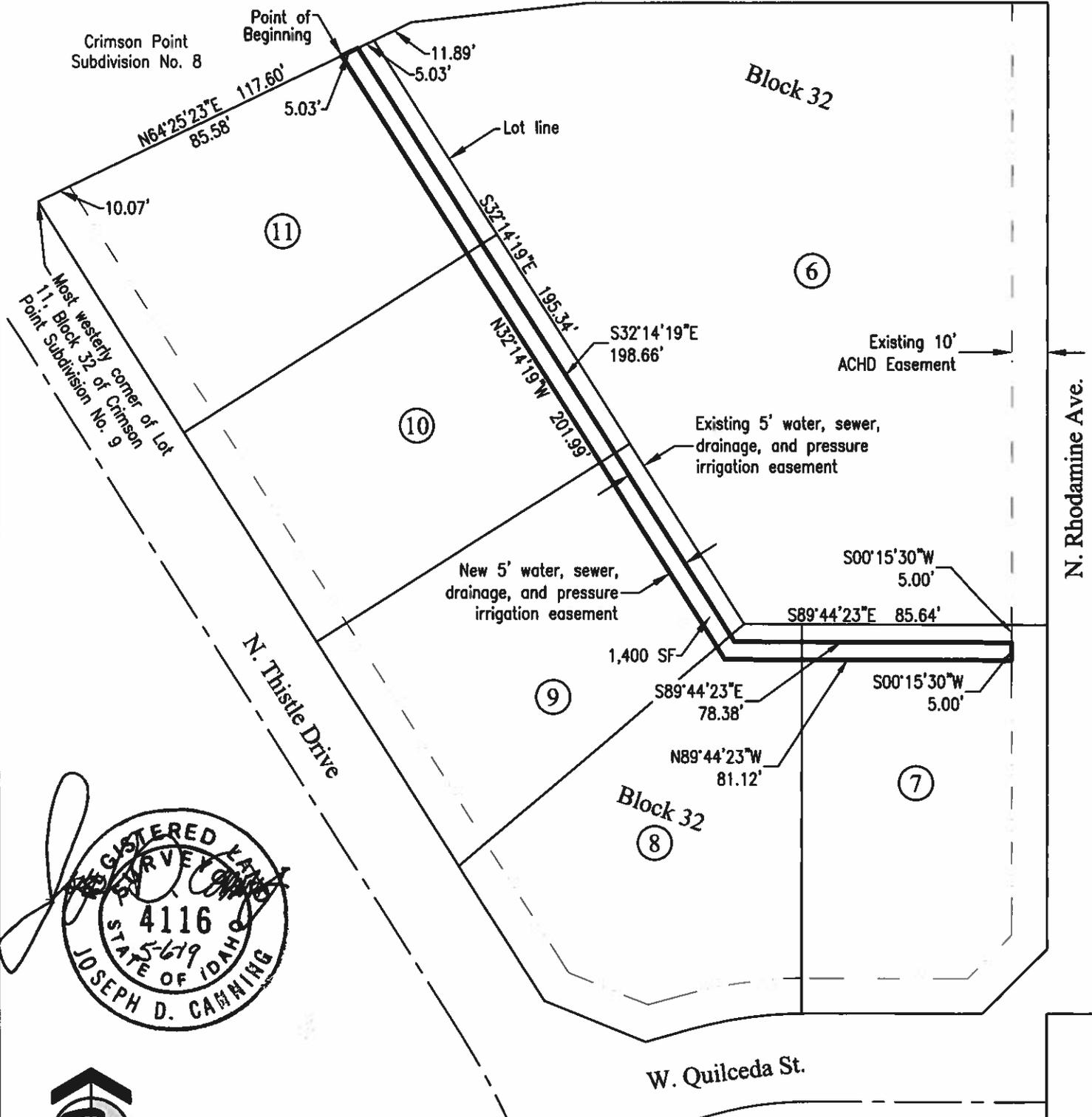
Crimson Point Subdivision No. 9

Crimson Point Subdivision No. 9 Lots 7-11, Block 32

City of Kuna Water, Sewer, Drainage & Pressure Irrigation Easement

A portion of the south half of the southwest quarter of
Section 15, Township 2 North, Range 1 West, Boise
Meridian, City of Kuna, Ada County, Idaho.

Crimson Point
Subdivision No. 8



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



B & A Engineers, Inc.

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

Crimson Point Subdivision No. 9 Additional City of Kuna Easement Lots 4 – 8, Block 33

May 6, 2019

A portion of Lots 4 through 8, Block 33 of Crimson Point Subdivision No. 9 as shown in Book 15, Pages 17369 through 17371, records Ada County, Idaho. Situate in a portion of the south half of the southwest quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Lot 4; thence $N90^{\circ}00'00''E$, 5.00 feet along the northerly boundary of said Lot 4 to the ***Point of Beginning***:

Thence continuing $N90^{\circ}00'00''E$, 5.00 feet along the northerly boundary of said Lot 4;

Thence $S00^{\circ}15'30''W$, 313.53 feet along a line 10 feet easterly of and parallel with the westerly boundary of said Lots 4 through 8 to the southerly boundary of said Lot 8;

Thence $N89^{\circ}44'30''W$, 5.00 feet along the southerly boundary of said Lot 8;

Thence $N00^{\circ}15'30''E$, 313.51 feet along a line 5 feet easterly of and parallel with the westerly boundary of said Lots 4 through 8 to the ***Point of Beginning***.

Comprising 1,568 square feet, more or less.

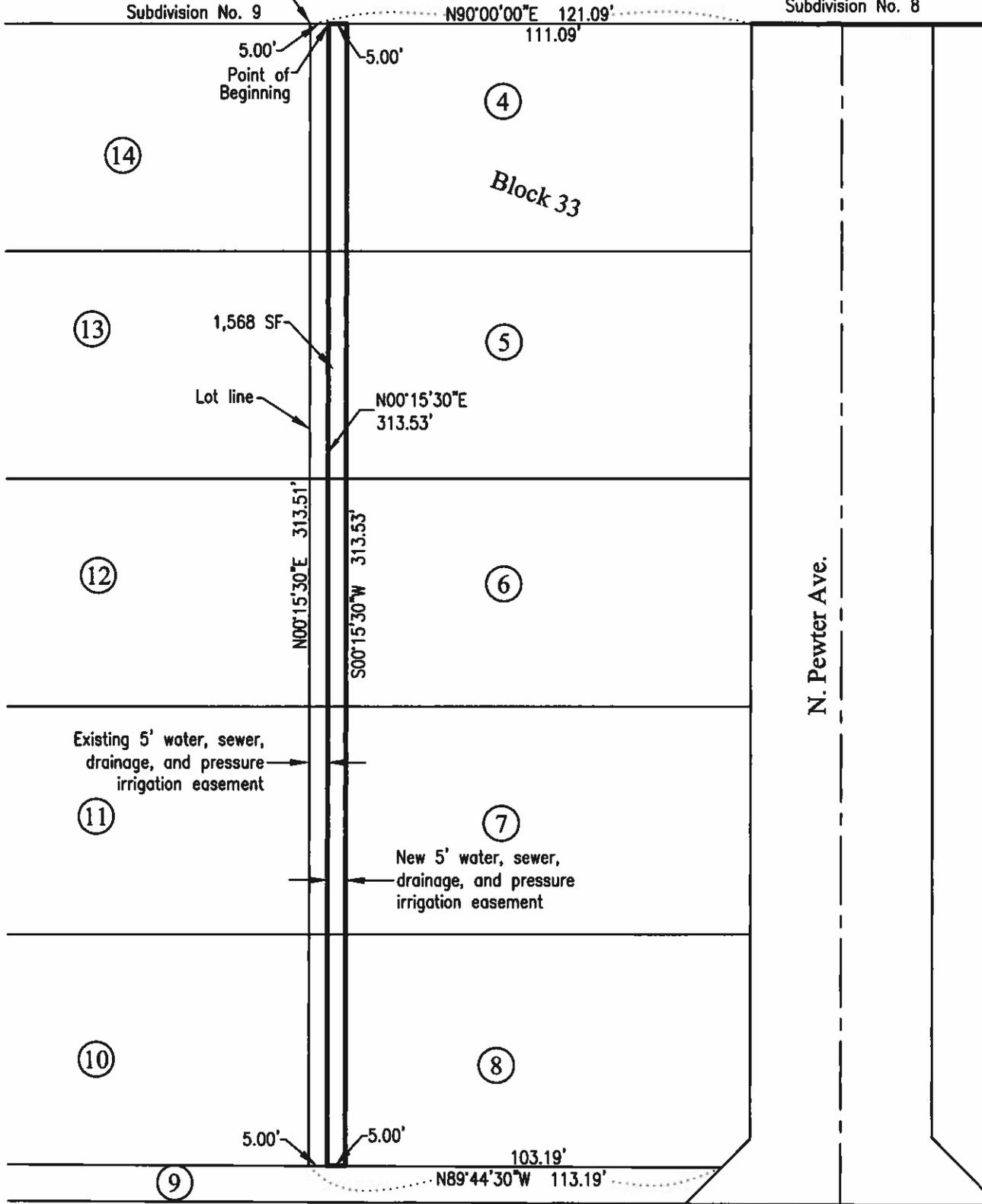
Crimson Point Subdivision No. 9 Lots 4-8, Block 33

City of Kuna Water, Sewer, Drainage & Pressure Irrigation Easement

A portion of the south half of the southwest quarter of Section 15, Township 2 North,
Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

Northwest corner of Lot 4,
Block 33 of Crimson Point
Subdivision No. 9

Crimson Point
Subdivision No. 8



N. Pewter Ave.

W. Quilceda St.



B&A Engineers, Inc.

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



B & A Engineers, Inc.

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

Crimson Point Subdivision No. 9 Additional City of Kuna Easement Lots 4 – 8, Block 34

May 6, 2019

A portion of Lots 4 through 8, Block 34 of Crimson Point Subdivision No. 9 as shown in Book 15, Pages 17369 through 17371, records Ada County, Idaho. Situate in a portion of the south half of the southwest quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the northwest corner of said Lot 4; thence $N90^{\circ}00'00''E$, 5.00 feet along the northerly boundary of said Lot 4 to the ***Point of Beginning***:

Thence continuing $N90^{\circ}00'00''E$, 5.00 feet along the northerly boundary of said Lot 4;

Thence $S00^{\circ}15'30''W$, 314.63 feet along a line 10 feet easterly of and parallel with the westerly boundary of said Lots 4 through 8 to the southerly boundary of said Lot 8;

Thence $N89^{\circ}44'30''W$, 5.00 feet along the southerly boundary of said Lot 8;

Thence $N00^{\circ}15'30''E$, 314.61 feet along a line 5 feet easterly of and parallel with the westerly boundary of said Lots 4 through 8 to the ***Point of Beginning***.

Comprising 1,573 square feet, more or less.

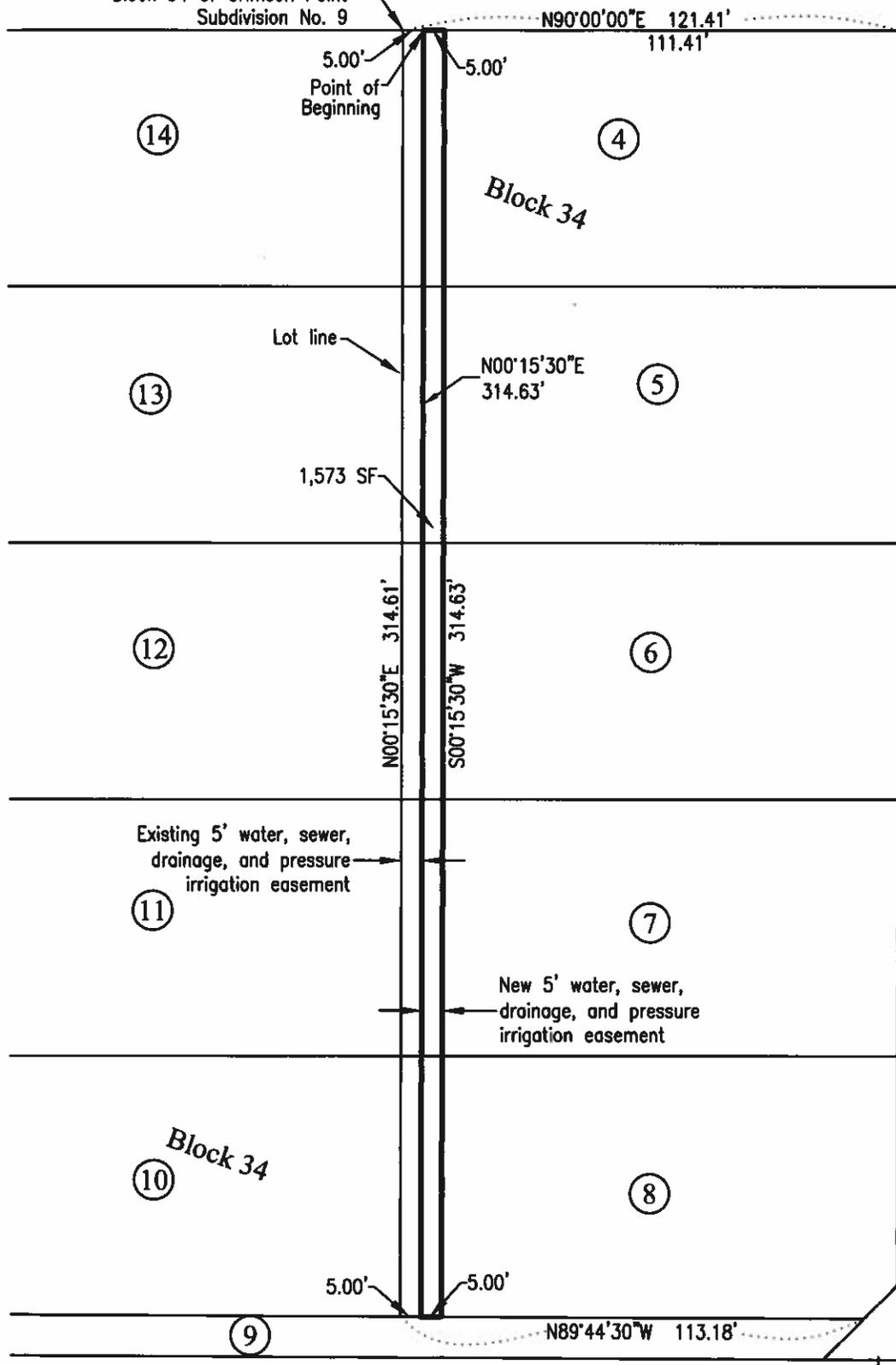
Crimson Point Subdivision No. 9 Lots 4-8, Block 34

City of Kuna Water, Sewer, Drainage & Pressure Irrigation Easement

A portion of the south half of the southwest quarter of
Section 15, Township 2 North, Range 1 West, Boise
Meridian, City of Kuna, Ada County, Idaho.

Northwest corner of Lot 4,
Block 34 of Crimson Point
Subdivision No. 9

Crimson Point
Subdivision No. 8



N. Bisque Ave.

W. Quilceda St.



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

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=4 LISA BATT
FIDELITY NATIONAL TITLE - BOISE

2019-012393
02/15/2019 11:19 AM
\$15.00

34601910531 nb

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **DB Development LLC, an Idaho limited liability company** whose address is **2228 W. Piazza St, Meridian, Idaho 83646** (the "Grantor"), does hereby grant, bargain, sell and convey unto **Corey Barton Homes, Inc., an Idaho Corporation, dba CBH Homes**, whose address is **1977 E Overland Rd, Meridian, ID 83642**, (the "Grantee"), the following described premises (the "Premises"):

See the attached Schedule A.

TO HAVE AND TO HOLD the Premises, with their appurtenances unto the Grantee, and its successors and assigns forever.

TOGETHER WITH all and singular the improvements, hereditaments, and appurtenances thereon and thereunto belonging or in anywise appertaining, and the reversion or reversions, remainders, rents, issues and profits thereof; and all of the estate, title, interest, claim and demand whatsoever of the Grantor, either in law or in equity, of, in and to the above-described Premises with said improvements, hereditaments and appurtenances.

Grantee is relying solely upon Grantee's inspections as to the condition of the Premises. Grantor and Grantor's agents, employees and attorneys are not making, have not made and expressly disclaim any representations or warranties, express or implied, with respect to any aspect, feature or condition of the Premises, including, without limitation, the existence of hazardous waste, or the suitability of the Premises for Grantee's intended use. Grantee shall independently verify all information regarding any aspect or feature of the Premises provided by Grantor. Grantor does not guaranty the accuracy of any information provided by Grantor, its agents, employees or attorneys. Grantee is purchasing the Premises in "AS IS" "WHERE IS" condition, subject to all faults (whether they be physical, environmental or otherwise), including both latent and patent defects.

Grantor makes no covenants or warranties with respect to title, express or implied, other than as expressly stated hereinafter. Grantor is the owner of the Premises and has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the

execution of this instrument free from encumbrances caused, created, or suffered directly by Grantor.

In addition to the foregoing, Grantor warrants the Premises is free and clear of all liens and encumbrances. The scope of Grantor's obligation pursuant to the warranty in this paragraph shall be limited to any amounts received by Grantor pursuant to the policy of title insurance, if any, obtained by Grantor upon acquisition of the Premises. All costs of pursuing a claim under such policy of title insurance shall be borne by Grantee.

Grantor does also hereby assign to Grantee, as to the Premises, the warranty Grantor obtained upon acquisition of the Premises if any. Said assignment is without warranty.

Grantee, by execution of this Special Warranty Deed, acknowledges Grantee's acceptance of the conveyance herein in accordance with the terms hereof and agrees to be bound by the restrictions set out herein.

Effective Date: 2/15/19

GRANTOR

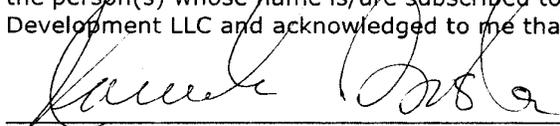
DB Development LLC


By: Justin Blackstock, Manager

State of Idaho

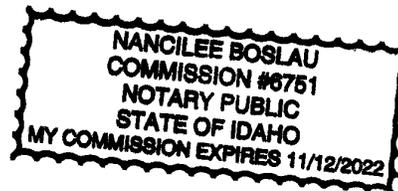
County of Ada

On this 14 day of Feb 2018, before me the undersigned, a Notary Public in and for said state, personally appeared Justin Blackstock known or identified to me to be the person(s) whose name is/are subscribed to the within instrument as the Manager of DB Development LLC and acknowledged to me that he executed the same as such Manager.


Notary Public Name: _____

Residing at _____

My Commission Expires: _____



GRANTEE

Corey Barton Homes, Inc.

[Handwritten Signature]

By: Corey D Barton
Its: President

State of Idaho

County of Ada

This record was acknowledged before me on February 14th 2019, by Corey D Barton as President of Corey Barton Homes, Inc.

[Handwritten Signature]

Signature of Notary
Residing at: Middleton, Id
My Commission Expires: 7/16/22

(Stamp)



SCHEDULE A

Order No.: 34601910531

Lots 10 through 14, inclusive in Block 31;
Lots 6 through 11, inclusive, in Block 32;
Lots 4 through 14, inclusive, in Block 33;
Lots 4 through 14, inclusive, in Block 34;
Lots 10 through 15, inclusive, in Block 35; and
Lots 3 through 16, inclusive, in Block 36; of

Crimson Point Subdivision No. 9, according to the official plat thereof, recorded in Book 115 of Plats at Pages 17369 through 17371, records of Ada County, Idaho.

**RESOLUTION NO. R51-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE FOR WINFIELD NO. 4 FROM TOLL ID I, LLC.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE for Winfield No. 4, from Toll ID I, 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 6th day of August, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of August, 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
and GRANTEE ACCEPTANCE**

[Winfield Subdivision No. 4]

PARTIES:

Toll ID I LLC , an Idaho limited liability company	<i>Grantor</i>	250 Gibraltar Road, Horsham, Pennsylvania 19044
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 and GRANTEE ACCEPTANCE made, effective as of the date of the Parties' signatures hereon, by and between TOLL ID I LLC., an Idaho limited liability company, Grantor (hereinafter referred to as "Grantor"), whose address is 250 Gibraltar Road, Horsham, Pennsylvania 19044, 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 and Grantee Acceptance*, the following terms in **bold** shall have the meaning herein provided unless the context of the term clearly requires otherwise as follows:

- 1.1 Deed of Easement:** means and refers to this *Deed of Public Utilities Easement, Grant and Conveyance of Utility Pipelines and Grantee Acceptance*.
- 1.2 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.
- 1.3 Grantor:** means and refers to TOLL ID I LLC, an Idaho limited liability company, whose address is 250 Gibraltar Road, Horsham, Pennsylvania 19044, and Grantor Party to this Deed of Easement.
- 1.4 Parties:** means and refers to the Grantor and the Grantee to this Deed of Easement.
- 1.5 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.
- 1.6 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.
- 1.7 Utility Pipelines:** Means and refers to an 8 inch PVC sanitary sewer pipeline in 2 locations as have been constructed and installed within the Real Property and with concrete manholes.

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
- 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 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 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

ACCEPTANCE OF GRANT OF PUBLIC UTILITY EASEMENT AND UTILITY PIPELINES

- 5.1 The Grantee does hereby accept the grant and conveyance from the Grantor of the Public Utility Easement and Utility Pipelines subject to the terms and conditions of this Deed of Easement.

SECTION VI

PUBLIC UTILITY EASEMENT SUBJECT TO LAW OF VACATION

- 6.1 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.

identified to me to be the persons whose names are subscribed to the within instrument as Mayor and as City Clerk of the City of Kuna, and acknowledged to me that they executed the same as Mayor and as City Clerk of the City of Kuna.

(SEAL)

Notary Public for Idaho
My Commission Expires: _____



J-U-B COMPANIES

THE
LANGDON
GROUPGATEWAY
MAPPING
INC.

WINFIELD SPRINGS SUBDIVISION No. 4
CITY OF KUNA SEWER EASEMENTS
LEGAL DESCRIPTION

Sewer Easement No. 1

That portion of the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, particularly described as follows:

Commencing at the southeast corner of the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian (the section corner common to Sections 13 & 24, Range 1 West, and 18 & 19, Range 1 East), which bears South 88° 45' 41" East, 2630.92 feet from the south quarter-section corner of Section 13; Thence North 39° 03' 43" West, 2418.72 feet to the **POINT OF BEGINNING**;

Thence North 88° 51' 58" West, 9.29 feet;

Thence North 77° 03' 36" West, 148.62 feet;

Thence North 79° 02' 39" West, 302.12 feet;

Thence South 60° 04' 51" West, 304.65 feet;

Thence North 29° 55' 09" West, 20.00 feet;

Thence North 60° 04' 51" East, 312.10 feet;

Thence South 79° 02' 39" East, 309.91 feet;

Thence South 77° 03' 36" East, 146.90 feet;

Thence South 88° 51' 58" East, 8.16 feet;

Thence South 03° 48' 36" West, 20.02 feet to the **POINT OF BEGINNING**, containing 15,416 square feet or 0.35 acres, more or less.

Sewer Easement No. 2

That portion of the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, particularly described as follows:

Commencing at the southeast corner of the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian (the section corner common to Sections 13 & 24, Range 1 West, and 18 & 19, Range 1 East), which bears South 88° 45' 41" East, 2630.92 feet from the south quarter-section corner of Section 13; Thence North 33° 51' 53" West, 2453.15 feet to the **POINT OF BEGINNING**;



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

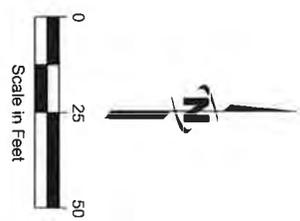
Thence North $02^{\circ} 45' 25''$ East, 149.22 feet;
Thence South $87^{\circ} 14' 36''$ East, 20.00 feet;
Thence South $02^{\circ} 45' 25''$ West, 149.43 feet;
Thence North $86^{\circ} 39' 36''$ West, 20.00 feet to the **POINT OF BEGINNING**, containing 2,987 square feet or 0.07 acres, more or less.

Robert L. Kazarinoff, PLS



06/13/2019

Line Table		
Line #	Direction	Length
L5	S87°14'36"E	20.00'
L6	N86°39'36"W	20.00'

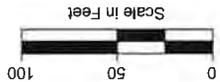
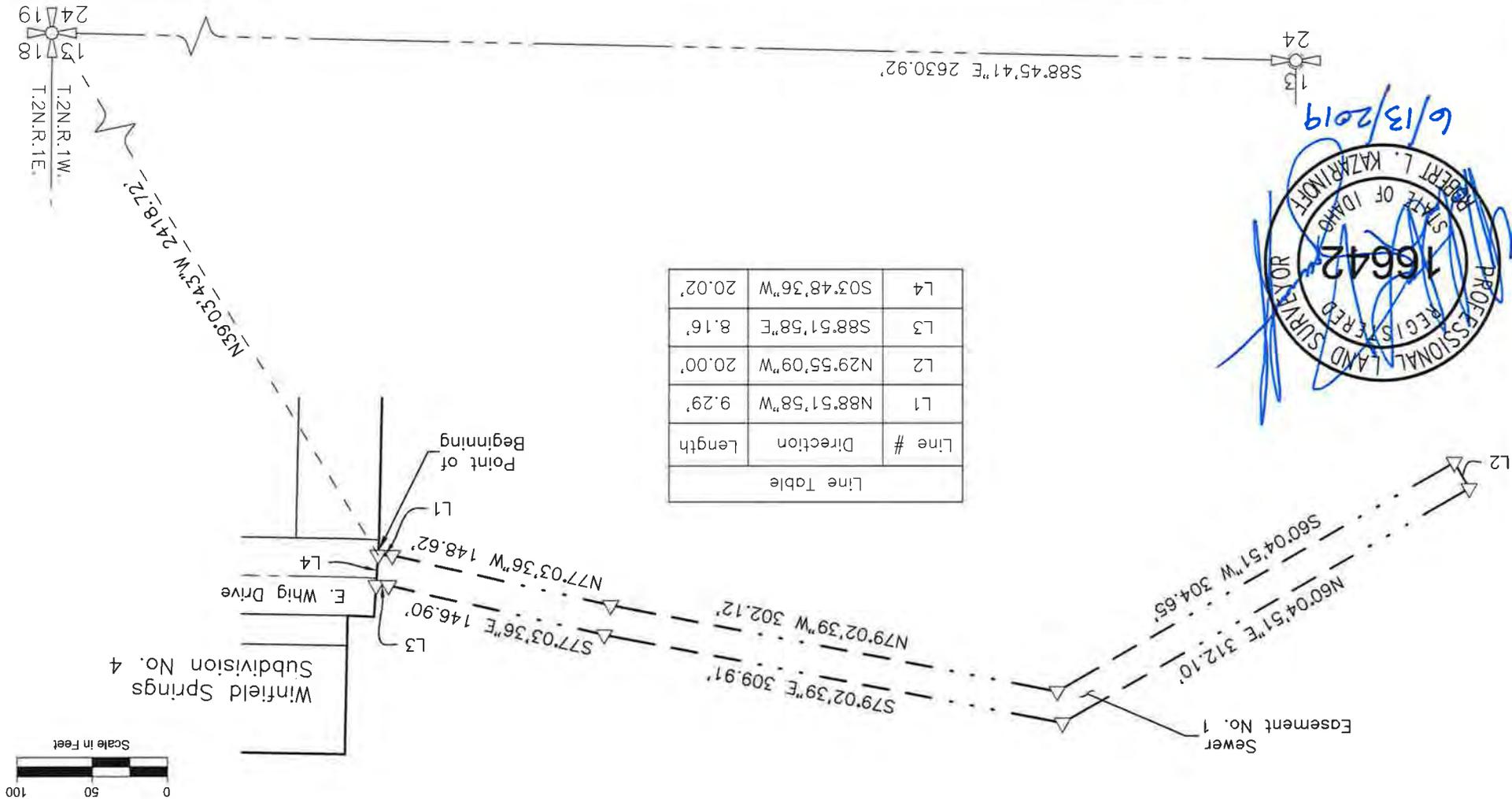


LAST UPDATE: 6/13/2019
 PROJECT: 14-B ENGINEERS, INC.
 PROJECT DATE: 6/13/2019
 THE 2018 IDAHO SEWER EASEMENTS

Winfield Springs Subdivision No. 4
 City of Kuna Sewer Easement No. 2
 Situated in the Southeast Quarter of
 Section 13, T.2N., R.1W., B.M., City of Kuna, Ada County, Idaho
 2 of 2



Line Table		Line #	Direction	Length
L1	N88°51'58"W	9.29'		
L2	N29°55'09"W	20.00'		
L3	S88°51'58"E	8.16'		
L4	S03°48'36"W	20.02'		



ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=5 CHE FOWLER
PIONEER TITLE COMPANY OF ADA COUNTY

2017-058573
06/27/2017 02:32 PM
\$22.00

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

AFTER RECORDING, RETURN TO:

Toll ID I LLC
250 Gibraltar Road
Horsham, PA 19044

GRANT DEED

For value received, **KUNA HILL DEVELOPMENT LLC, an Idaho limited liability company ("Grantor")**, does hereby grant, bargain, sell and convey to **TOLL ID I LLC, an Idaho limited liability company ("Grantee")**, whose address is c/o Toll Bros., Inc., 250 Gibraltar Road, Horsham, Pennsylvania 19044, the following described property situated in Ada County, Idaho:

See **Exhibit A** attached hereto and incorporated herein.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging, or otherwise appertaining, and all estate, right, title and interest in and to the said property.

TO HAVE AND TO HOLD said property unto Grantee and Grantee's heirs, successors and assigns forever. And Grantor does hereby covenant to and with Grantee that Grantor is the owner in fee simple of said property.

SUBJECT TO the matters set forth on **Exhibit B** attached hereto and incorporated herein.

In witness whereof, Grantor has executed this Grant Deed this 26 day of June, 2017.

{signature page follows}

GRANTOR:

KUNA HILL DEVELOPMENT LLC

By: Coleman Real Estate Management LLC
Its: Manager

By: *Noelle Gambill*
Name: Noelle Gambill
Its: Manager

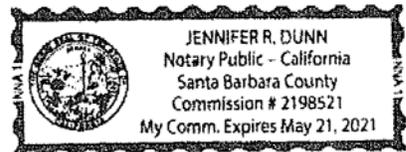
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
) ss.
COUNTY OF Santa Barbara)

On June 26th, 2017 before me, Jennifer R. Dunn, Notary Public, personally appeared Noelle Gambill, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: *Jennifer R. Dunn* (seal)

EXHIBIT A
Legal Description

A parcel of land situated in the southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the Southeast corner of the Southeast quarter of Section 13, Township 2 North, Range 1 West, Boise Meridian (the section corner common to Sections 13 & 24, Range 1 West, and 18 & 19, Range 1 East);

Thence N88°45'41"W, 973.49 feet along the South line of the Southeast quarter;

Thence N00°11'35"E, 48.01 feet parallel with and 973.33 feet from the East line of the Southeast quarter to the North right-of-way line of E. Deer Flat Road, the POINT OF BEGINNING:

Thence N88°45'41"W, 1657.45 feet along the North right-of-way line of E. Deer Flat Road to the West line of the Southeast quarter;

Thence N00°10'26"E, 2597.57 feet along the West line of the Southeast quarter to the Northwest corner of the Southeast quarter (the center quarter-section corner of Section 13);

Thence S88°51'58"E, 1971.63 feet along the North line of the Southeast quarter;

Thence S00°11'35"W, 1753.96 feet parallel with and 660.00 feet from the East line of the Southeast quarter to the center line of the Kuna Canal;

Thence N70°46'49"W, 174.05 feet along the center line of the Kuna Canal;

Thence 151.82 feet on a curve to the left, having a radius of 500.00 feet, a central angle of 17°23'50", a chord bearing of N79°28'44"W, and a chord length of 151.24 feet, along the center line of the Kuna Canal;

Thence S00°11'35"W, 925.34 feet parallel with and 973.33 feet from the East line of the southeast quarter to the POINT OF BEGINNING.

EXHIBIT B
Permitted Exceptions

1. The lien of general real estate taxes and other governmental liens and assessments not yet due.
2. Rights of way for Kuna Canal.
3. Right of way for East Deer Flat Road.
4. An easement affecting the portion of said premises and for the purposes stated herein, and incidental purposes, as disclosed in instrument or by action herein set forth.
For: Roadway
Disclosed: Warranty Deed
Recorded: June 4, 1919
Instrument No.: 80276, in Book 136 of Deeds at Page 241
5. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
In Favor of: Idaho Power Company
Recorded: August 6, 1974
Instrument No.: 895212

(continued on following page)

6. An easement containing certain terms, conditions and provisions affecting a portion of said premises and for the purposes stated herein
For: Pipeline
In Favor of: City of Kuna, a municipal corporation
Recorded: August 11, 2010
Instrument No.: 110074195

7. Matters disclosed by Record of Survey
Survey No.: 10672
Recorded: October 20, 2016
Instrument No.: 2016-100815
As Follows: Kuna Canal

8. Terms, conditions, and provisions of Memorandum of Agreement
Between: Margaret M. Hill Family Limited Partnership, an Idaho limited partnership and
Kuna Hill Development LLC, an Idaho limited liability company
Dated: February 10, 2017
Recorded: February 10, 2017
Instrument No.: 2017-013032

9. Mortgage
Dated: February 10, 2017
Mortgagor: Margaret M. Hill Family Limited Partnership
Mortgagee: Kuna Hill Development LLC, an Idaho limited liability company
Recorded: February 10, 2017
Instrument No.: 2017-013031

(end of Exhibit B)

**RESOLUTION NO. R52-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE FOR LEDGESTONE FROM ENDURANCE HOLDINGS LLC.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the **DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE** for LedgeStone from Endurance Holdings 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 6th day of August, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of August, 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
and GRANTEE ACCEPTANCE**
[Ledgestone Subdivision]

PARTIES:

Endurance Holdings LLC, *Grantor* 1977 E Overland Rd
an Idaho limited liability Meridian, ID 83642
company

City of Kuna, an Idaho *Grantee* P.O. Box 13
municipal corporation Kuna, Idaho 83634

This DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES and GRANTEE ACCEPTANCE made, effective as of the date of the Parties' signatures hereon, by and between ENDURANCE HOLDINGS LLC, an Idaho limited liability company, Grantor (hereinafter referred to as "Grantor"), whose address is 1977 E Overland Rd, Meridian, ID 83642, 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 and Grantee Acceptance*, the following terms in **bold** shall have the meaning herein

provided unless the context of the term clearly requires otherwise as follows:

- 1.1 **Deed of Easement:** means and refers to this *Deed of Public Utilities Easement, Grant and Conveyance of Utility Pipelines and Grantee Acceptance*.
- 1.2 **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.
- 1.3 **Grantor:** means and refers to ENDURANCE HOLDINGS LLC, an Idaho limited liability company, whose address is 1977 E Overland Rd, Meridian, ID 83642, and Grantor Party to this Deed of Easement.
- 1.4 **Parties:** means and refers to the Grantor and the Grantee to this Deed of Easement.
- 1.5 **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.
- 1.6 **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.
- 1.7 **Utility Pipelines:** means and refers to PVC pipeline sized as needed for the project of pressurized irrigation, sanitary sewer and/or potable water.

SECTION II **RECITALS**

The parties recite and declare:

- 2.1 Grantor is the owner of the Real Property and the Utility Pipelines; 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 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 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

ACCEPTANCE OF GRANT OF PUBLIC UTILITY EASEMENT AND UTILITY PIPELINES

- 5.1 The Grantee does hereby accept the grant and conveyance from the Grantor of the Public Utility Easement and Utility Pipelines subject to the terms and conditions of this Deed of Easement.

SECTION VI

PUBLIC UTILITY EASEMENT SUBJECT TO LAW OF VACATION

- 6.1 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:
ENDURANCE HOLDINGS LLC

By: 
Corey D Barton, *Manager*

EXHIBIT ____

DESCRIPTION FOR
CITY OF KUNA SEWER AND WATER EASEMENT
LEDGESTONE SUBDIVISION - ENDURANCE HOLDINGS LLC

A portion of the NE 1/4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

BEGINNING at the N1/4 corner of said Section 18 from which the NE corner of said Section 18 bears South 89°25'47" East, 2651.44 feet;

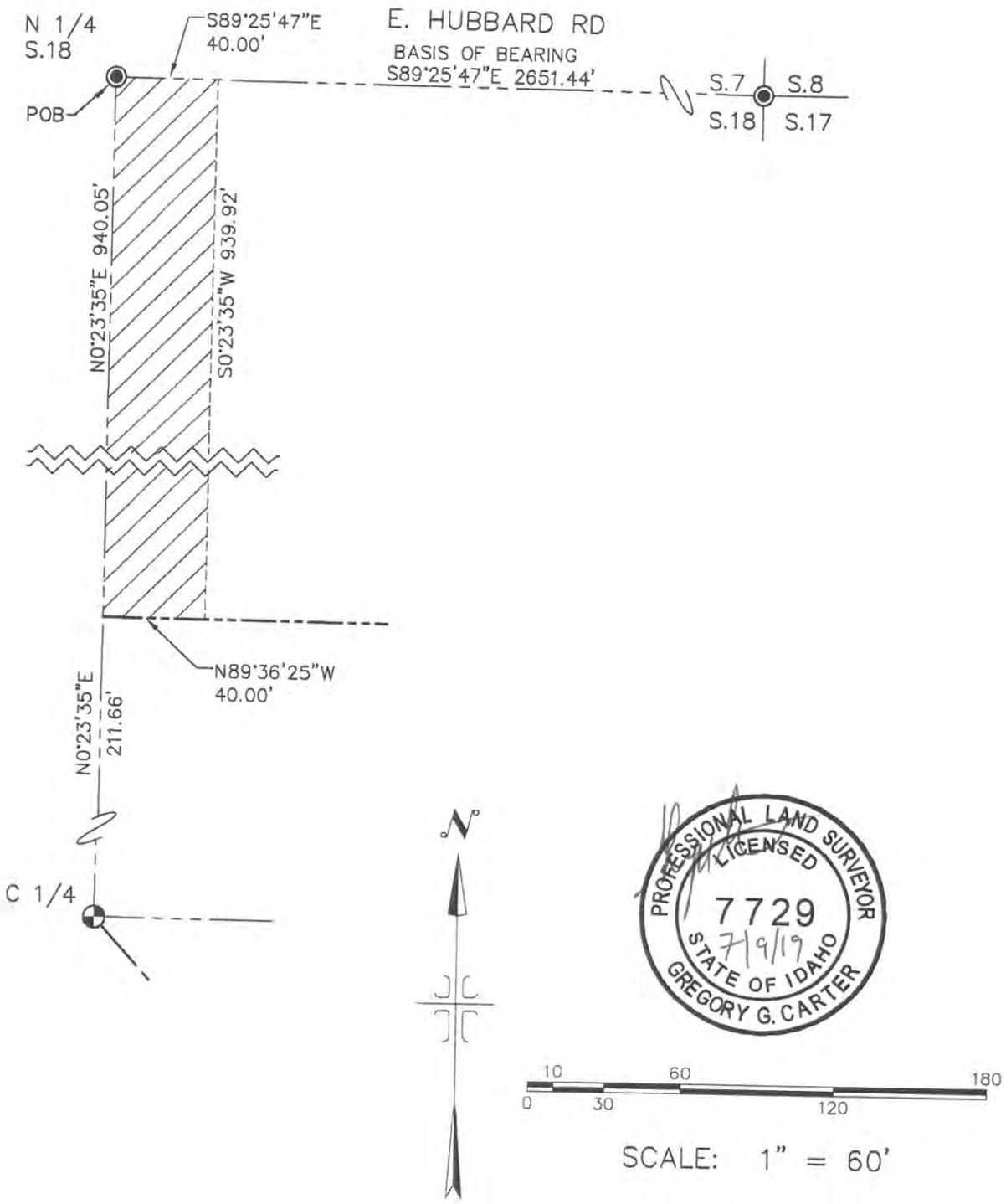
thence along the North boundary line of said Section 18 South 89°25'47" East, 40.00 feet;

thence leaving said North boundary line South 00°23'35" West, 939.92 feet;

thence North 89°36'25" West, 40.00 feet to a point on the North-South centerline said Section 18;

thence along said North-South centerline North 00°23'35" East, 940.05 feet to the **REAL POINT OF BEGINNING**.





P:\LedgeStone Sub (Johnson 56)c\18-148\dwg\LedgeStone North Temp Sewer Easement.dwg 7/9/2019 1:14:31 PM

IDAHO SURVEY GROUP, LLC

9955 W. EMERALD ST
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT ___ DRAWING FOR
CITY OF KUNA SEWER & WATER EASEMENT
LEDGESTONE SUBDIVISION—ENDURANCE HOLDINGS

LOCATED IN THE NE 1/4 OF SECTION 18, T.2N., R.1E., B.M.,
 ADA COUNTY, IDAHO

JOB NO. 18-148
SHEET NO. 1
DWG. DATE 7/9/2019

**RESOLUTION NO. R53-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE FOR LEDGESTONE FROM JRL PROPERTIES L.P.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES USE AGREEMENT for Ledgestone from JRL PROPERTIES L.P., 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 6th day of August, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of August, 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
and GRANTEE ACCEPTANCE**
[Ledgestone Subdivision]

PARTIES:

JRL Properties L.P. , an Idaho Limited Partnership	<i>Grantor</i>	9839 W Cable Car St., Suite 101 Boise, ID 83709
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 and GRANTEE ACCEPTANCE made, effective as of the date of the Parties' signatures hereon, by and between JRL PROPERTIES L.P., an Idaho Limited Partnership, Grantor (hereinafter referred to as "Grantor"), whose address is 9839 W Cable Car St. Suite 101, Boise, ID 83709, 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 and Grantee Acceptance*, the following terms in **bold** shall have the meaning herein provided unless the context of the term clearly requires otherwise as follows:

- 1.1 **Deed of Easement:** means and refers to this *Deed of Public Utilities Easement, Grant and Conveyance of Utility Pipelines and Grantee Acceptance*.
- 1.2 **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.
- 1.3 **Grantor:** means and refers to JRL PROPERTIES, L.P., an Idaho limited partnership, whose address is 9839 W Cable Car St., Suite 101, Boise, ID 83709, and Grantor Party to this Deed of Easement.
- 1.4 **Parties:** means and refers to the Grantor and the Grantee to this Deed of Easement.
- 1.5 **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.
- 1.6 **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.
- 1.7 **Utility Pipelines:** means and refers to PVC pipeline sized as needed for the project of pressurized irrigation, sanitary sewer and/or potable water.

SECTION II **RECITALS**

The parties recite and declare:

- 2.1 Grantor is the owner of the Real Property and the Utility Pipelines; 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 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 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

ACCEPTANCE OF GRANT OF PUBLIC UTILITY EASEMENT AND UTILITY PIPELINES

5.1 The Grantee does hereby accept the grant and conveyance from the Grantor of the Public Utility Easement and Utility Pipelines subject to the terms and conditions of this Deed of Easement.

SECTION VI

PUBLIC UTILITY EASEMENT SUBJECT TO LAW OF VACATION

6.1 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:
JRL PROPERTIES, L.P.

By: _____
John A. Laude Sr., General Partner

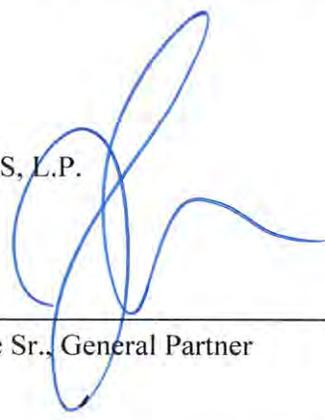


EXHIBIT "A"

DESCRIPTION FOR
CITY OF KUNA SEWER AND WATER EASEMENT
LEDGESTONE SUBDIVISION - JRL PROPERTIES LLC

A portion of the NE 1/4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the N1/4 corner of said Section 18 from which the NE corner of said Section 18 bears South 89°25'47" East, 2651.44 feet;

thence along the North-South centerline said Section 18 South 00°23'35" West, 940.05 feet to the **REAL POINT OF BEGINNING**;

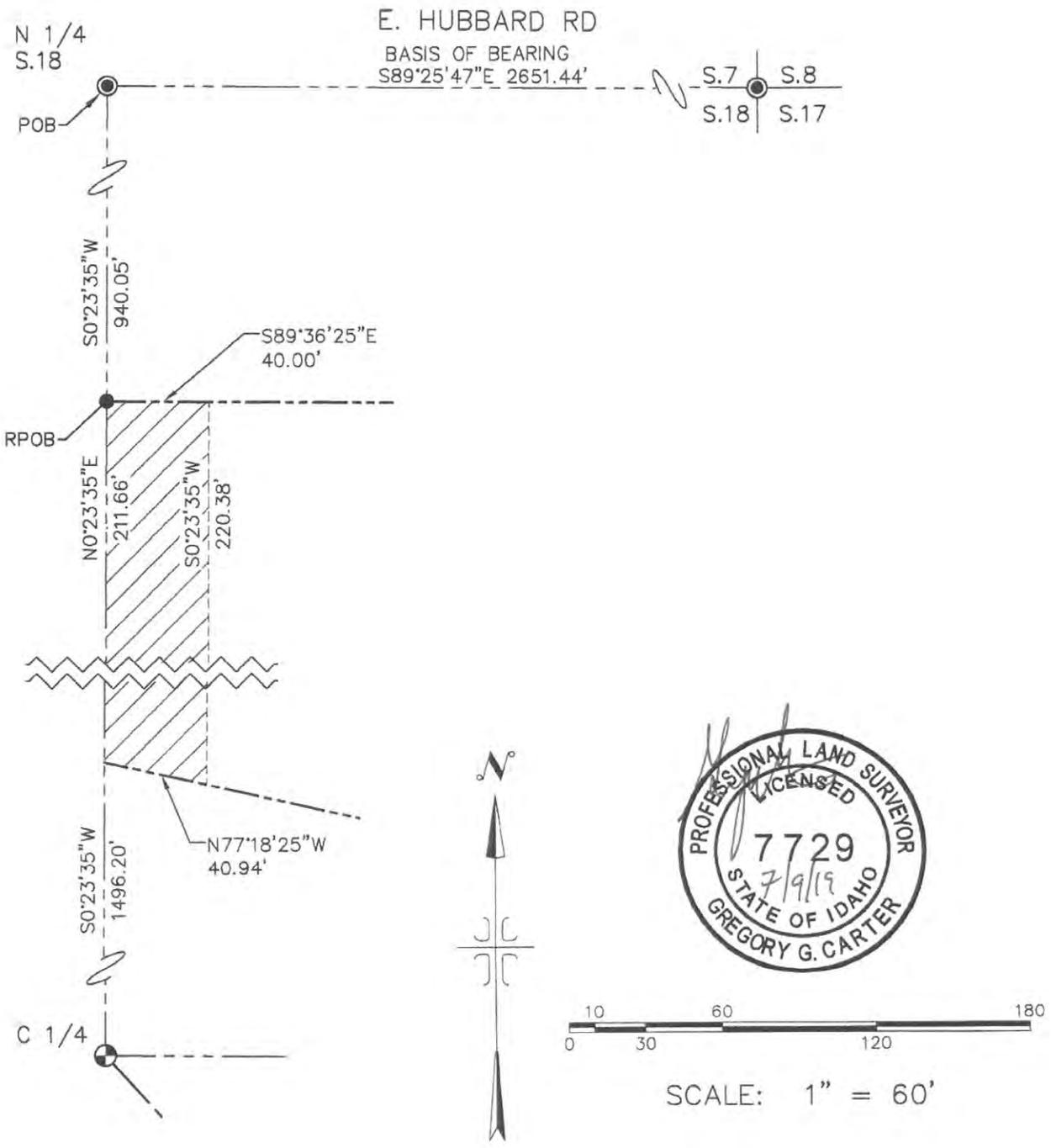
thence leaving said North-South centerline South 89°36'25" East, 40.00 feet;

thence South 00°23'35" West, 220.38 feet;

thence North 77°18'25" West, 40.94 feet to a point on the North-South centerline said Section 18;

thence along said North-South centerline North 00°23'35" East, 211.66 feet to the **REAL POINT OF BEGINNING**.





P:\Ledgestone Sub (Johnson 58ac) 18-148\dwg\Ledgestone North Temp Sewer Easement.dwg 7/9/2019 1:12:50 PM

IDAHO SURVEY GROUP, LLC
 8955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

EXHIBIT __ DRAWING FOR
CITY OF KUNA SEWER & WATER EASEMENT
LEDGESTONE SUBDIVISION—JRL PROPERTIES LLC
 LOCATED IN THE NE 1/4 OF SECTION 18, T.2N., R.1E., B.M.,
 ADA COUNTY, IDAHO

JOB NO. 18-148
SHEET NO. 1
DWG. DATE 7/8/2019

**RESOLUTION NO. R54-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO ACCEPTING THE DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE FOR LEDGESTONE FROM THEONE J. JOHNSON and G. ELAINE JOHNSON.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the **DEED OF PUBLIC UTILITIES EASEMENT, GRANT AND CONVEYANCE OF UTILITY PIPELINES AND GRANTEE ACCEPTANCE** for LedgeStone from Theone J. Johnson and Elaine Johnson, 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 6th day of August, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of August, 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
and GRANTEE ACCEPTANCE**
[Ledgestone Subdivision]

PARTIES:

Theone J. Johnson and G. Elaine Johnson	<i>Grantor</i>	2425 N Locust Grove Rd Kuna, ID 83634
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 and GRANTEE ACCEPTANCE made, effective as of the date of the Parties' signatures hereon, by and between THEONE J. JOHNSON and G. ELAINE JOHNSON, Grantor (hereinafter referred to as "Grantor"), whose address is 2425 N Locust Grove Rd., Kuna, ID 83634, 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 and Grantee Acceptance*, the following terms in **bold** shall have the meaning herein provided unless the context of the term clearly requires otherwise as follows:

DEED OF PUBLIC UTILITIES EASEMENTS, LEDGESTONE SUB, GRANT AND CONVEYANCE OF UTILITY PIPELINES and GRANTEE ACCEPTANCE Page 1

- 1.1 **Deed of Easement:** means and refers to this *Deed of Public Utilities Easement, Grant and Conveyance of Utility Pipelines and Grantee Acceptance*.
- 1.2 **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.
- 1.3 **Grantor:** means and refers to THEONE J. JOHNSON and G. ELAINE JOHNSON, whose address is 2425 N Locust Grove Rd., Kuna, ID 83634, and Grantor Party to this Deed of Easement.
- 1.4 **Parties:** means and refers to the Grantor and the Grantee to this Deed of Easement.
- 1.5 **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.
- 1.6 **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.
- 1.7 **Utility Pipelines:** means and refers to PVC pipeline sized as needed for the project of pressurized irrigation, sanitary sewer and/or potable water.

SECTION II RECITALS

The parties recite and declare:

- 2.1 Grantor is the owner of the Real Property and the Utility Pipelines; 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 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 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

ACCEPTANCE OF GRANT OF PUBLIC UTILITY EASEMENT AND UTILITY PIPELINES

5.1 The Grantee does hereby accept the grant and conveyance from the Grantor of the Public Utility Easement and Utility Pipelines subject to the terms and conditions of this Deed of Easement.

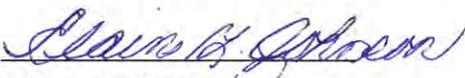
SECTION VI

PUBLIC UTILITY EASEMENT SUBJECT TO LAW OF VACATION

6.1 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:
THEONE J. JOHNSON and G. ELAINE JOHNSON.

By: 
Elaine G Johnson

By: 
Theone J Johnson, *Owner*

STATE OF IDAHO)

County of Ada)

On this day of, in August 1 the year of 2019, before me a notary public for the State of Idaho, personally appeared ELAINE G. JOHNSON, known or identified to me to be one of the owners of the Real Property as outlined in this Agreement.

Fred Depold

Notary Public for Idaho

My Commission Expires:

12-18-2023

(SEAL)



EXHIBIT 'A'

DESCRIPTION FOR
CITY OF KUNA SEWER AND WATER EASEMENT
LEDGESTONE SUBDIVISION

A portion of the E 1/2 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the N1/4 corner of said Section 18 from which the NE corner of said Section 18 bears South 89°25'47" East, 2651.44 feet;

thence along the North-South centerline of said Section 18 South 00°23'35" West, 1,151.71 feet to the **REAL POINT OF BEGINNING**;

thence leaving said centerline South 77°18'25" East, 40.94 feet;

thence South 00°23'35" West, 1,531.64 feet;

thence North 41°46'27" West, 59.59 feet to the center corner of said Section 18;

thence along said centerline North 00°23'35" East, 1,496.20 feet to the **REAL POINT OF BEGINNING**.



E. HUBBARD RD

N 1/4
S.18

BASIS OF BEARING
S89°25'47"E 2651.44'

S.7 | S.8
S.18 | S.17

S0°23'35"W
1151.71'

RPOB

S77°18'25"E
40.94'

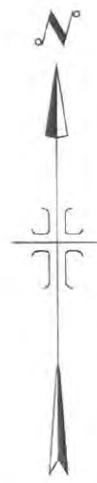
N0°23'35"E 1496.20'

S0°23'35"W 1531.64'



C 1/4

N41°46'27"W
59.59'



SCALE: 1" = 60'

P:\Ledgestone Sub (Johnson 58cc) 18-148\jwa\Ledgestone South Term Sewer Easement.dwg 6/17/2019 9:19:19 AM

IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

EXHIBIT ___ DRAWING FOR
CITY OF KUNA SEWER & WATER EASEMENT
 LEDGESTONE SUBDIVISION

LOCATED IN THE E 1/2 OF SECTION 18, T.2N., R.1E., B.M.,
 ADA COUNTY, IDAHO

JOB NO. 18-148
SHEET NO. 1
DWG. DATE 6/13/2019



City of Kuna

Staff Memo
City Council

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

To: **Kuna City Council**

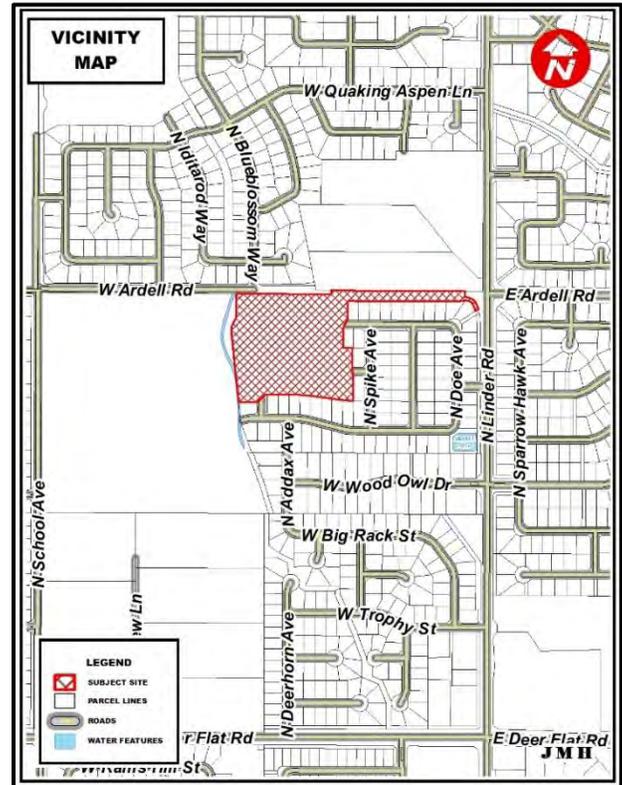
Case Number: 19-03-FP (Final Plat) –
Ardell Estates Sub. No. 3

Location: N. Linder Road., Kuna, ID 83634

Planner: Jace Hellman, Planner II

Meeting Date: August 6, 2019

Applicant: David Crawford
B&A Engineers, Inc.
5505 W. Franklin Road
Boise, ID 83705
208-519-4393
dacrawford@baengineers.com



A. General Project Facts:

1. On behalf of DB Development, LLC., B&A Engineers, Inc. is requesting final plat approval for Ardell Estates No. 3 which has thirty-nine (39) residential building lots and five (5) common lots on a total of approximately 10.84 acres (Ada County Assessor Parcel No. S1314417350).

B. Staff Analysis:

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

C. Applicable Standards:

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

D. Conditions of Approval:

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



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

Final Plat Checklist

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

Project name: Ardell Estates Subdivision No. 3	Applicant: David Crawford - B&A Engineers, Inc.
--	---

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

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

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: 208.922.5988
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

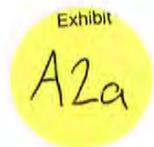
For Office Use Only	
File Number (s)	19-03-FP
Project name	Ardell estates #3
Date Received	5.31.19
Date Accepted/Complete	6.26.19
Cross Reference Files	
Commission Hearing Date	5
City Council Hearing Date	8.6.19

Contact/Applicant Information

Owners of Record: <u>DB Development, LLC.</u>	Phone Number: _____
Address: <u>2228 W. Piazza St.</u>	E-Mail: _____
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>David Crawford - B&A Engineers, Inc.</u>	Phone Number: <u>208-519-4393</u>
Address: <u>5505 W. Franklin Rd.</u>	E-Mail: <u>dacrawford@baengineers.com</u>
City, State, Zip: <u>Boise, ID 83705</u>	Fax #: <u>208-342-5792</u>
Engineer/Representative: <u>Joe Canning - B&A Engineers, Inc.</u>	Phone Number: <u>208-519-4394</u>
Address: <u>same as applicant</u>	E-Mail: <u>jdanning@baengineers.com</u>
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: _____
Site Location (Cross Streets): <u>South of Hubbard Rd., East of Linder Rd. & North of Deerflat Rd.</u>
Parcel Number (s): <u>S1314417250 & a portion of S1314428000</u>
Section, Township, Range: <u>Sec. 145 T2N R1W</u>
Property size : <u>10.84 ac</u>
Current land use: <u>Under construction</u> Proposed land use: <u>Residential</u>
Current zoning district: <u>R-6</u> Proposed zoning district: <u>No change</u>



Project Description

Project / subdivision name: Ardell Estates Subdivision No. 3

General description of proposed project / request: Approval & signature for final plat

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

Number of residential units: _____ Number of building lots: 39

Number of common and/or other lots: 5

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.): Common/landscaping

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] - B&A Engineers, Inc. Date: 5/30/19

B & A Engineers, Inc.

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

May 30, 2019

City of Kuna

751 W. 4th St.
Kuna, Idaho 83634

Subject: **Final Plat Approval Request for – Ardell Estates Subdivision No. 3**

City Staff:

We are pleased to present the final plat application and supporting documents with a request for the applicable City signatures for the final plat of Ardell Estates Subdivision No. 3.

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

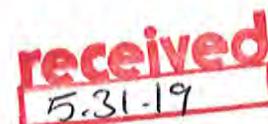
Based on limited field observations and information provided by others, we believe that all construction is being completed in substantial conformance with the approved construction plans.

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

Sincerely,



David Crawford
B&A Engineers, Inc.



AE3

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=5 LISA BATT
FIDELITY NATIONAL TITLE - BOISE

2019-029363
04/12/2019 11:19 AM
\$15.00

*Re-recorded to correct legal description

34601911076nb

ADA COUNTY RECORDER Phil McGrane
BOISE IDAHO Pgs=6 VICTORIA BAILEY
FIDELITY NATIONAL TITLE - BOISE

2019-037881
05/08/2019 10:31 AM
\$15.00

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **Waters Edge Farm LLC, an Idaho limited liability company**, whose address is **1977 E Overland Rd, Meridian, ID 83642** (the "Grantor"), does hereby grant, bargain, sell and convey unto **DB Development, LLC, a Delaware limited liability company**, whose address is **2228 W Piazza St, Meridian, ID, 83646** (the "Grantee"), the following described premises (the "Premises"):

See the attached Exhibit A.

TO HAVE AND TO HOLD the Premises, with their appurtenances unto the Grantee, and its successors and assigns forever.

TOGETHER WITH all and singular the improvements, hereditaments, and appurtenances thereon and thereunto belonging or in anywise appertaining, and the reversion or reversions, remainders, rents, issues and profits thereof; and all of the estate, title, interest, claim and demand whatsoever of the Grantor, either in law or in equity, of, in and to the above-described Premises with said improvements, hereditaments and appurtenances.

Grantee is relying solely upon Grantee's inspections as to the condition of the Premises. Grantor and Grantor's agents, employees and attorneys are not making, have not made and expressly disclaim any representations or warranties, express or implied, with respect to any aspect, feature or condition of the Premises, including, without limitation, the existence of hazardous waste, or the suitability of the Premises for Grantee's intended use. Grantee shall independently verify all information regarding any aspect or feature of the Premises provided by Grantor. Grantor does not guaranty the accuracy of any information provided by Grantor, its agents, employees or attorneys. Grantee is purchasing the Premises in "AS IS" "WHERE IS" condition, subject to all faults (whether they be physical, environmental or otherwise), including both latent and patent defects.

Grantor makes no covenants or warranties with respect to title, express or implied, other than as expressly stated hereinafter. Grantor is the owner of the Premises and has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the

Electronically Recorded
Stamped First Page Now
Incorporated As Part of
The Original Document

*Re-recorded to correct legal description

34601911076ab

SPECIAL WARRANTY DEED

FOR VALUE RECEIVED, the receipt and sufficiency of which is hereby acknowledged, **Waters Edge Farm LLC, an Idaho limited liability company**, whose address is **1977 E Overland Rd, Meridian, ID 83642** (the "Grantor"), does hereby grant, bargain, sell and convey unto **DB Development, LLC, a Delaware limited liability company**, whose address is **2228 W Piazza St, Meridian, ID, 83646** (the "Grantee"), the following described premises (the "Premises"):

See the attached Exhibit A.

TO HAVE AND TO HOLD the Premises, with their appurtenances unto the Grantee, and its successors and assigns forever.

TOGETHER WITH all and singular the improvements, hereditaments, and appurtenances thereon and thereunto belonging or in anywise appertaining, and the reversion or reversions, remainders, rents, issues and profits thereof; and all of the estate, title, interest, claim and demand whatsoever of the Grantor, either in law or in equity, of, in and to the above-described Premises with said improvements, hereditaments and appurtenances.

Grantee is relying solely upon Grantee's inspections as to the condition of the Premises. Grantor and Grantor's agents, employees and attorneys are not making, have not made and expressly disclaim any representations or warranties, express or implied, with respect to any aspect, feature or condition of the Premises, including, without limitation, the existence of hazardous waste, or the suitability of the Premises for Grantee's intended use. Grantee shall independently verify all information regarding any aspect or feature of the Premises provided by Grantor. Grantor does not guaranty the accuracy of any information provided by Grantor, its agents, employees or attorneys. Grantee is purchasing the Premises in "AS IS" "WHERE IS" condition, subject to all faults (whether they be physical, environmental or otherwise), including both latent and patent defects.

Grantor makes no covenants or warranties with respect to title, express or implied, other than as expressly stated hereinafter. Grantor is the owner of the Premises and has not conveyed the same estate to any person other than Grantee and that such estate is at the time of the

execution of this instrument free from encumbrances caused, created, or suffered directly by Grantor.

In addition to the foregoing, Grantor warrants the Premises is free and clear of all liens and encumbrances. The scope of Grantor's obligation pursuant to the warranty in this paragraph shall be limited to any amounts received by Grantor pursuant to the policy of title insurance, if any, obtained by Grantor upon acquisition of the Premises. All costs of pursuing a claim under such policy of title insurance shall be borne by Grantee.

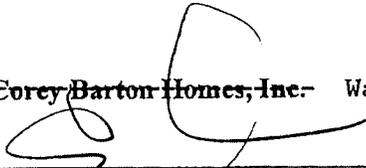
Grantor does also hereby assign to Grantee, as to the Premises, the warranty Grantor obtained upon acquisition of the Premises if any. Said assignment is without warranty.

Grantee, by execution of this Special Warranty Deed, acknowledges Grantee's acceptance of the conveyance herein in accordance with the terms hereof and agrees to be bound by the restrictions set out herein.

Effective Date: 4/12/19

GRANTOR:

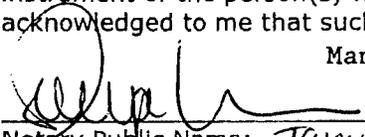
~~Corey Barton Homes, Inc.~~ Waters Edge Farm LLC


By: Corey D Barton
Its: President - Manager

State of Idaho

County of Ada

On this 12 day of April, 2019, 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 Corey Barton Homes, Inc. the corporation~~ that executed the instrument or the person(s) who executed the instrument on behalf of said ~~corporation~~, and acknowledged to me that such ~~corporation~~ executed the same. LLC
Manager of Waters Edge Farm LLC


Notary Public Name: Tanya Lampman
Residing at Middleton, id
My Commission Expires: 7/16/22

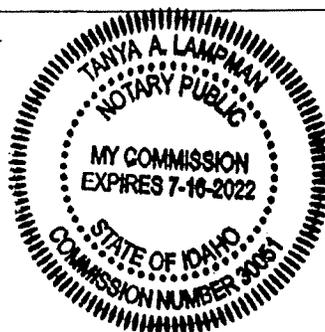


EXHIBIT A

Order No.: 34601911076

A Parcel of Land situate in the North half of the Southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the East quarter corner of said Section 14 which bears South $00^{\circ}19'50''$ East, 2,643.85 feet from the Northeast corner of said Section 14; thence South $89^{\circ}56'29''$ West, 25.00 feet along the Northerly boundary of the Southeast quarter of said Section 14 to the Westerly right-of-way of North Linder Road and to the POINT OF BEGINNING;

thence

South $00^{\circ}20'30''$ East, 105.93 feet along a line 25.00 feet Westerly of and parallel to the Easterly boundary of the Southeast quarter of said Section 14 and along the Westerly boundary of North Linder Road;

thence

South $89^{\circ}39'30''$ West, 27.33 feet;

thence

South $56^{\circ}19'42''$ West, 21.05 feet;

thence

20.86 feet along a non-tangent curve deflecting to the left having a radius of 262.50 feet, a central angle of $4^{\circ}33'15''$, a long chord bearing of North $17^{\circ}05'36''$ West, and a long chord distance of 20.86 feet;

thence

27.91 feet along a tangent curve deflecting to the left having a radius of 82.50 feet, a central angle of $19^{\circ}23'00''$, a long chord bearing of North $29^{\circ}03'44''$ West, and a long chord distance of 27.78 feet;

thence

45.39 feet along a tangent curve deflecting to the left having a radius of 44.50 feet, a central angle of $58^{\circ}26'15''$, a long chord bearing of North $67^{\circ}58'21''$ West, and a long chord distance of 43.44 feet;

thence

50.52 feet along a tangent curve deflecting to the left having a radius of 900.00 feet, a central angle of $3^{\circ}12'58''$, a long chord bearing of South $84^{\circ}25'01''$ West, and a long chord distance of 50.51 feet;

thence

South $89^{\circ}56'20''$ West, 647.16 feet along a line 62.00 feet South of and parallel with the Northerly boundary of the Southeast quarter of said Section 14;

thence

South $00^{\circ}03'34''$ East, 113.29 feet;

thence

South $27^{\circ}46'04''$ West, 56.59 feet;

thence

South $00^{\circ}20'24''$ East, 115.00 feet;

EXHIBIT A

(continued)

thence

North 89°50'45" East, 55.25 feet;

thence

South 00°20'24" East, 115.00 feet;

thence

South 06°02'56" East, 50.27 feet;

thence

South 00°20'24" East, 150.00 feet to the Northerly boundary of ARDELL ESTATES SUBDIVISION NO. 1 as shown in Book 111 of Plats at Pages 15987 through 15989 Records, Ada County, Idaho;

thence

The following courses and distances along said Northerly boundary of ARDELL ESTATES SUBDIVISION NO. 1:

North 85°33'27" West, 63.72 feet; North 82°42'17" West, 192.20 feet; North 85°40'37" West, 63.71 feet; South 89°50'45" West, 203.06 feet; South 47°21'43" West, 66.63 feet; South 89°50'45" West, 110.43 feet;

thence

North 05°53'19" West, 399.63 feet;

thence

North 00°03'34" West, 55.75 feet;

thence

North 26°30'20" East, 55.90 feet;

thence

North 00°03'34" West, 143.02 feet to the Southerly right-of-way of West Ardell Road;

thence

North 89°56'20" East, 561.44 feet along a line 20.00 feet Southerly of and parallel with the Northerly boundary of the Southeast quarter of said Section 14 and along the Southerly right-of-way of West Ardell Road;

thence

North 00°20'34" West, 20.00 feet to the Northerly boundary of the Southeast quarter of said Section 14 and to the centerline of West Ardell Road;

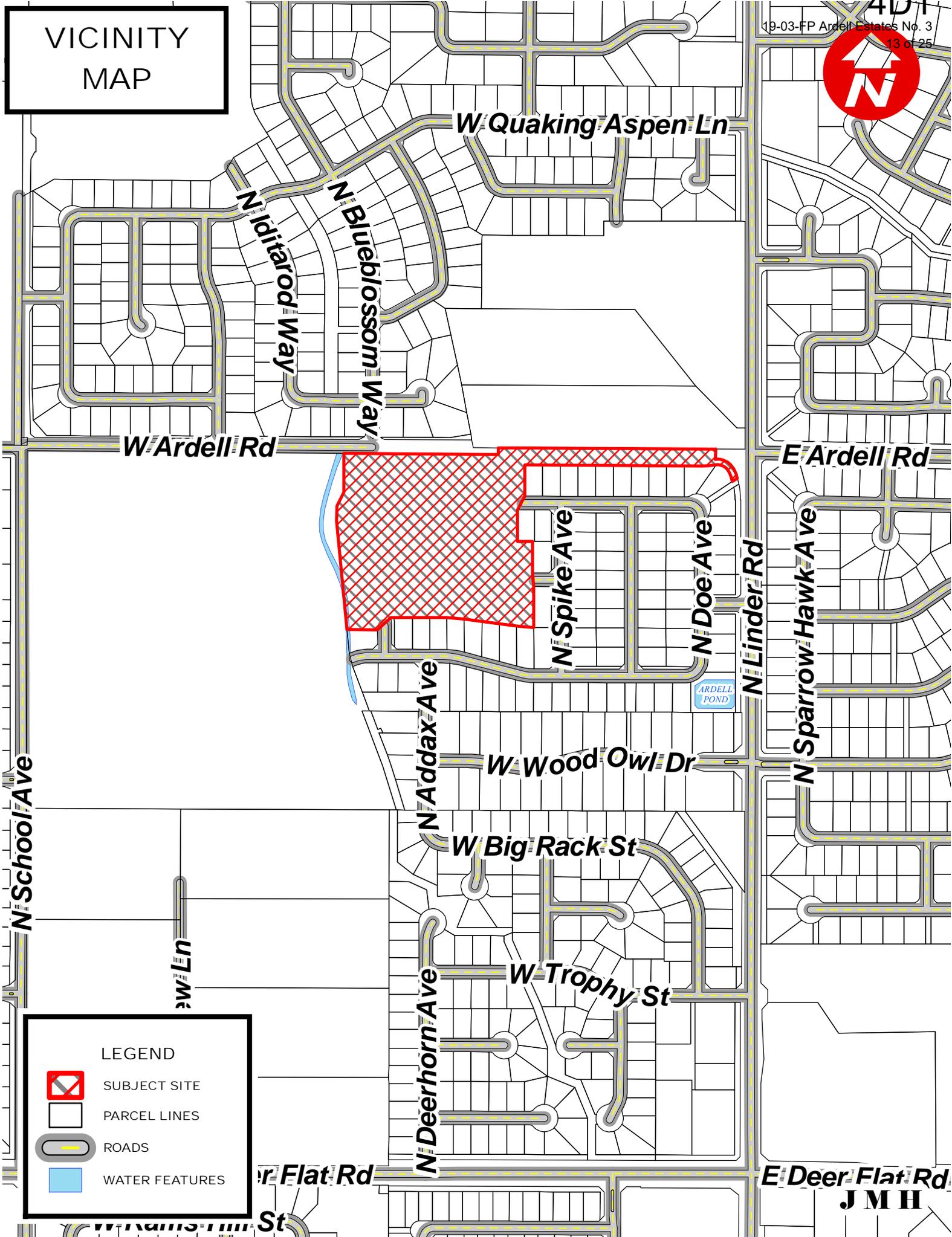
thence

North 89°56'20" East, 900.14 feet along the Northerly boundary of the Southeast quarter of said Section 14 and the centerline of West Ardell Road to the POINT OF BEGINNING.

*Excepting therefrom that portion conveyed to Ada County Highway District by Warranty Deed recorded January 2, 2019 as Instrument No. 2019-000025, official records.



VICINITY MAP



LEGEND

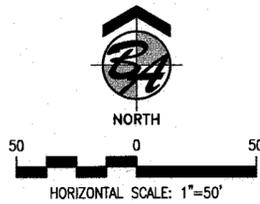
-  SUBJECT SITE
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

J M H

Ardell Estates Subdivision No. 3

A parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho.

2019



Line Table

Line	Bearing	Distance
L1	S0°03'34\"E	20.00'
L2	S45°03'34\"E	28.04'
L3	N44°56'26\"E	28.05'
L4	S44°56'26\"W	25.76'
L5	N45°03'34\"W	25.76'
L6	S45°03'34\"E	25.76'
L7	N44°56'26\"E	25.76'
L8	N49°59'39\"W	24.77'
L9	N40°00'21\"E	27.03'
L10	N0°03'32\"W	15.37'
L11	S89°56'20\"W	55.17'
L12	S0°03'34\"E	20.00'
L13	S89°56'20\"W	25.00'

Reference Documents

- Subdivision Plots
- Arbor Ridge Subdivision No. 1, Book 96, Pages 12069-12074
 - Arbor Ridge Subdivision No. 2, Book 108, Pages 15062-15064
 - Arbor Ridge Subdivision No. 4, Book 113, Pages 16604-16607
 - Ardell Estates Subdivision No. 1, Book 111, Pages 15987-15989
 - Ardell Estates Subdivision No. 2, Book 113, Pages 16657-16659
 - Mineral Springs Subdivision No. 2, Book 97, Pages 12332-12334

- Records of Survey
- ROS No. 5982

Legend

- Subdivision boundary line
- Lot line
- Section line
- Street centerline
- Water, sewer, drainage, and pressure irrigation easement line, see Note 10 for more information
- 10' wide public utility easement line, see Note 9 for more information
- 10' wide storm drainage easement to benefit ACHD, see Note 14 for more information
- Existing easement, details noted hereon
- Adjoining property line
- Match line
- Found aluminum cap
- Found 1/2\" pin with cap marked LS 4116 unless noted otherwise
- Found 5/8\" pin with cap marked LS 4116 unless noted otherwise
- Set 1/2\"x24\" iron pin with plastic cap labeled \"B&A LS 4116\"
- Set 5/8\"x30\" iron pin with plastic cap labeled \"B&A LS 4116\"
- Calculated point, not found or set

Quarter corner

Section corner

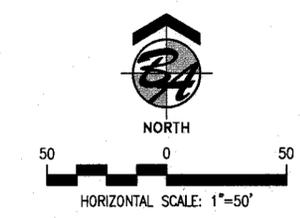
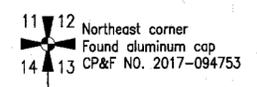
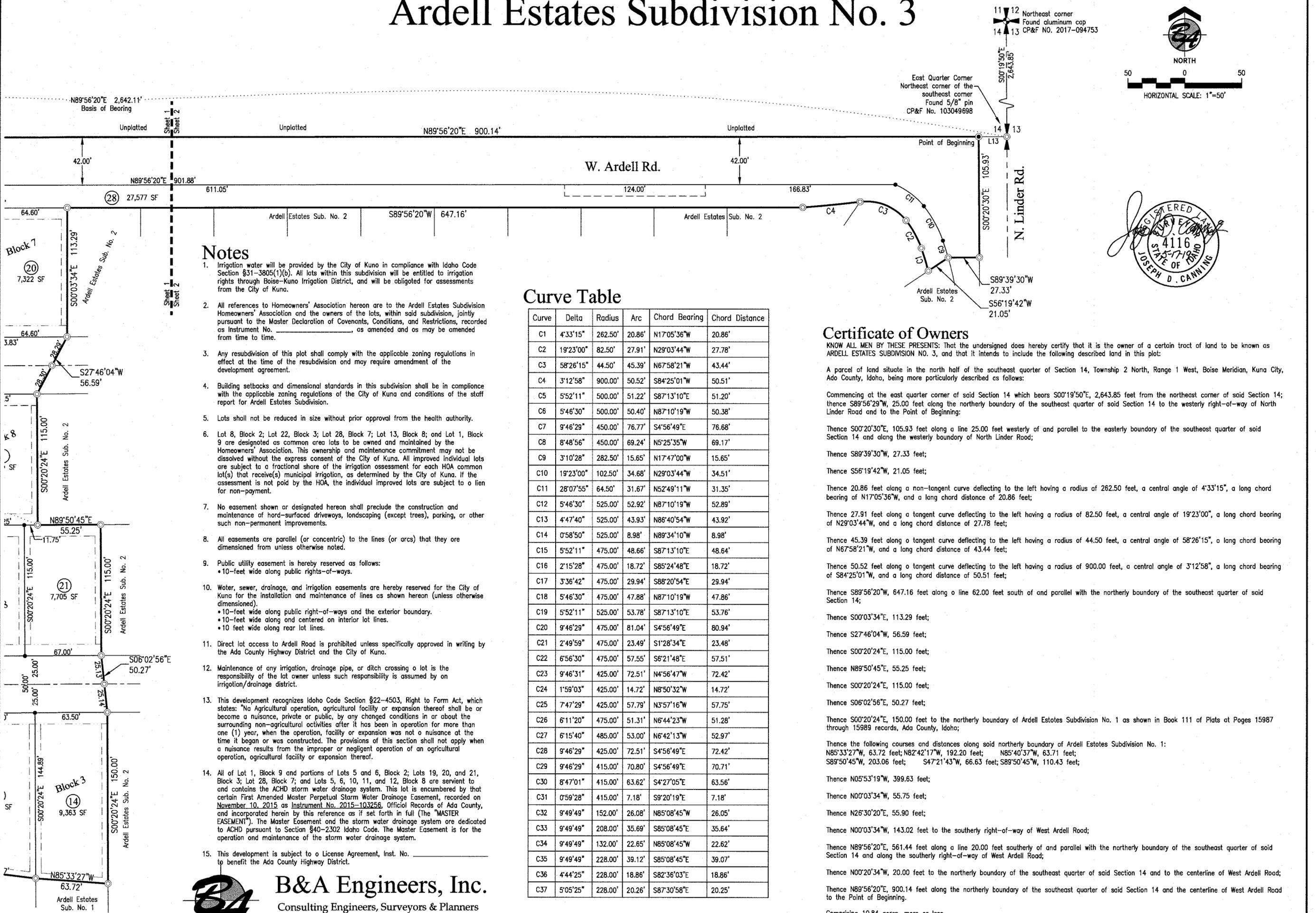


B&A Engineers, Inc.
Consulting Engineers, Surveyors & Planners
5505 W. Franklin Rd. Boise, Id. 83705
(208) 343-3381



See Sheet 2 For Curve and Line Table

Ardell Estates Subdivision No. 3



Notes

- Irrigation water will be provided by the City of Kuna in compliance with Idaho Code Section §31-3805(1)(b). All lots within this subdivision will be entitled to irrigation rights through Boise-Kuno Irrigation District, and will be obligated for assessments from the City of Kuna.
- All references to Homeowners' Association herein are to the Ardell Estates Subdivision Homeowners' Association and the owners of the lots, within said subdivision, jointly pursuant to the Master Declaration of Covenants, Conditions, and Restrictions, recorded as Instrument No. _____ as amended and as may be amended from time to time.
- Any resubdivision of this plot shall comply with the applicable zoning regulations in effect at the time of the resubdivision and may require amendment of the development agreement.
- Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Kuna and conditions of the staff report for Ardell Estates Subdivision.
- Lots shall not be reduced in size without prior approval from the health authority.
- Lot 8, Block 2; Lot 22, Block 3; Lot 28, Block 7; Lot 13, Block 8; and Lot 1, Block 9 are designated as common area lots to be owned and maintained by the Homeowners' Association. This ownership and maintenance commitment may not be dissolved without the express consent of the City of Kuna. All improved individual lots are subject to a fractional share of the irrigation assessment for each HOA common lot(s) that receive(s) municipal irrigation, as determined by the City of Kuna. If the assessment is not paid by the HOA, the individual improved lots are subject to a lien for non-payment.
- No easement shown or designated hereon shall preclude the construction and maintenance of hard-surfaced driveways, landscaping (except trees), parking, or other such non-permanent improvements.
- All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from unless otherwise noted.
- Public utility easement is hereby reserved as follows:
 - 10-foot wide along public rights-of-ways.
- Water, sewer, drainage, and irrigation easements are hereby reserved for the City of Kuna for the installation and maintenance of lines as shown hereon (unless otherwise dimensioned).
 - 10-foot wide along public right-of-ways and the exterior boundary.
 - 10-foot wide along and centered on interior lot lines.
 - 10 feet wide along rear lot lines.
- Direct lot access to Ardell Road is prohibited unless specifically approved in writing by the Ada County Highway District and the City of Kuna.
- Maintenance of any irrigation, drainage pipe, or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district.
- This development recognizes Idaho Code Section §22-4503, Right to Form Act, which states: "No Agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding non-agricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof.
- All of Lot 1, Block 9 and portions of Lots 5 and 6, Block 2; Lots 19, 20, and 21, Block 3; Lot 28, Block 7; and Lots 5, 6, 10, 11, and 12, Block 8 are servient to and contains the ACHD storm water drainage system. This lot is encumbered by that certain First Amended Master Perpetual Storm Water Drainage Easement, recorded on November 10, 2015 as Instrument No. 2015-103256, Official Records of Ada County, and incorporated herein by this reference as if set forth in full (The "MASTER EASEMENT"). The Master Easement and the storm water drainage system are dedicated to ACHD pursuant to Section §40-2302 Idaho Code. The Master Easement is for the operation and maintenance of the storm water drainage system.
- This development is subject to a License Agreement, Inst. No. _____ to benefit the Ada County Highway District.

Curve Table

Curve	Delta	Radius	Arc	Chord Bearing	Chord Distance
C1	4°33'15"	262.50'	20.86'	N17°05'36"W	20.86'
C2	19°23'00"	82.50'	27.91'	N29°03'44"W	27.78'
C3	58°26'15"	44.50'	45.39'	N67°58'21"W	43.44'
C4	3°12'58"	900.00'	50.52'	S84°25'01"W	50.51'
C5	5°52'11"	500.00'	51.22'	S87°13'10"E	51.20'
C6	5°46'30"	500.00'	50.40'	N87°10'19"W	50.38'
C7	9°46'29"	450.00'	76.77'	S4°56'49"E	76.68'
C8	8°48'56"	450.00'	69.24'	N5°25'35"W	69.17'
C9	3°10'28"	282.50'	15.65'	N17°47'00"W	15.65'
C10	19°23'00"	102.50'	34.68'	N29°03'44"W	34.51'
C11	28°07'55"	64.50'	31.67'	N52°49'11"W	31.35'
C12	5°46'30"	525.00'	52.92'	N87°10'19"W	52.89'
C13	4°47'40"	525.00'	43.93'	N86°40'54"W	43.92'
C14	0°58'50"	525.00'	8.98'	N89°34'10"W	8.98'
C15	5°52'11"	475.00'	48.66'	S87°13'10"E	48.64'
C16	2°15'28"	475.00'	18.72'	S85°24'48"E	18.72'
C17	3°36'42"	475.00'	29.94'	S88°20'54"E	29.94'
C18	5°46'30"	475.00'	47.88'	N87°10'19"W	47.86'
C19	5°52'11"	525.00'	53.78'	S87°13'10"E	53.76'
C20	9°46'29"	475.00'	81.04'	S4°56'49"E	80.94'
C21	2°49'59"	475.00'	23.49'	S1°28'34"E	23.48'
C22	6°56'30"	475.00'	57.55'	S6°21'48"E	57.51'
C23	9°46'31"	425.00'	72.51'	N4°56'47"W	72.42'
C24	1°59'03"	425.00'	14.72'	N8°50'32"W	14.72'
C25	7°47'29"	425.00'	57.79'	N3°57'16"W	57.75'
C26	6°11'20"	475.00'	51.31'	N6°44'23"W	51.28'
C27	6°15'40"	485.00'	53.00'	N6°42'13"W	52.97'
C28	9°46'29"	425.00'	72.51'	S4°56'49"E	72.42'
C29	9°46'29"	415.00'	70.80'	S4°56'49"E	70.71'
C30	8°47'01"	415.00'	63.62'	S4°27'05"E	63.56'
C31	0°59'28"	415.00'	7.18'	S9°20'19"E	7.18'
C32	9°49'49"	152.00'	26.08'	N85°08'45"W	26.05'
C33	9°49'49"	208.00'	35.69'	S85°08'45"E	35.64'
C34	9°49'49"	132.00'	22.85'	N85°08'45"W	22.82'
C35	9°49'49"	228.00'	39.12'	S85°08'45"E	39.07'
C36	4°44'25"	228.00'	18.86'	S82°36'03"E	18.86'
C37	5°05'25"	228.00'	20.26'	S87°30'58"E	20.25'

Certificate of Owners

KNOW ALL MEN BY THESE PRESENTS: That the undersigned does hereby certify that it is the owner of a certain tract of land to be known as ARDELL ESTATES SUBDIVISION NO. 3, and that it intends to include the following described land in this plot:

A parcel of land situate in the north half of the southeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Ada County, Idaho, being more particularly described as follows:

Commencing at the east quarter corner of said Section 14 which bears S00°19'50"E, 2,643.85 feet from the northeast corner of said Section 14; thence S89°56'29"W, 25.00 feet along the northerly boundary of the southeast quarter of said Section 14 to the westerly right-of-way of North Linder Road and to the Point of Beginning;

Thence S00°20'30"E, 105.93 feet along a line 25.00 feet westerly of and parallel to the easterly boundary of the southeast quarter of said Section 14 and along the westerly boundary of North Linder Road;

Thence S89°39'30"W, 27.33 feet;

Thence S56°19'42"W, 21.05 feet;

Thence 20.86 feet along a non-tangent curve deflecting to the left having a radius of 262.50 feet, a central angle of 4°33'15", a long chord bearing of N17°05'36"W, and a long chord distance of 20.86 feet;

Thence 27.91 feet along a tangent curve deflecting to the left having a radius of 82.50 feet, a central angle of 19°23'00", a long chord bearing of N29°03'44"W, and a long chord distance of 27.78 feet;

Thence 45.39 feet along a tangent curve deflecting to the left having a radius of 44.50 feet, a central angle of 58°26'15", a long chord bearing of N67°58'21"W, and a long chord distance of 43.44 feet;

Thence 50.52 feet along a tangent curve deflecting to the left having a radius of 900.00 feet, a central angle of 3°12'58", a long chord bearing of S84°25'01"W, and a long chord distance of 50.51 feet;

Thence S89°56'29"W, 647.16 feet along a line 62.00 feet south of and parallel with the northerly boundary of the southeast quarter of said Section 14;

Thence S00°03'34"E, 113.29 feet;

Thence S27°46'04"W, 56.59 feet;

Thence S00°20'24"E, 115.00 feet;

Thence N89°50'45"E, 55.25 feet;

Thence S00°20'24"E, 115.00 feet;

Thence S06°02'56"E, 50.27 feet;

Thence S00°20'24"E, 150.00 feet to the northerly boundary of Ardell Estates Subdivision No. 1 as shown in Book 111 of Plats at Pages 15987 through 15989 records, Ada County, Idaho;

Thence the following courses and distances along said northerly boundary of Ardell Estates Subdivision No. 1:
 N85°33'27"W, 63.72 feet; N82°42'17"W, 192.20 feet; N85°40'37"W, 63.71 feet;
 S89°50'45"W, 203.06 feet; S47°21'43"W, 66.63 feet; S89°50'45"W, 110.43 feet;

Thence N05°53'19"W, 399.63 feet;

Thence N00°03'34"W, 55.75 feet;

Thence N26°30'20"E, 55.90 feet;

Thence N00°03'34"W, 143.02 feet to the southerly right-of-way of West Ardell Road;

Thence N89°56'20"E, 561.44 feet along a line 20.00 feet southerly of and parallel with the northerly boundary of the southeast quarter of said Section 14 and along the southerly right-of-way of West Ardell Road;

Thence N00°20'34"W, 20.00 feet to the northerly boundary of the southeast quarter of said Section 14 and to the centerline of West Ardell Road;

Thence N89°56'20"E, 900.14 feet along the northerly boundary of the southeast quarter of said Section 14 and the centerline of West Ardell Road to the Point of Beginning.

Comprising 10.84 acres, more or less.
 Subject to easements of record or apparent.

See Sheet 3 For Owners Signature



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

Ardell Estates Subdivision No. 3

Certificate of Owners Signature

The public streets shown on this plat are hereby dedicated to the public; the easements shown on this plat are not dedicated to the public, but the right to used said easements is hereby reserved for the uses specifically depicted on the plat, and for any other purposes designated herean. The lots within this subdivision are eligible to receive water service from the City of Kuna; and the City of Kuna has agreed in writing to serve all of the lots within this subdivision.

IN WITNESS WHEREOF: I have hereunto set my hand on this _____ day of _____, _____.

Justin Blackstock, Manager
DB Development, LLC.

Acknowledgment

State of Idaho)
)ss.
County of Ada)

On this ____ day of _____, in the year of _____, before me the undersigned, a Notary Public in and for said state, personally appeared Justin Blackstock, known or identified to me to be the manager of DB Development, LLC, the limited liability company that executed the instrument or the person who executed the instrument on behalf of said limited liability company and acknowledged to me that such limited liability company executed the same..

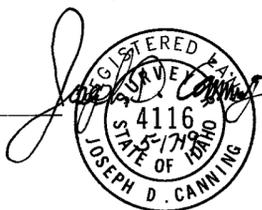
IN WITNESS WHEREOF: I have set my hand and seal the day and year in this certificate first above written.

Notary Public for Idaho
Residing in Boise, Idaho
My Commission Expires _____

Certificate of Surveyor

I, JOSEPH D. CANNING, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat of ARDELL ESTATES SUBDIVISION NO. 3, as described in the Certificate of Owners and as shown on the attached plat, was drawn from an actual survey made on the ground under my supervision, and accurately and correctly represents the points platted thereon, and is in conformance with the State of Idaho Code relating to plats and surveys.

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



Approval of City Council

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

Kuna City Clerk

Certificate of County Surveyor

I, the undersigned, Professional Land Surveyor 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

Date

Approval of Central District Health Department

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

Central District Health Department, EHS

Date

Certificate of County Treasurer

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

Ada County Treasurer

Date

Approval of Ada County Highway District

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

Commission President
Ada County Highway District

Approval of City Engineer

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

Acting Kuna City Engineer
Keller Associates

Certificate of County Recorder

State of Idaho)
)ss. Instrument No. _____
County of Ada)

I hereby certify that this instrument was filed at the request of _____ at _____ minutes past _____ o'clock __M., this ____ day of _____, _____, in my office, and was recorded in Book _____ of Plats at Pages _____ through _____.

Fee: _____

Ex-Officio Recorder: Phil McGrane

Deputy: _____



B&A Engineers, Inc.

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



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: Kuna City Council

Case Number(s): 15-04-S (Pre Plat) and 15-07-DRC (Design Review – Approved by P&Z) Ardell Estates Subdivision

Site Location: Southwest Corner (SWC) Linder and Ardell Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Hearing Date: October 6, 2015
Tabled Until: October 20, 2015 (Applicant Request)
Findings of Fact: November 4, 2015

Applicant: DBTV Waters Edge Farm, LLC; *Tim Eck*
 6152 W. Half Moon Ln.
 Eagle, ID, 83616
 208.850.0591
timothyeck@me.com

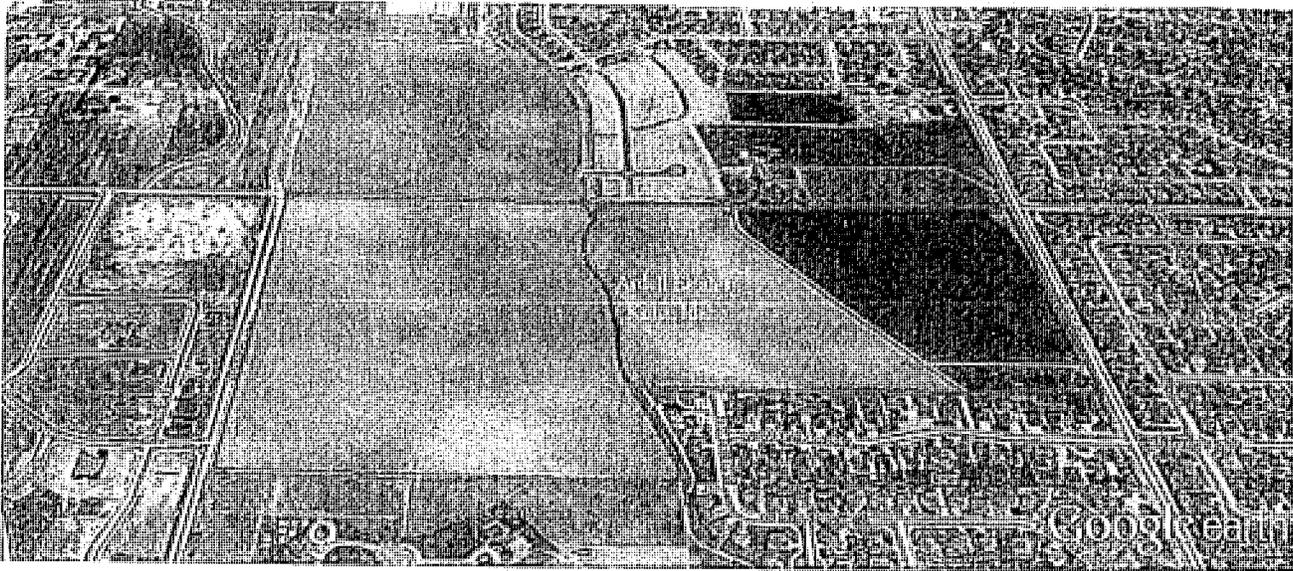
Representative: B&A Engineers, Inc., *David Crawford*
 5505 W. Franklin Rd.
 Boise, ID 83705
 208.342.5792
dacrawford@baengineers.com

Table of Contents:

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

A. Course of Proceedings

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

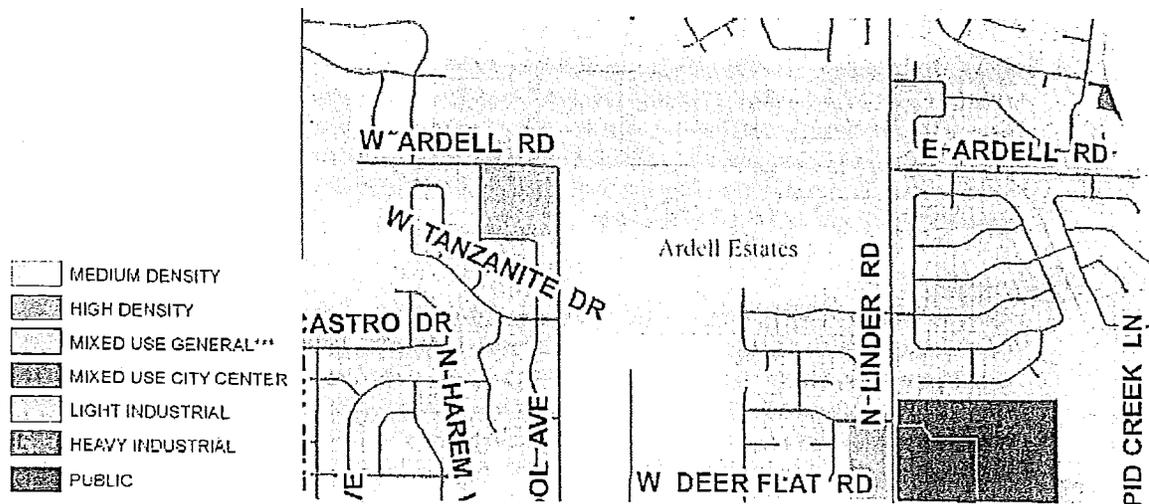


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D. **History:** The subject parcel is in Kuna City limits and is currently zoned R-6 (Medium Density Residential). This property has historically been used for Agriculture purposes and farmed.

E. **General Project Facts:**

1. **Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Mixed-Use General, which is an overlay for mixing residential and commercial if the owner wishes, but it is not required. Staff views this land use request to be consistent with the approved FLU map.



2. Surrounding Land Uses:

North	R-4, RR	Medium Density Residential – Kuna City, Rural Residential – Ada County
South	R-5, RUT	Medium Density Residential – Kuna City, Rural Urban Transition – Ada County
East	R-6	Medium Density Residential - Kuna City
West	C-1, R-6	Neighborhood Commercial, Med. Den. Residential – Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approx. 68.58 total acres
- R-6, (Medium Density Residential)
- Parcels: 1 = S1314417200 (4.8 ac.), 2 = S1314417415 (60.4 ac.), and 3 = S1314417970 (2.4 ac.)

4. Services:

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

5. **Existing Structures, Vegetation and Natural Features:** Currently there are no structures and the land is being used for agricultural purposes. It is anticipated that will continue its historic uses on the remaining lands until development occurs.

6. **Transportation / Connectivity:** The applicant proposes a single access from Linder Road, one on future West Ardell Road and two access points on School Road for a total of four new access points. Applicant proposes to connect to the North Addax Avenue to the south.

7. **Environmental Issues:** Staff is unaware of any environmental issues, health or safety conflicts.

8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.) (Exhibit B 1), Ada County Highway District (ACHD) (Exhibits B 2 & 3), Boise Project Board of Control (BPBC) (Exhibit B 4), Central District Health Department and the Idaho Transportation Department (ITD) (Exhibit B 5). The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; DEQ, Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, or the US Post Office.

F. Staff Analysis:

This site is located at the southwest corner of Linder & Ardell Roads. The applicant proposes to develop the land into 261 residential lots in an R-6 (Medium Density Residential) zone. Applicant proposes 27 additional common lots for use by future residents; including a central pedestrian pathway that will add to the City's overall master pathway system. This pathway will extend an existing pathway south of this project connecting pedestrians to and through Arbor Ridge (north of this site) and ultimately to a City Park within Arbor Ridge. The Hubbard Beal Drain is generally centered within the project and it is anticipated that this drain will be piped through the site. The central pathway will follow this natural feature. An HOA will be established for the care and maintenance of the common lots. This application includes Design Review for the common spaces and all landscape buffers. Applicant proposes a minimum of seven (7) phases of development which will be driven by the consumer market.

Public services will be extended by the developer to the property from the existing facilities offsite. This project anticipates providing a location for a new regional irrigation pump station in the southeastern part of the site.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No.'s 15-04-Sub and 15-07-DRC, to the Commission with general staff support and recommended conditions of approval.

G. Applicable Standards:

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

H. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below.

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

GOALS AND POLICY – Property Rights

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

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

GOALS AND POLICY – Economic Development

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

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

GOALS AND POLICY – Land Use

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

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

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

I. Findings of Fact:

1. This request appears to be consistent and in compliance with all Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna's Comprehensive Plan.

3. The site is physically suitable for a subdivision.
4. The subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The subdivision application is not likely to cause adverse public health problems.
6. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna Planning and Zoning Commission accepts the facts as outlined in the staff report, any public testimony and the supporting evidence list as presented.
9. Based on the evidence contained in Case No's 15-04-Sub and 15-07-DRC, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map (FLU).
10. The Planning and Zoning Commission has the authority to recommend approval or denial for these applications.
11. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

J. Conclusions of Law:

1. Based on the evidence contained in Case No. 15-04-S, the Kuna City Council finds Case No. 15-04-S, complies with Kuna City Code.
2. Based on the evidence contained in Case No. 15-04-S and 15-07-DRC, the Kuna City Council finds Case No. 15-04-S, is consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Recommendation by the Planning and Zoning Commission:

On Aug. 25, 2015, the Planning and Zoning Commission voted 5-0 and now recommend approval for Case No. 15-04-S, based on the facts outlined in staff's report and the public testimony at the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No's 15-04-S a request for Preliminary Plat by DBTV Waters Edge Farms, LLC and B&A Engineers, Inc. *with* the following conditions of approval:

- Follow all Staff recommended conditions outlined in staff report;
- The applicant work with city staff to provide for appropriate screening on the south side of the development adjacent to the pasture areas and;
- Applicant shall address the need for some additional open spaces for residents to use in the subdivision and present those to City Council and;
- Applicant shall strike/eliminate condition #13 from the staff report.

L. Decision by the City Council:

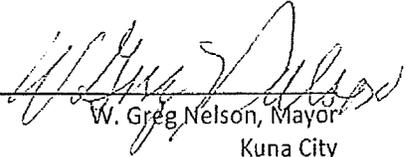
15-07-DRC:-Design Review approved by Planning and Zoning Commission 09.22.2015.

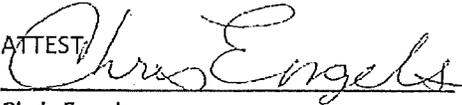
15-04-S (Subdivision): Based on the record contained in Case No. 15-04-S, including the exhibits, staff's report as presented and the public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 15-04-S, preliminary plat.

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 potable water and sewer hook-ups.

- b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation and drainage systems.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District, and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1- With future development and as necessary, dedicate right-of-way in sufficient amounts to follow Kuna City and ACHD standards and widths.
 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see KCC 6-4-2-W.
 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
 5. Street lighting shall use LED lights, with spacing and wattages meeting the approval of the City; Applicant shall coordinate a street light plan for planning department approval in concert with the prepared construction drawings for the project.
 6. Parking within the site shall comply with Kuna City Code, unless specifically approved otherwise.
 7. Fencing within and around the site shall comply with Kuna City Code unless specifically approved otherwise).
 8. All site signage (including entry monuments) must obtain design review approval and building permits for their construction.
 9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property, and may include a license agreement for their care.
 10. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID) prior to requesting final plat signature from the City Engineer.
 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 Commission and/or Council, or seek amending them through public hearing processes.
 12. The applicant's proposed preliminary plat (*dated 04.2.15*) and landscape plan (*dated 04.14.2015*) shall be considered a binding site plans, or as modified and approved through the public hearing process.
 13. Applicant's landscape plan does not indicate any trees or shrubs within the central pathway. Applicant shall follow the landscape requirements as noted in KCC 5-17-12-C for open spaces.
 14. Applicant shall follow all staff, city engineer and other agency recommended requirements as applicable.
 15. Developer shall comply with all local, state and federal laws.

DATED: This 4th, day of November, 2015


W. Greg Nelson, Mayor
Kuna City

ATTEST: 
Chris Engels
Kuna City Clerk





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

"Healthy People in Healthy Communities"

19-0451

June 12, 2019

Ada County Recorder
Attn: Phil McGrane
200 West Front Street
Boise, ID 83702

RE: Ardell Estates Subdivision No. 3

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 June 12, 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,

A handwritten signature in black ink, appearing to read "Lori Badigian".

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

cc: DB Development, LLC
B & A Engineers, Inc.
City of Kuna

LB:bk

RECEIVED

JUN 14 2019

CITY OF KUNA

SERVING ADA, BOISE, ELMORE AND VALLEY COUNTIES

Ada / Boise County Office
707 N. Armstrong Place • Boise, ID 83704
Phone: (208) 375-5211 • Fax: (208) 327-8500

Elmore County Office
520 E. 8th Street North • Mountain Home, ID 83647
Phone: (208) 587-4407 • Fax: (208) 587-3521

Valley County Office
703 1st Street • McCall, ID 83638
Phone: (208) 634-7194 • Fax: (208) 634-2174

Exhibit

B3



City of Kuna

Council Findings of Fact & Conclusions of Law

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

To: City Council

Case Numbers: 19-01-AN (Annex), Guido;
Ironhorse Subdivision, A portion of original Lot 1, Block 1.

Location: Northwest Corner (NWC) of Columbia and Old Farm Lane, Meridian, Idaho 83642

Planner: Troy Behunin, Planner III

Hearing Date: June 04, 2019
 Tabled & Re-noticed: July 2, 2019
Findings of Fact: August 6, 2019

Owner: Joseph and Kathryn Guido
 7744 Bella Terra Lane
 Meridian, Idaho 83642
 208.891.9521
Joetwh@aol.com

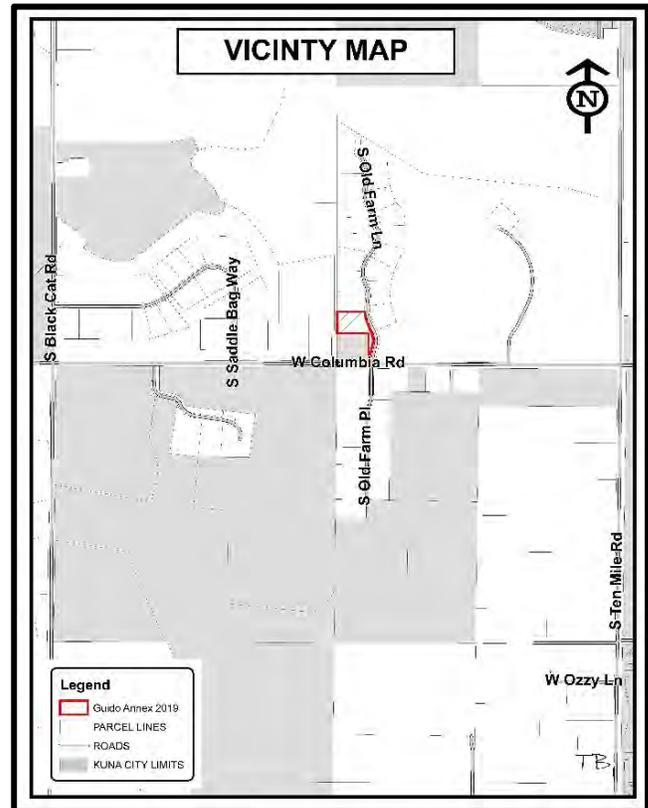


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| E. General Project Facts | L. Order of Decision By Council |
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| G. Applicable Standards | N. Findings of Fact & Conclusions of Law |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexation applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body.

This land use application was given proper public notice and have followed the requirements set forth in Idaho Code, Chapter 65, Local Land Use Planning Act (LLUPA).

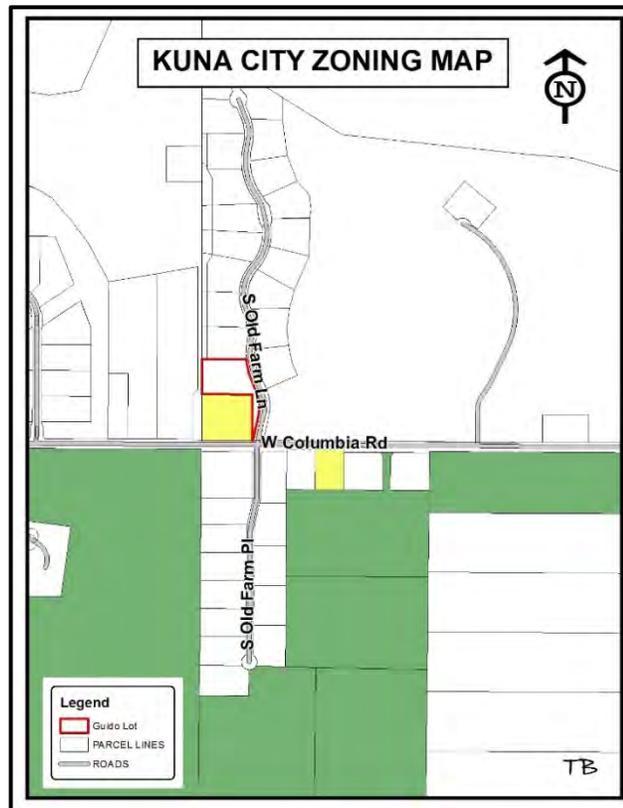
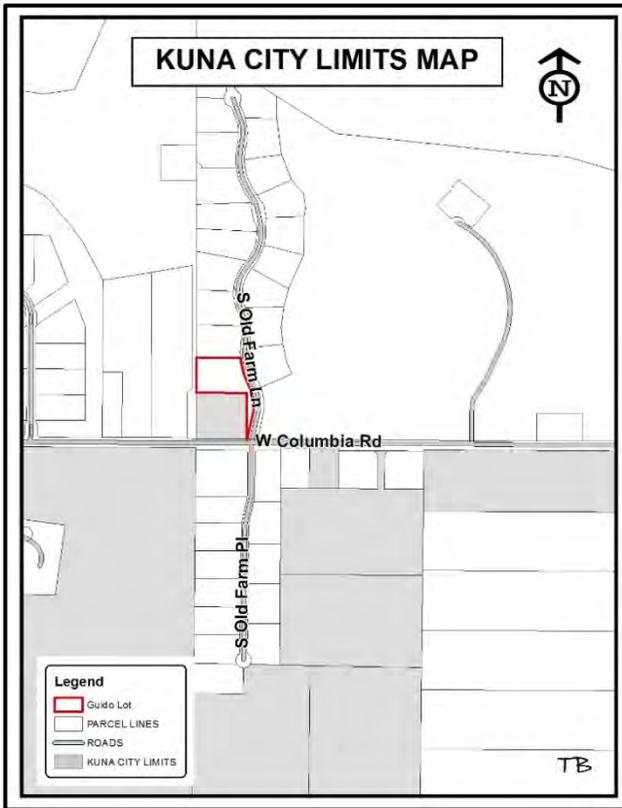
a. Notifications

- | | |
|---------------------------|--|
| i. Neighborhood Meeting | January 19, 2019 (14 persons attended) |
| ii. Agencies | April 8, 2019 |
| iii. 450' Property Owners | June 17, 2019 |
| iv. Kuna, Melba Newspaper | June 5, 2019 |
| v. Site Posted | May 16, 2019 |

B. Applicant Request:

1. The applicants, Joseph & Kathryn Guido, request to annex approximately 1.51 acres into Kuna City with an R-2 (Low Density Residential), zone. This lot is a portion of Lot 1, Block 1, within the *Ironhorse Subdivision*. The site is located at the northwest corner of Columbia and Old Farm Lane, on So. Old Farm Lane, Meridian, Idaho; In Section 3, T 2N, R 1W, APN #: R4313530015.

C. Exhibit Maps:



KUNA ZONING	
ZONING	Color
PUD	Light Green
A	Green
C-1	Pink
C-2	Light Pink
C-3	Light Purple
CBD	Red
L-O	Light Blue
M-1	Blue
M-2	Light Blue
P	Light Green
RR	White
R-1	Yellow
R-2	Light Yellow
R-3	Light Yellow
R-4	Yellow-Orange
R-5	Orange
R-6	Light Orange
R-8	Light Orange
R-12	Light Orange
R-16	Light Orange
R-20	Light Orange
RP	White
RUT	White

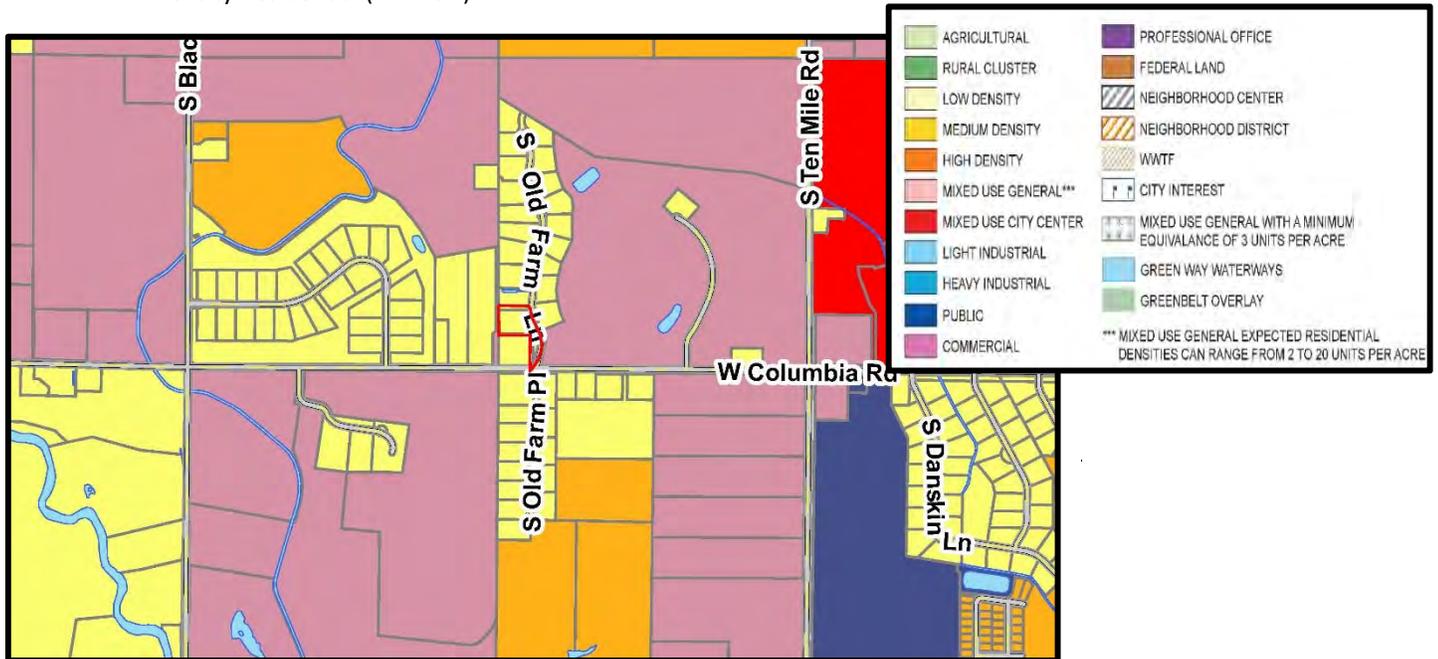


©COPYRIGHTED

D. History: The approximate 1.51 acre subject site is currently in Ada County and a lot within the Ironhorse Subdivision (lot 1, Block 1). However, it is contiguous to Kuna City limits on the south side of the lot, and has been an open / vacant lot for many years.

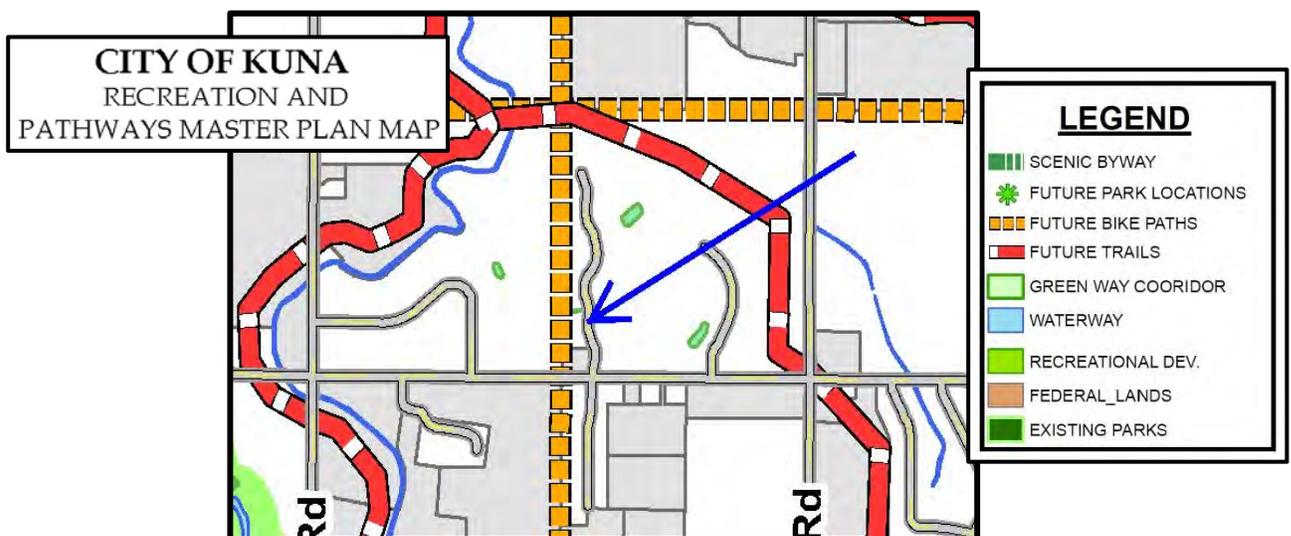
E. General Projects Facts:

- 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. 1.51 acre site as Low Density Residential (2-4 DUA).



2. Kuna Recreation and Pathways Master Plan Map:

The Kuna Recreation and Master Pathways Plan map identifies a future bike trail on the mid-mile alignment, on the west of the lot.



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

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	RR & R1	Low Density & Rural Residential – Ada County

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

Property Owner	Parcel Size	Current Zone	Parcel Number
Cottonwood Crossing Farm, LLC – J. Guido	Approx. 1.51 ac.	Rural Res.	R4313530015

5. **Services:**

Sanitary Sewer– Community Septic System	Fire Protection – Kuna Rural Fire District (KRFD)
Potable Water – City of Kuna	Police Protection – Kuna City Police (A.C.S.O.)
Irrigation District – Boise-Kuna Irrigation District	Sanitation Services – J & M Sanitation
Irrigation – Ironhorse HOA	

6. **Existing Structures, Vegetation and Natural Features:** Currently this site is generally flat and with vegetation is consistent with typical vacant lot, with no regular maintenance.

Transportation / Connectivity: The lot has significant frontage along Old Farm Ln. (Private Rd.) and shall provide adequate access to serve the needs of the lot.

7. **Environmental Issues:** Beyond the site being in the Nitrate Priority Area, staff is not aware of any environmental issues, health or safety conflicts.

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

- City Engineer (Paul Stevens) - Exhibit B 1
- Boise Project Board of Control – Exhibit B 2
- Idaho Transportation Department (ITD) – Exhibit B 3
- Kuna School District No. 3 (KSD3) - Exhibit B 4

F. **Staff Analysis:**

Applicant requests approval to annex approximately 1.51 total acres with a current county zone as Rural Residential (RR) into Kuna City limits with an R-2 (Low Density Residential) zone, in hopes to build a single family residence within the existing *Ironhorse subdivision*. The applicant would have requested and R-1 zone (1 home per ac.), however, Kuna no longer offers the R-1 zone. Staff points out that the R-2 zone is the lowest residential zone available and the R-2 zone reflects a maximum, not a minimum. Furthermore, Kuna City does not allow for two homes on one lot. Applicant also proposes to improve a part of the lot (south arm, adjacent to Old Farm Ln.) as a common lot for the residents. The existing Homeowners Association (HOA) will care for and maintain the portion of the common lot to serve as a landscape buffer.

The applicant proposes annexation applying the category “A” method, and as it touches current City limits on the south side of the lot, making the lot eligible for annexation.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards Case No. 19-01-AN, to City 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 Comprehensive Plan.
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Factual Summary:

This site is located near the northwest corner (NWC) of Columbia Road and Old Farm Lane. Applicant proposes to annex approximately 1.51 acres into the City of Kuna with an R-2 (Low Density Residential) zone. The lot in this request is Lot 1, Block 1 within the Ironhorse Subdivision and has access from Old Farm Lane.

I. Comprehensive Plan Analysis:

The Kuna City Council may accept or reject the Comprehensive Plan components, and has determined the proposed annexation request for the lot *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 an additional lot size rarely found in Kuna.

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; a large lot that fits the surrounding neighborhood, a variation of housing densities and types and promotes desirable, cohesive community character in 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 annexation (and future home) and the authority to annex the requested lot into the City. This application will connect to the City's potable water system.

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 adding a single home within an existing subdivision without adding an additional access point.

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 annexation of a single lot, in hopes to add a new single family home which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner.

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 will possibly foster neighborhood interactions and activities.

J. Kuna City Code Analysis:

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

Comment: The proposed project meets the land use and standards stated within Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.

2. The site is physically suitable for a subdivision.

Comment: The approx. 1.51 acre lot has sufficient size to include a single family home.

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

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

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

Comment: The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The low density zone and desire to build a home on site requires connection to potable water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.

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

Comment: *The annexation did consider the location of the property, classified roadway (Columbia Rd.) and the system. The subject property can be connected to the City's potable water system. The adjacent uses are complimentary uses as proposed in the Kuna Comprehensive Plan Future Land Use Map and complimentary to the existing uses as well.*

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

K. Recommendation of the Commission:

Based on the facts outlined in staff's report and public testimony during the public hearing the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* for Case No. 19-01-AN (Annexation), a request from Joseph & Kathryn Guido to annex approximately 1.51 acres in to Kuna subject to the following conditions of approval listed in section "M" of this staff report.

- *Follow all staff and agency recommendations as applicable.*
- *The lot will only contain one house by City Code in that it still has to conform to the CC&Rs of the Ironhorse Subdivision.*

L. Order of Decision by the Council:

Based on the facts outlined in staff's Memo and public testimony during the public hearing the City Council of Kuna, Idaho, hereby *approves* Case No. 19-01-AN (Annexation), a request from Joseph & Kathryn Guido to annex approximately 1.51 acres in to Kuna subject to the following conditions of approval and those listed in section "M" of this staff report:

- *Follow all staff and agency recommendations as applicable.*
- *The lot will only contain one (1) house by City Code in that it still has to conform to the CC&Rs of the Ironhorse Subdivision.*

M. 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 all sewer connections (As applicable).
 - b. The City Engineer shall approve drainage and grading plans (as necessary).
 - 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 Rural Fire District shall approve Installation of fire protection facilities as required by Kuna Fire District is required (as necessary).
 - e. The *Boise Project and Board of Control* shall approval any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
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. The *land owner/applicant/developer and any future assigns* having an interest in the subject property, shall fully comply with all conditions of development as approved by the Council, or seek amending them through public hearing processes.
5. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
6. Compliance with all local, state and federal laws is required.



City of Kuna
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

N. Based upon the record contained in Case Nos. 19-01-AN including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Council hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 19-01-AN, a request from Joe & Kathryn Guido to annex a single contiguous parcel comprising of approximately 1.51 acres near the NWC of Columbia and Old Farm Lane, into Kuna City Limits with an R-2 zoning designation.

1. *The City Council **approves** the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*

Comment: *Kuna City Council held a public hearing on the subject application on June 4, 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. 19-01-AN, this proposal generally complies with the Comprehensive Plan and City Code.*

Comment: *Kuna's Comprehensive Plan (Comp Plan), encourages a variety of housing types for all income levels numerous times throughout the document. The City attempts to balance all housing types within the City. Additionally, the Comprehensive Plan encourages the Integration of sidewalks, bike lane systems into community life and development patterns. The applicant proposes a large lot within an existing large lot Subdivision.*

3. *Based on the evidence contained in Case No. 19-01-AN, this proposal generally complies with the City Code.*

Comment: *The applicant has submitted a complete application, and following staffs 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.*

4. *The City Council has the authority to **approve** Case No. 19-01-AN.*

Comment: *On July 2, 2019, the Council voted to **approve** Case No. 19-01-AN.*

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: *Neighborhood Notices were mailed out to residents within 450-FT of the proposed project site on June 17, 2019, and a legal notice was published in the Kuna Melba Newspaper on June 5, 2019. The applicant placed a sign on the property on May 16, 2019.*

Based upon the record in 19-01-AN, 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. 19-01-AN, a request for annexation into Kuna to Council, by the applicant as follows:

The Council concludes that the Application complies with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the annexation regulations.

DATED this 6th day of August, 2019.

 Joe Stear, Mayor
 Kuna City

ATTEST:

 Chris Engels
 Kuna City Clerk



City of Kuna

City Council Staff Memo

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

To: City Council

Case Numbers: 19-02-AN (*Annex*), 19-01-ZC (*Rezone*), 19-01-S (*Subdivision*): Greyhawk West Subdivision

Location: Southwest Corner (SEC) of Hubbard and Kay Ave. Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: July 16, 2019
Tabled Until: August 6, 2019

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

Owner: **Providence Properties, LLC**
701 S Allen St. STE 104
Meridian, ID 83642
208.695.2000
Marmuth@hubblehomes.com

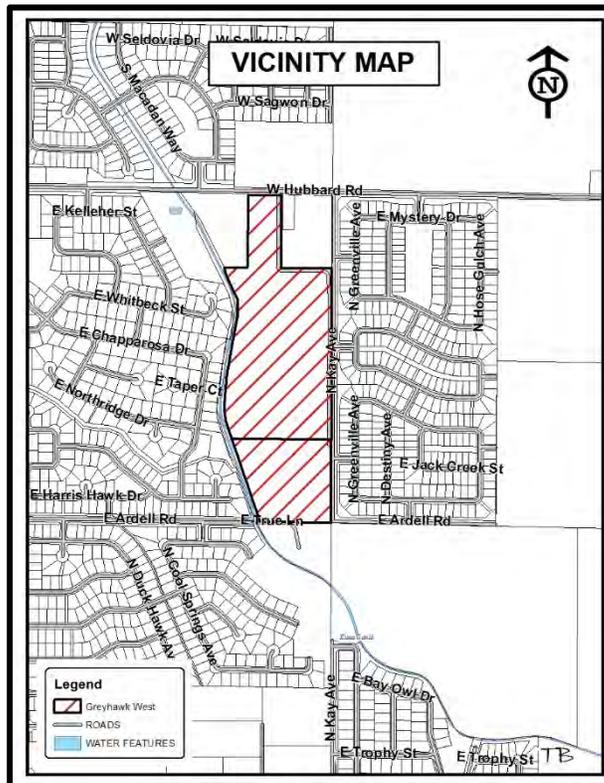


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- I. Proposed Comprehensive Plan Analysis
- J. Proposed Kuna City Code Analysis
- K. Commission’s Recommendation
- L. Recommended Order of Decision by Council.
- M. Recommended Conditions of Approval

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, rezones and subdivision applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body.
2. 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 February 6, 2019 (Ten persons attended)

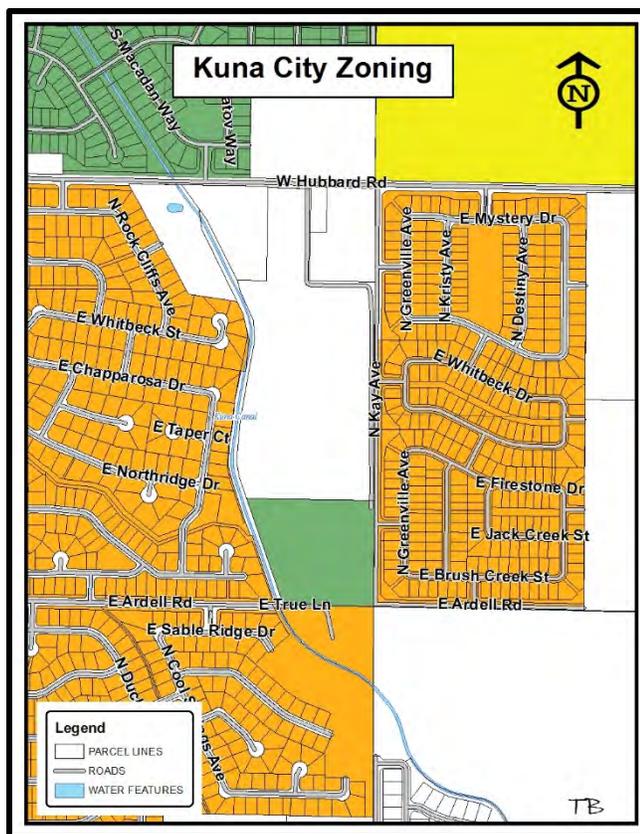
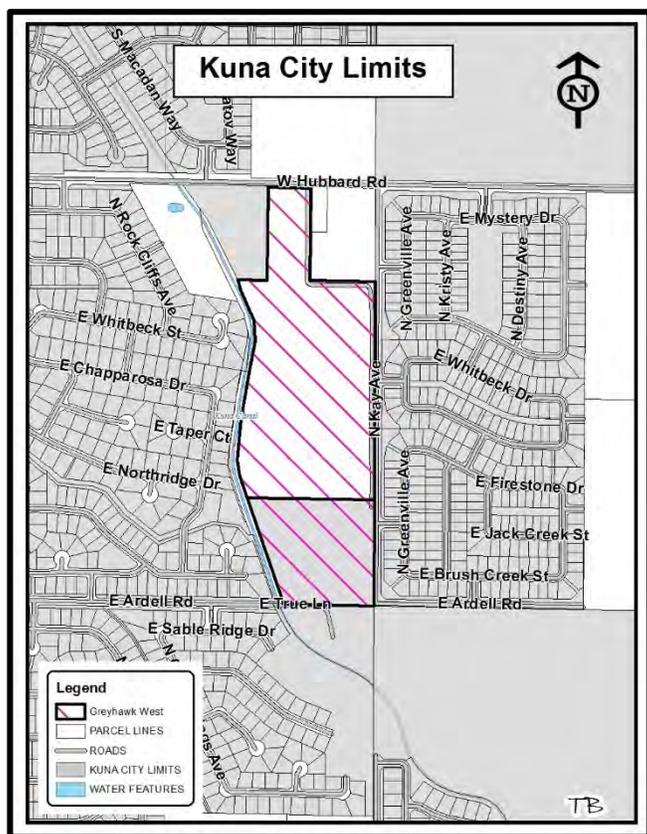
- ii. Agencies
- iii. 400' Property Owners
- iv. Kuna, Melba Newspaper
- v. Site Re-Posted

- April 1, 2019
- May 17, 2019 (*Courtesy Letters sent 7.30.19*)
- May 1, 2019
- July 17, 2019

B. Applicant Request:

1. The applicant, Providence Properties, LLC, requests to annex approximately 29.15 acres into Kuna City with an R-6, (Medium Density Residential [**MDR**]) zone, and to rezone approx. 10.45 acres currently in Kuna City limits from Ag to R-6 (MDR) and to subdivide the approx. 39.33 acres into 174 total lots and have reserved the name *Greyhawk West Subdivision*. A Design Review application for the common areas and buffer landscaping accompanies this application. The site is near the Southwest Corner of Hubbard and Kay Ave., Kuna, Idaho; In Section 13, T 2N, R 1W, APN #'s: S1313212470 & S1313244650.

C. Exhibit Maps:



KUNA ZONING ZONING

Yellow	PUD
Green	A
Pink	C-1
Light Pink	C-2
Light Purple	C-3
Red	CBD
Light Blue	L-O
Blue	M-1
Light Green	M-2
Light Yellow	P
White	RR
Yellow	R-1
Light Yellow	R-2
Yellow-Orange	R-3
Orange	R-4
Light Orange	R-5
Orange	R-6
Dark Orange	R-8
Dark Orange	R-12
Dark Orange	R-16
Dark Orange	R-20
White	RP
White	RUT



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D. History: The subject site is comprised of two parcels; parcel one is approximately 29.15 acres, parcel 2 is approximately 10.45 acres. Parcel one is currently in Ada County and zoned Rural Residential (RR), however, it is contiguous to Kuna City limits on four sides, and has historically been used for a single family residence and for Agricultural purposes. Parcel two has also historically been used for Ag purposes, without a residence, and is already in Kuna City limits, zoned Agriculture.

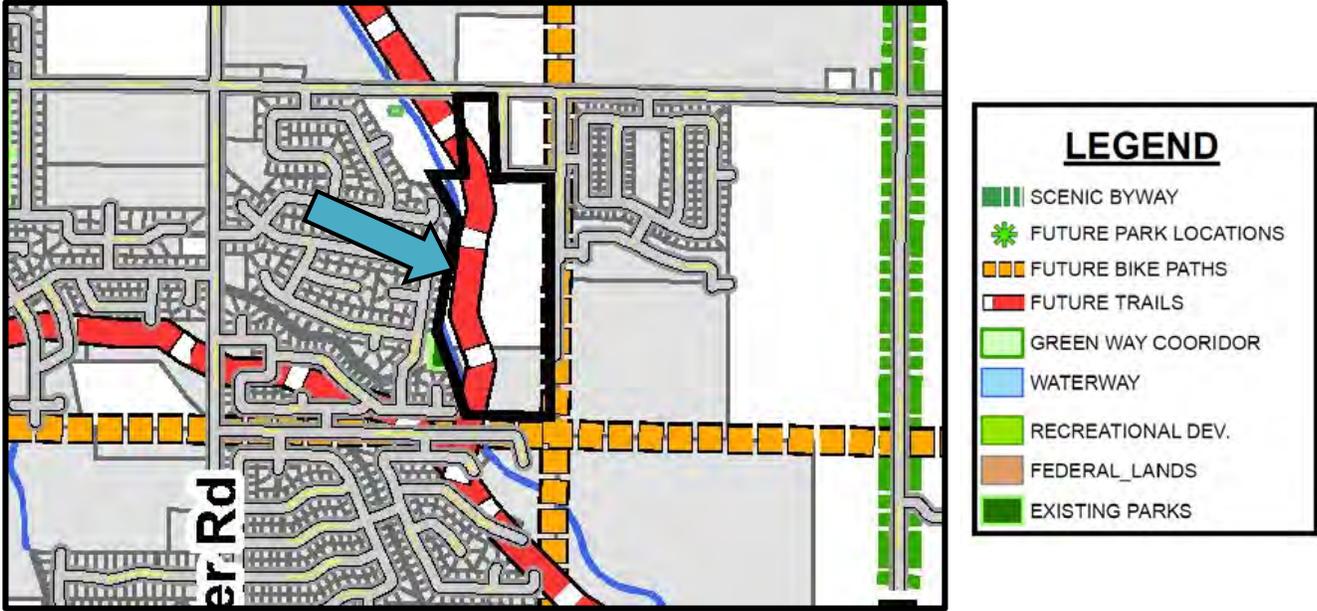
E. General Projects Facts:

- 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. 39.33-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 and walking trail on the west side of the project.



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

North	RR, R-6	Rural Residential – Ada County AND Med. Den. Resident. - KUNA CITY
South	R-6	Medium Density Residential - KUNA CITY
East	R-6	Medium Density Residential - KUNA CITY
West	R-4, R-5, R-6	Medium Density Residential – KUNA CITY

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

Property Owner	Parcel Size	Current Zone	Parcel Number
Bradford Waters	Approx. 29.15 ac.	RR - County	S1313212470
Cortland Walker	Approx. 10.46 ac.	Ag. - Kuna	S1313244650

5. **Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Boise-Kuna Irrigation District
- Pressurized Irrigation–Kuna Municipal Irr. System (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 the Waters’ parcel, with approximately four out-buildings, with agriculture uses on site. The Walker parcel is an agriculture field with no structures currently. This parcels are generally flat and on-site vegetation is consistent with typical residence and agricultural fields.

Transportation / Connectivity: The site has limited frontage along Hubbard Road. Applicant shall connect to existing Kay Avenue and the developing Saranda Subdivision (north and west of the site) to serve the

connection/traffic needs of the site. Applicant shall satisfy Kuna City and ACHD’s requirements for roadway improvements, including road widening and vertical/ rolled curb, gutter and sidewalks appropriately.

There is an existing stub connection in Saranda Subdivision and staff recommends conditioning the developer to connect to it, as shown on their proposed preliminary plat (dated 5.21.19). ACHD has also provided a condition requiring this connection (*Site Specific Condition No. 10*).

- 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
 - COMPASS - Exhibit B 5
 - Department of Environmental Quality (DEQ) – Exhibit B 6
 - Idaho Transportation Department (ITD) – Exhibit B 7
 - Kuna Rural Fire District (KRFD) - Exhibit B 8
 - Kuna School District No. 3 (KSD 3) - Exhibit B 9

F. Staff Analysis:

Applicant requests approval to annex approximately 29.15 acres *into* Kuna City limits with an R-6 (Medium Density Residential [MDR]) zone. Currently parcel one is zoned Rural Residential (RR) in Ada County. Applicant also proposes rezoning parcel two (approx. 10.45 acres) from Agriculture *TO* R-6, MDR. Applicant proposes to subdivide these combined (approx.) 39.33 acres in order to create a 174 lot, subdivision known as *Greyhawk West* Subdivision.

The applicant proposes annexation applying the category “A” method, and as it touches current City limits on all sides of the project, the site is eligible for annexation. Applicant is proposing at least three (3) phases of development which will largely be driven by the consumer market.

The applicant proposes to rezone approximately 10.45 acres from Agriculture to R-6 MDR. Parcel one under consideration was a participant in the Local Improvement District (LID), which anticipated residential uses (at least as earlier as 2007). The *recently approved* Comp Plan Map for Kuna identifies both parcels as Medium Density Residential uses, or four (4) to eight (8) dwellings per acre (DUA). This preliminary plat proposes a gross density of 3.97 DUA and net density at 5.04 DUA.

Public utilities will be provided at the developers cost, by extending existing City/Utility facilities. Applicant proposes 174 total lots over Approx. 39.33 acres in an R-6 zone (Med. Density) and as such, staff views this proposal compliant with the Comp Plan Map. Staff recommends the applicant be conditioned to provide street lights throughout the Sub that comply with KCC for distance, style and wattage, including street lights at all intersections and hydrants.

A Homeowners Association (HOA) will be established for the care and maintenance for the common lots and landscape buffers. The Parks and Rec. Dept. (Bobby Withrow) and applicant have discussed the creation of a pathway/greenbelt along the entire west side of the property by the developer and then dedicating it to the City, and if approved, the City would take ownership and maintenance responsibility. 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. It is also noted that any changes to the landscape or

street light plans must receive staff approval *prior* to changes being made. At the time of inspections, if field conditions are different than the approved plans, changes will be required until field conditions are compliant, and will be made at developers' expense.

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 19-02-AN, 19-01-ZC and 19-01-S, to the 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. Proposed Procedural Background:

On August 6, 2019, the Council will consider the Greyhawk West subdivision project, Case No's 19-02-AN, 19-01-ZC & 19-01-S, including the applications, agency comments, staff's report and public testimony presented or given.

I. Proposed Comprehensive Plan Analysis:

The Kuna City Council may accept or reject the Comprehensive Plan components, and has determined the proposed combination preliminary and final plat request for the site *is/is not* 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, sidewalks, pathways and open spaces 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, a pathway/greenbelt, sidewalks, varied housing densities and types and promotes desirable, cohesive community character and a possibility for 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 and adds a new segment of recreational pathway on the west side*

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 and improving full-width public rights-of-way on north for Kay Avenue 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 174 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development connects to existing 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 different uses to create a sense of place for the community to foster neighborhood interactions and activities.*

J. Proposed Kuna City Code Analysis:

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

2. The site **is / is not** physically suitable for a subdivision.
Comment: *The approx. 39.33 acre subdivision has sufficient size to include a mix of lot sizes, community landscape buffer(s).*

3. The annexation and subdivision uses **are / are not** likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
Comment: *The land to be annexed is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.*
4. The annexation and subdivision application **is / is not** likely to cause adverse public health problems.
Comment: *The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The medium density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.*
5. The application **does/does not** appear 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, rezone and subdivision design did consider the location of the property, classified roadways (Hubbard & Kay Avenue) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses (Kuna) as proposed in the Kuna Comprehensive Plan Future Land Use Map.*
6. The existing and proposed street and utility services in proximity to the site **are/are not** suitable and adequate for residential purposes.

K. Recommendation of the Commission to Council:

Based upon the record contained in Case No's 19-02-AN, 19-01-ZC, 19-01-S and 19-08-DR including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends **approval** of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-02-AN, 19-01-ZC and 19-01-S a request for annexation, rezone and preliminary plat approval by Providence Properties, LLC.:

- Applicant shall follow the conditions as outlined in the staff report;
- Applicant shall work with the City to provide an updated landscape plan;
- Applicant shall work with the City to provide bus stops the school district had recommended.

L. Proposed Order of Decision by the Council:

*Note: These motions are for the **approval, conditional approval or denial** of the annexation and preliminary plat applications. However, if the planning and Zoning Commission wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony during the public hearing the City Council of Kuna, Idaho, hereby (**approves / conditionally approves / denies**) Case No's 19-02-AN (Annexation), 19-01-ZC (Rezone) and 19-01-S; (Preliminary Plat) a subdivision request from Providence Properties, LLC to annex 29.15 aces, rezone 10.45 acres and subdivide the approximately 39.33 acres into 174 total lots subject to the following conditions of approval listed in section "M" of this staff report.

M. Recommended 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 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.
 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 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 05/21/19) shall be considered a binding site plan, or as modified and approved through the public hearing process.
 12. The applicant's proposed landscape plan (dated 01/16/2019) shall be considered a binding site plan, or as modified and approved through the Design Review process.
 13. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
 14. Compliance with all local, state and federal laws is required.



City of Kuna
Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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

Based upon the record contained in Case No's 19-02-AN, 19-01-ZC and 19-01-S, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna City Council hereby **approves/conditionally approves/denies** the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-02-AN, 19-01-ZC and 19-01-S, a request for annexation, rezone, preliminary plat from Providence Properties, LLC:

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 City Council held a public hearing on the subject applications on August 6, 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 19-02-AN, 19-01-ZC, 19-01-S and 19-08-DR, 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 19-02-AN, 19-01-ZC and 19-01-S, this proposal generally complies with the Kuna 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. *The Kuna City Council has the authority to **approve/conditionally approve/deny** Case No's 19-02-AN, 19-01-ZC and 19-01-S.*

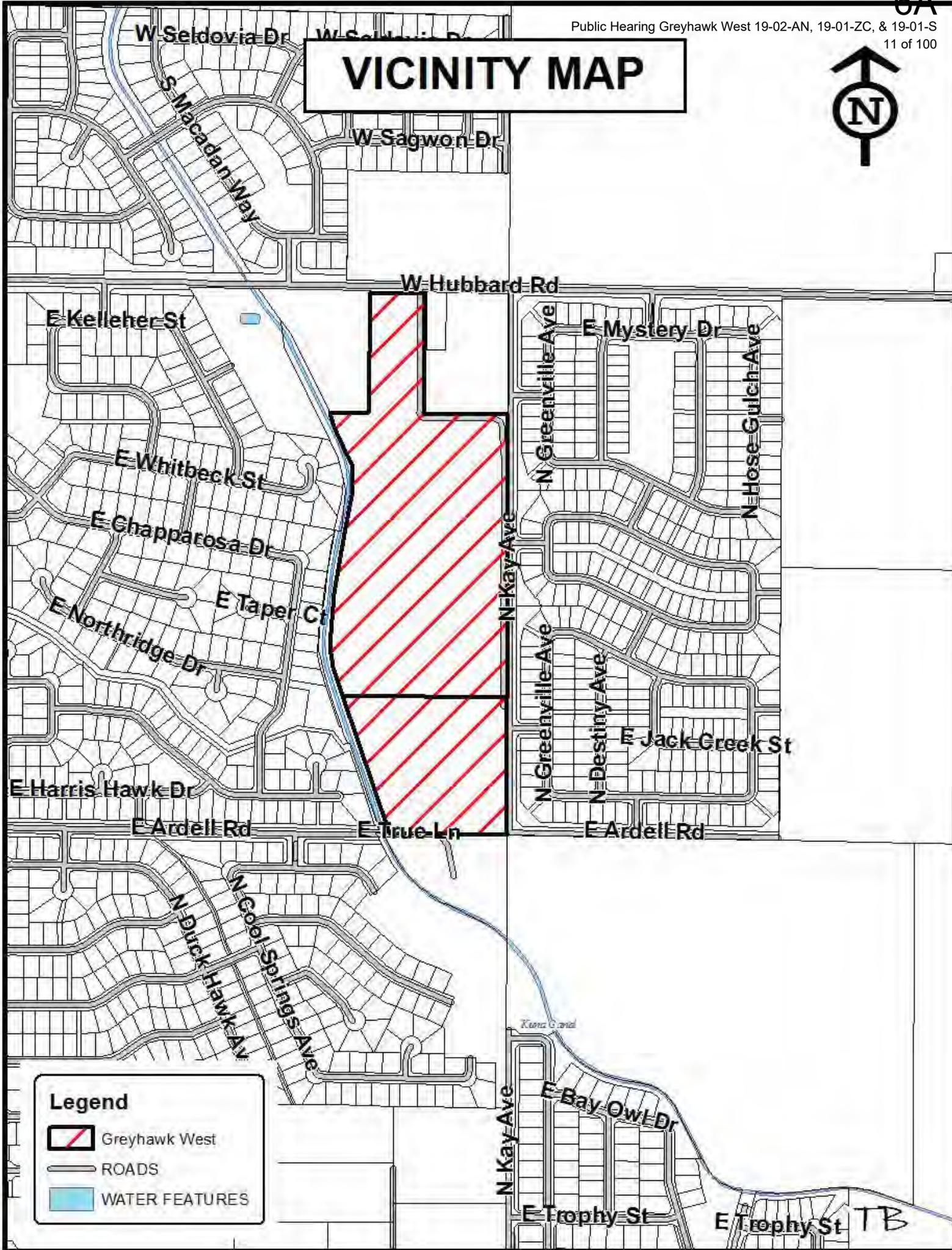
Comment: *On August 6, 2019, the Council will vote to **approve/conditionally approve/deny** Case No's 19-02-AN, 19-01-ZC and 19-01-S.*

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: *Neighborhood Notices were mailed out to residents within 400-FT of the proposed project site on May 17, AND July 30, 2019, and a legal notice was published in the Kuna Melba Newspaper on May 1, 2019. The applicant placed a sign on the property on July 17, 2019.*

DATED: this ____ day of _____, 2019.

VICINITY MAP



Legend

-  Greyhawk West
-  ROADS
-  WATER FEATURES

TB



KENT BROWN PLANNING SERVICES

March 4, 2019

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

**RE: Greyhawk Subdivision 197 W. Hubbard Road
Applications for annexation, rezoning and preliminary plat**

Dear Planning Staff:

On behalf of developer, Providence Properties LLC., please accept the attached applications for annexation, rezone and preliminary plat of the Greyhawk Subdivision. The site is located on the south side of Hubbard Road between N. Kay Ave and the Kuna Canal.

Annexation

The annexation request is for the property located at 197 W. Hubbard Road (Waters property #S1313212470) with a zoning designation of R6. The parcel has an existing home and associated out buildings, all of which will remain. The 29.14 acre parcel is currently located in Ada County with a zoning designation of RR. We are requesting annexation with a zoning with a designation of R6.

Rezone

The rezone request is for Walker property #S1313244650 with a zoning designation of R6. It is located south of the Waters property at 197 W Hubbard Road. The parcel does not have any buildings and is 10.45 acres in size and has zoning designation of A. We are requesting a rezone with a zoning designation of R6.

Property

Both the zoning designation for annexation and the rezone are in compliance with the zoning designation in the Kuna Comprehensive Planning. The designation for this area is Medium Density Residential. The Kuna Comprehensive Plan designation describes this area for residential development; where densities shall be in the general range from four to seven units per acre. This area is to be made up of single family homes, but may include townhomes, row houses and duplexes.

Preliminary Plat

Greyhawk Subdivision has been designed to comply with all the zoning regulations and dimensional standards for the R6 zone in the Kuna City Code. There is total of 174 lots in the Greyhawk Subdivision with 156 single family lots and 18 common lots. The buildable lots will have front yard setbacks are 20 ft, rear yard setbacks are 15ft, interior side yards are 5 ft and street side yards are 20 ft. Lot sizes are all larger than the minimum 4500SF; with sizes ranging

Exhibit
A2f

from 5400+ SF to 74,000+SF, and an average size of 7,161SF. The list of lots and lot sizes are shown on the preliminary plat. We have 3.97 dwellings per acre even though the R6 zone will allow up to 6 dwelling units per acre.

Buffers and Open Space

A thirty (30ft) wide landscape buffer is planned along W. Hubbard Road; with twenty (20ft) wide landscape buffers on E. Ardell Street and N. Kay Ave. Additional open space and

The Kuna Canal runs along the western boundary of the property. The Kuna Recreation and Pathways Master Plan shows a future trail along the Kuna Canal. We have designed the pathway to not be placed in the easement for the Kuna Canal maintenance and access. As shown on the preliminary plat, the maintenance access to the canal is on the east side of the Canal, adjacent to Greyhawk Subdivision.

Neighborhood meeting

The neighborhood meeting was held on Wednesday, February 6, 2019, at 6pm at the Kuna Library. Meeting lasted a half hour with discussions, about a large existing tree adjacent to our site and irrigation ditches and our street connection to Hubbard Road. The existing tree is located near our site in the right of way of N. Kay Ave. The tree is an old popular tree and will be required by ACHD to be removed when N. Kay Ave is widen in the future. The existing irrigation ditches will be replaced with irrigation piping to make sure the irrigation water is delivered to all those who have received their water across this property. Connection to Hubbard we explained to the neighbors will not be made if the Saranda Subdivision is installed before we build the phase with that connection in it.

If you have any questions regarding this application for Greyhawk Subdivision feel free to contact me.

Sincerely,



Kent Brown
Planner



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	19-02-AN, 19-01-S 19-01-ZC & 19-08- DR
Project name	Greyhawk (2019) Subdivision
Date Received	5.14.2019
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>see attached</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Applicant (Developer): <u>Providence Properties LLC</u>	Phone Number: <u>208-695-2000</u>
Address: <u>701 S Allen St</u>	E-Mail: <u>MARMUTH@HUBBLEHOME</u>
City, State, Zip: <u>MERIDIAN ID 83642</u>	Fax #: _____
Engineer/Representative: <u>KENT BROWN</u>	Phone Number: <u>208-871-6842</u>
Address: <u>3161 E SPRINGWOOD DR</u>	E-Mail: <u>KENTLKB@GMAIL.COM</u>
City, State, Zip: <u>MERIDIAN ID 83642</u>	Fax #: _____

Subject Property Information

Site Address: <u>197 W HUBBARD ROAD</u>
Site Location (Cross Streets): <u>NEAR THE SW CORNER OF KAY AVE AND HUBBARD RD</u>
Parcel Number (s): <u>S1313244650 & S1313212470</u>
Section, Township, Range: <u>SEC 13 T2N R1W</u>
Property size : <u>39.33 ACRES</u>
Current land use: <u>RESIDENTIAL ACREAGE</u> Proposed land use: <u>RESIDENTIAL</u>
Current zoning district: <u>A (CITY) & RR (COUNTY)</u> Proposed zoning district: <u>R6</u>



Project Description

Project / subdivision name: GREYHAWK SUBDIVISION (PHASES 9-11)

General description of proposed project / request: PRELIMINARY PLAT FOR 156 SINGLE FAMILY LOTS WITH 12.99% OF OPEN SPACE IN A R6 ZONE

Type of use proposed (check all that apply):

Residential SINGLE FAMILY

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): City regional pathway along the Kuna Canal
2 pocket parks with micro path and tot playground

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: EXISTING SINGLE FAMILY HOME AND OUT BUILDINGS

Any existing buildings to remain? Yes No

Number of residential units: 156 Number of building lots: 156

Number of common and/or other lots: 18

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

Gross density (DU/acre-total property): 3.97 Net density (DU/acre-excluding roads): 5.04

Percentage of open space provided: 12.99 Acreage of open space: 5.11AC

Type of open space provided (i.e. landscaping, public, common, etc.): regional pathway, street buffers
2 pocket parks

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: 2-18-19



GREYHAWK SUBDIVISION VICINITY MAP

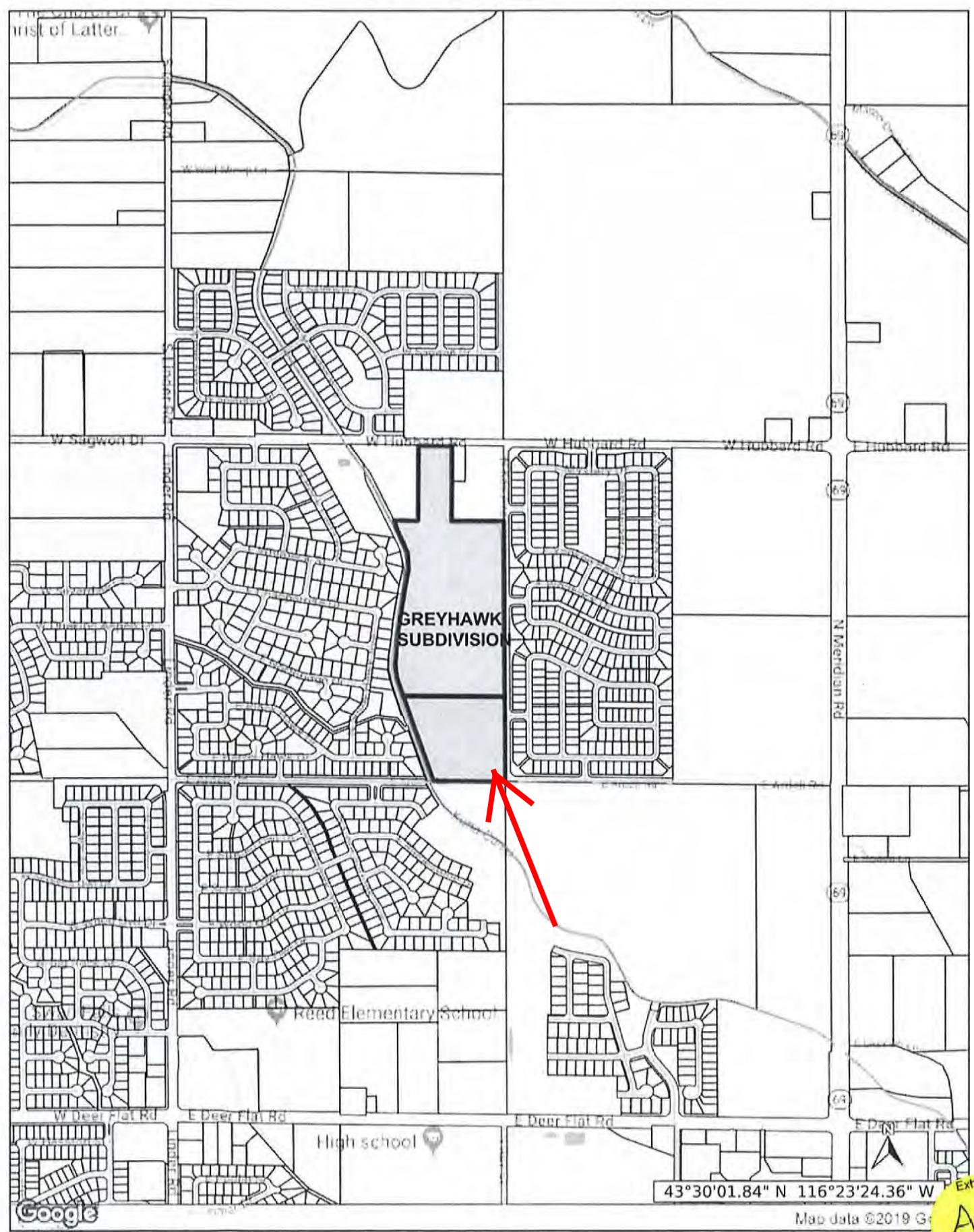
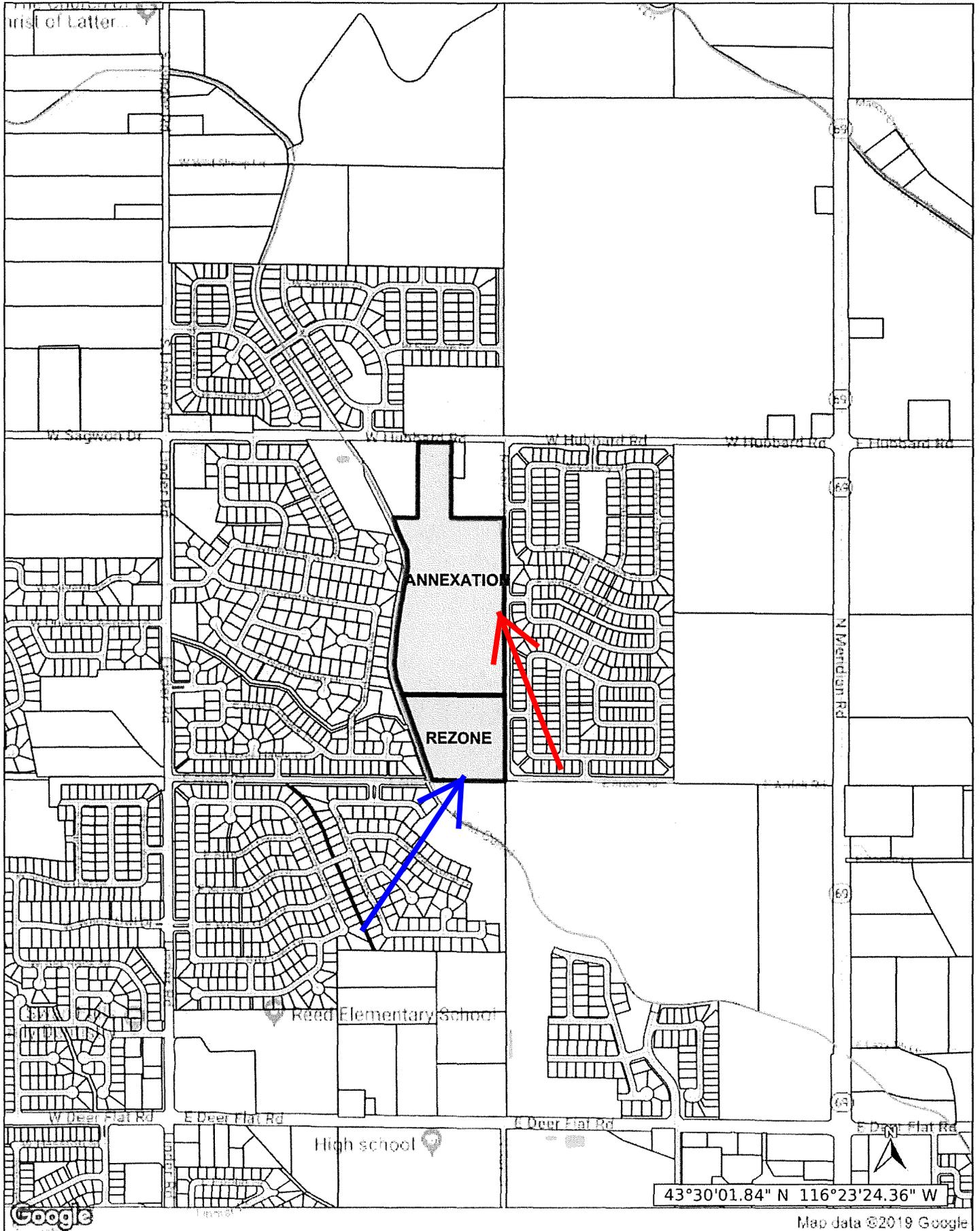


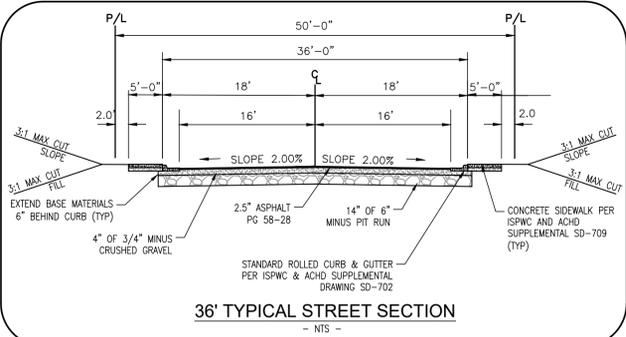
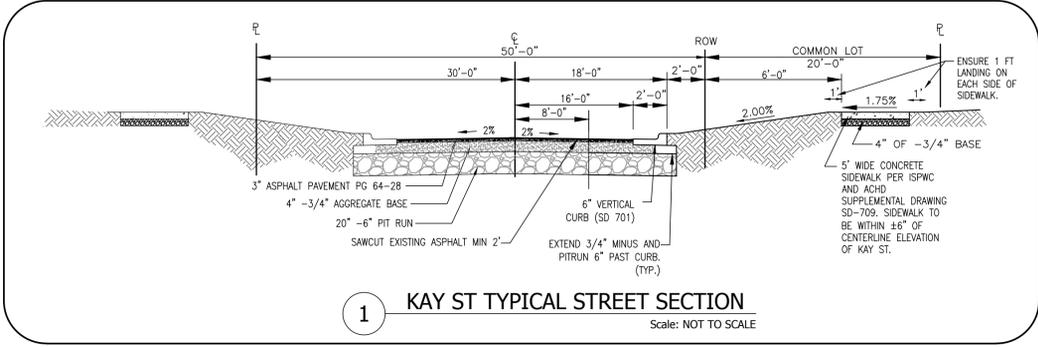
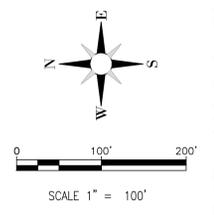
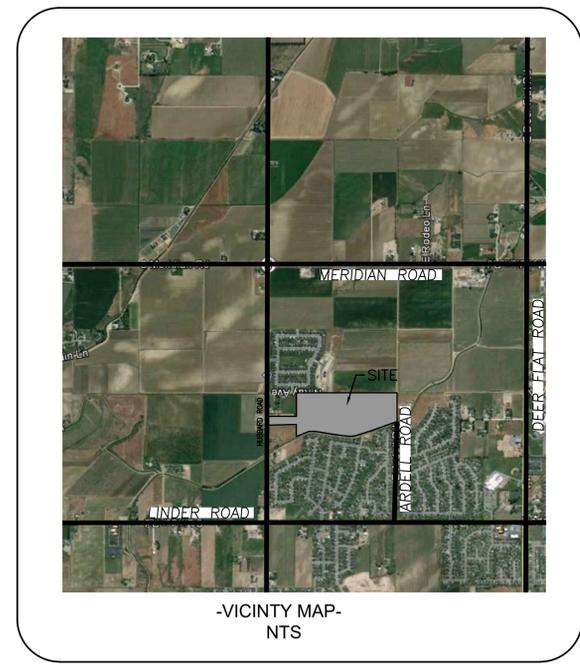
Exhibit
A2b

GREYHAWK SUBDIVISION I VICINITY MAP

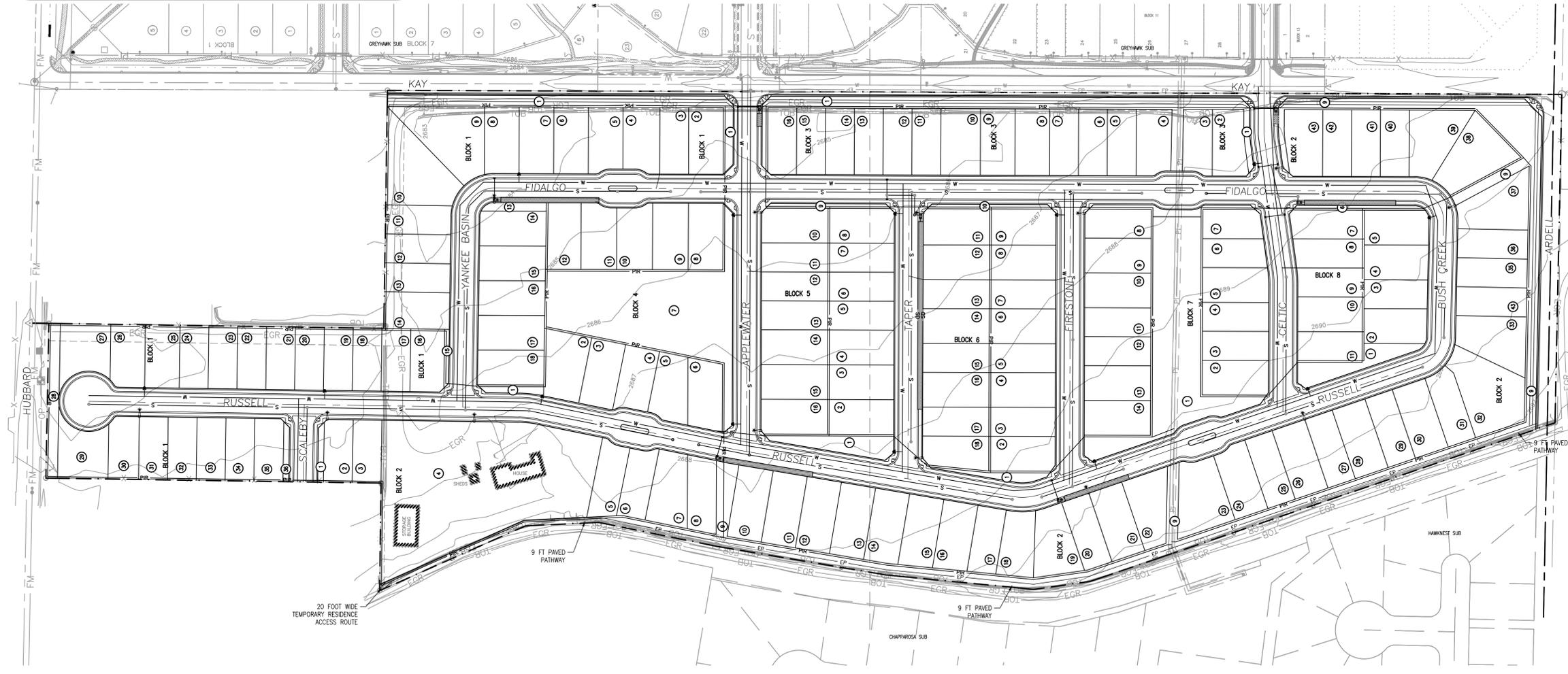


PRELIMINARY PLAT FOR GREYHAWK SUBDIVISION

THE WEST 1/2 OF THE NE 1/4 OF SECTION 13
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2019



- 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 & IRRIGATION EASEMENT ON EACH SIDE OF THE LOT LINE UNLESS OTHERWISE SHOWN.
 4. MUNICIPAL SEWER, WATER AND PRESSURE IRRIGATION SERVICES SHALL BE PROVIDED TO EACH LOT.
 5. DRAINAGE FOR THE PUBLIC STREETS WILL BE COLLECTED IN STORM DRAIN CATCH BASINS AND ROUTED THROUGH SAND AND GREASE TRAPS TO SEEPAGE BEDS.
 6. ALL LOTS WITHIN THIS SUBDIVISION ARE SINGLE FAMILY RESIDENTIAL LOTS, WITH THE EXCEPTION OF LOTS 1, 15, 28, & 36 BLOCK 1, LOTS 1 & 9 BLOCK 2, LOT 1 BLOCK 3, LOTS 1, 7 & 13 BLOCK 4, LOTS 1 & 9 BLOCK 5, LOT 1 & 10 BLOCK 6, LOT 1 BLOCK 7, LOTS 1 & 6 BLOCK 8, WHICH ARE COMMON AREA LOTS ALL OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ALL SAID COMMON LOTS SHALL HAVE A BLANKET UTILITY AND DRAINAGE EASEMENT.
 7. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER. PRESSURE IRRIGATION WILL BE SUPPLIED TO ALL LOTS IN THIS SUBDIVISION.
 8. NO DIRECT ACCESS TO HUBBARD, KAY AND ARDELL WILL BE ALLOWED UNLESS APPROVED BY CITY OF KUNA AND ADA COUNTY HIGHWAY DISTRICT.



DEVELOPMENT FEATURES

ACREAGE
TOTAL PARCEL - 39.33 ACRES
TOTAL LOTS - 172
BUILDABLE LOTS - 155
COMMON LOTS - 17
DENSITY DU/ACRE - 3.94
COMMON AREA - 222,485 sqft
5.11 ACRES/12.99%

ZONING
EXISTING - RR & A
PROPOSED - R6

SEWAGE DISPOSAL
KUNA CITY SEWER

WATER SUPPLY
KUNA CITY WATER

CITY
CITY OF KUNA

SCHOOL DISTRICT
KUNA

FIRE DISTRICT
KUNA FIRE

IRRIGATION DISTRICT
NEW YORK IRRIGATION DISTRICT

DEVELOPER
PROVIDENCE PROPERTIES LLC
MITCH ARMUTH
701 S ALLEN ST #104
MERIDIAN, ID 83642
(208)-433-8800

ENGINEER
CHAD KINKELA P.E.
CK-ENGINEERING, PC
1300 E STATE ST., SUITE 102
EAGLE, ID 83616
(208)-639-1992

SURVEYOR
GREG CARTER, P.L.S.
IDAHO SURVEY GROUP
9955 EMERALD STREET
BOISE, ID 83704
(208)-846-8570

PLANNER/CONTACT
KENT BROWN
(208)-871-6842

LANDSCAPE ARCHITECT
JOHN ROTERS, P.L.A.
SOUTH LANDSCAPE ARCHITECTURE
2002 S. VISTA AVE
BOISE, ID 83705
(208)-342-2999

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:
 REVISED SUB NAME 1/29/19.
 ADD CIL-DE-SC, LOT #, BLDG NO. 3/21/19.

GREYHAWK SUBDIVISION
SECTION 13, T.2N., R.1W., B.M.
KUNA, ADA COUNTY, IDAHO

PRELIMINARY PLAT

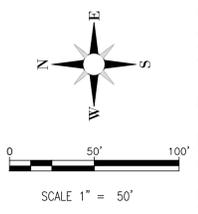
CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: CSK
CHECKED BY: CSK
DATE: 5/21/19
FILE: D:\PROJECTS\GREYHAWK WEST\CK-ENVS\PRELIMINARY PLAT



SHEET
C1.0

**PRELIMINARY PLAT FOR
GREYHAWK SUBDIVISION**
THE WEST 1/2 OF THE NE 1/4 OF SECTION 13
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2019



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

△	REVISED SUB NAME 1/29/19.
△	ADD CIL-DE-SAC LOT # & BLK NO. 5/21/19.

GREYHAWK SUBDIVISION
SECTION 13, T.2N., R.1W., B.M.
KUNA, ADA COUNTY, IDHAO

PRELIMINARY PLAT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

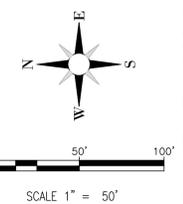
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DATE: 5/21/19
FILE: PRE PLAT GRM 5-14-19.DWG
DIR: D:\BIBLE\GREYHAWK WEST\CK ENGINEERING\PRELIMINARY PLAT



SHEET
C1.1

PRELIMINARY PLAT FOR GREYHAWK SUBDIVISION

THE WEST 1/2 OF THE NE 1/4 OF SECTION 13
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2019



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

△	REVISED SUB NAME 1/29/19.
△	ADD CIL-DE-SAC LOT # & BLK NO. 5/21/19.

GREYHAWK SUBDIVISION
SECTION 13, T.2N., R.1W., B.M.
KUNA, ADA COUNTY, IDHAO

PRELIMINARY PLAT

CK ENGINEERING

1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: DES
CHECKED BY: CSK
DATE: 5/16/19
FILE: D:\PROJECTS\GREYHAWK WEST\CK_ENGINEERING\PRELIMINARY PLAT



SHEET
C1.2

Greyhawk Subdivision



Site Location Map

* ACREAGE	
TOTAL PARCEL:	39.33 ACRES
TOTAL LOTS:	174
BUILDABLE LOTS:	156
COMMON LOTS:	18
DENSITY DU/ACRE:	3.97
COMMON AREA:	222,485 sf. 5.12 ACRES (12.99%)
* ZONING	
EXISTING:	RR & A
PROPOSED:	R6
* SEWAGE DISPOSAL	
KUNA CITY SEWER	
* WATER SUPPLY	
KUNA CITY WATER	
* CITY	
CITY OF KUNA	
* SCHOOL DISTRICT	
KUNA	
* FIRE DISTRICT	
KUNA FIRE	
* IRRIGATION DISTRICT	
NEW YORK IRRIGATION DISTRICT	

Site Information

OWNER PROVIDENCE PROPERTIES, LLC 701 S. ALLEN ST., STE #104 MERIDIAN, ID 83642 208-695-2401	DEVELOPER HUBBLE HOMES MITCHELL S. ARMUTH DIRECTOR, LAND DEVELOPMENT 701 S. ALLEN ST., STE #104 MERIDIAN, ID 83642 208-695-2401
ENGINEER CK-ENGINEERING CHAD KINKELA 860 HEADWATERS DR. EAGLE, ID 83616 208-869-0590	PLANNER/CONTACT KENT BROWN PLANNING SERVICES KENT BROWN 3161 E. SPRINGWOOD DR. MERIDIAN, ID 83642 208-871-6842

 **SOUTH BECK & BAIRD**

Project Team



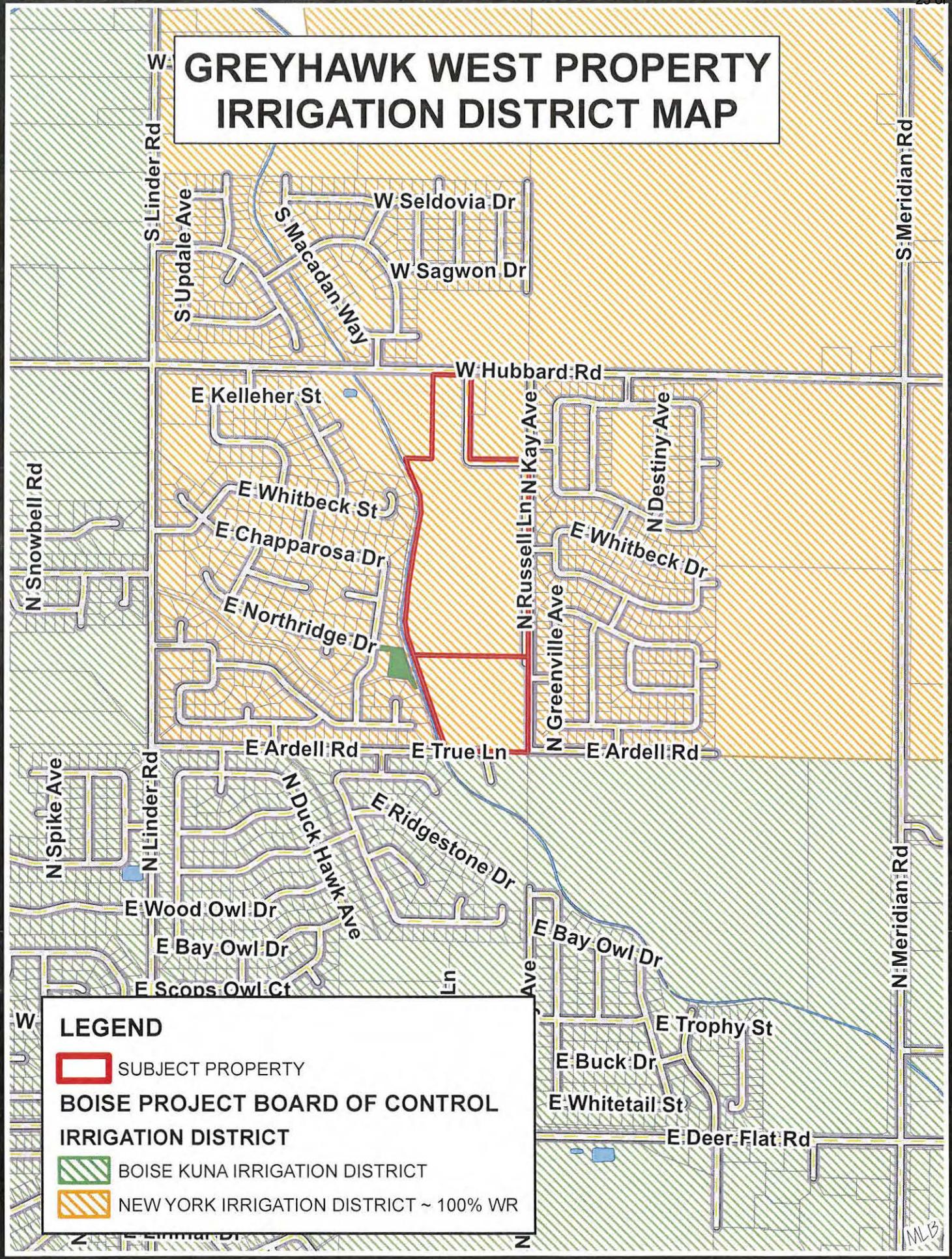
SCALE: 1" = 75'-0"



GREYHAWK SUBDIVISION

GREYHAWK SUBDIVISION

GREYHAWK WEST PROPERTY IRRIGATION DISTRICT MAP

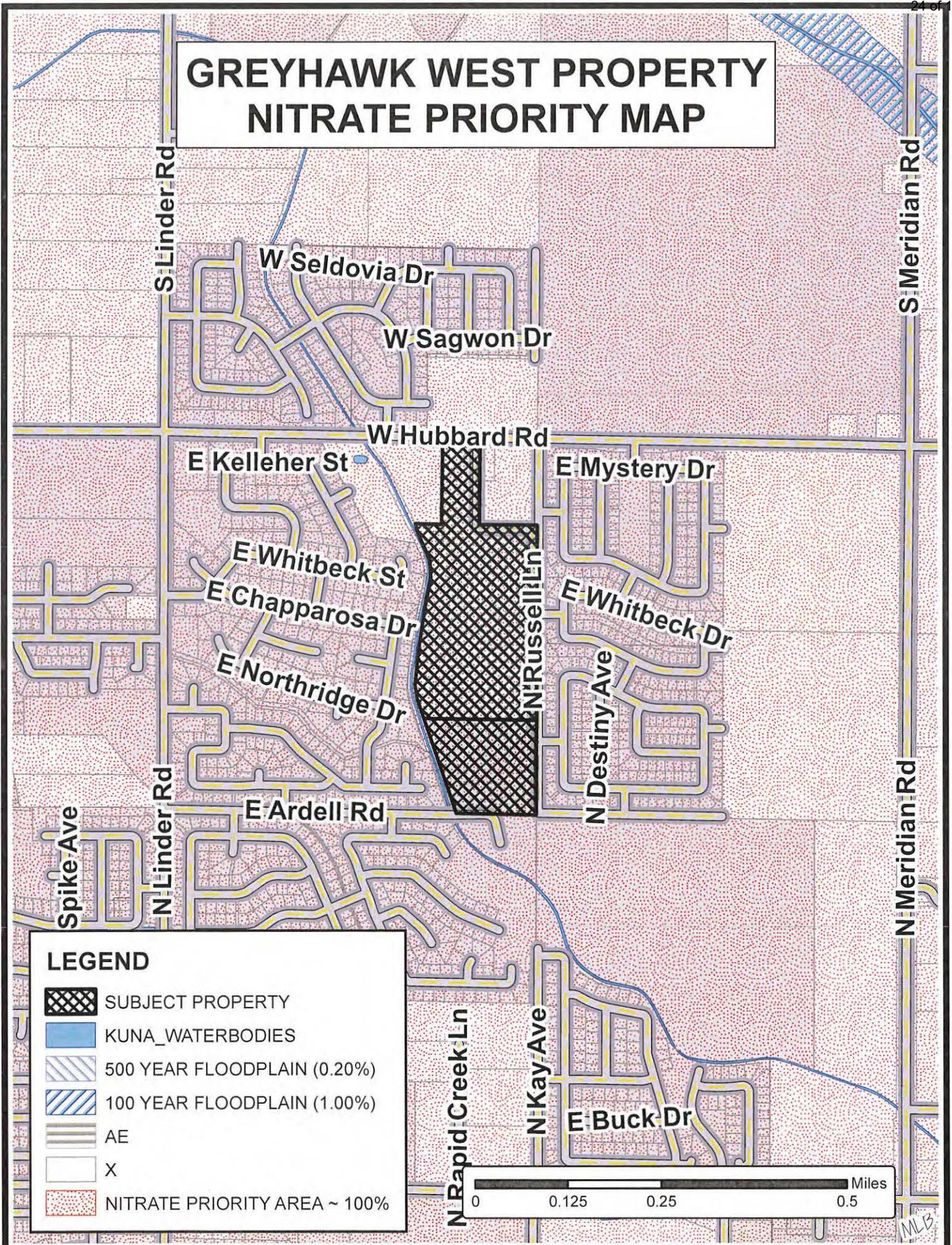


LEGEND

-  SUBJECT PROPERTY
- BOISE PROJECT BOARD OF CONTROL IRRIGATION DISTRICT**
-  BOISE KUNA IRRIGATION DISTRICT
-  NEW YORK IRRIGATION DISTRICT ~ 100% WR

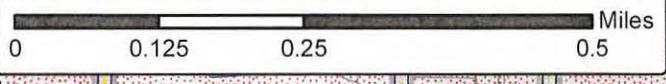
MLB

GREYHAWK WEST PROPERTY NITRATE PRIORITY MAP



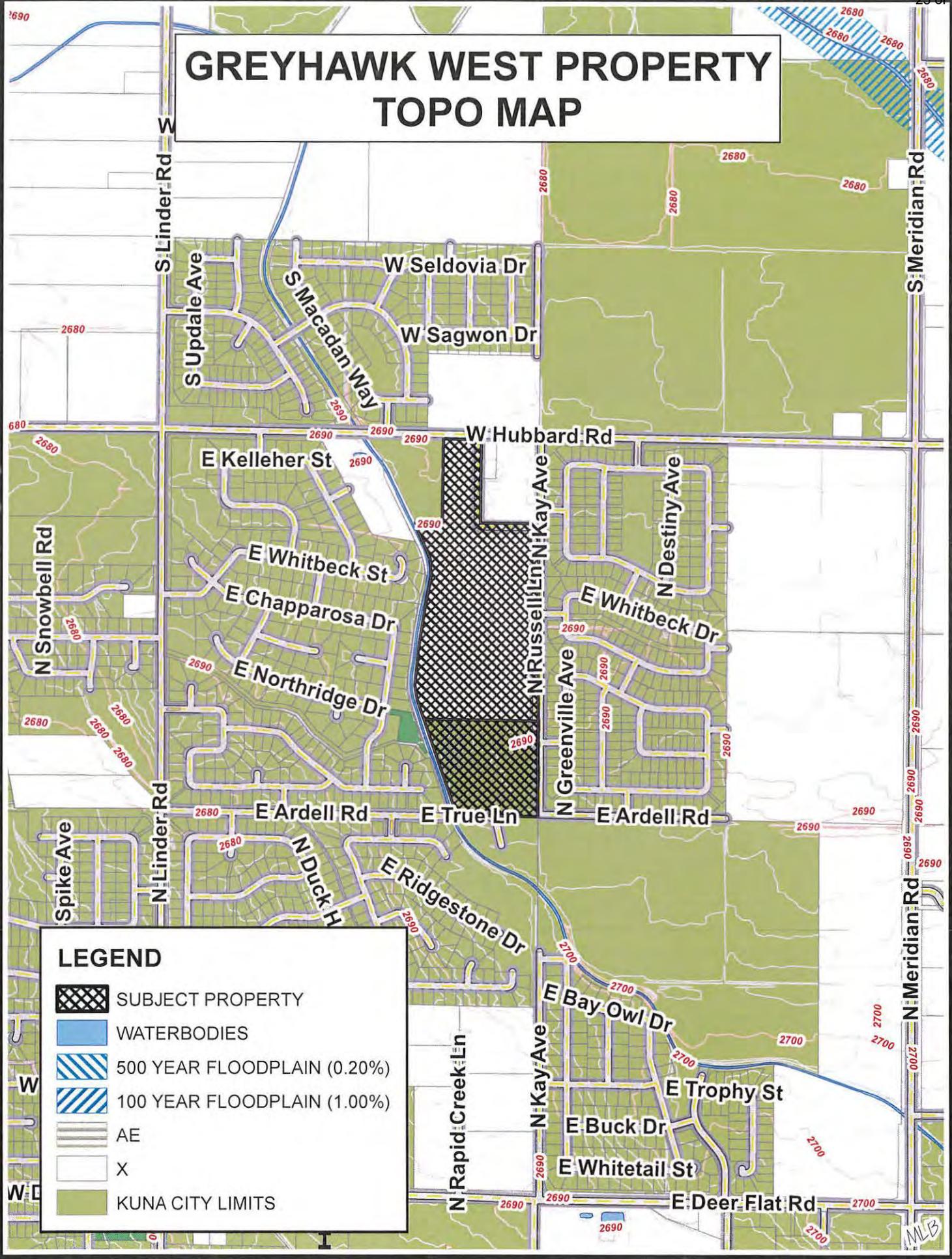
LEGEND

-  SUBJECT PROPERTY
-  KUNA_WATERBODIES
-  500 YEAR FLOODPLAIN (0.20%)
-  100 YEAR FLOODPLAIN (1.00%)
-  AE
-  X
-  NITRATE PRIORITY AREA ~ 100%



MLB

GREYHAWK WEST PROPERTY TOPO MAP

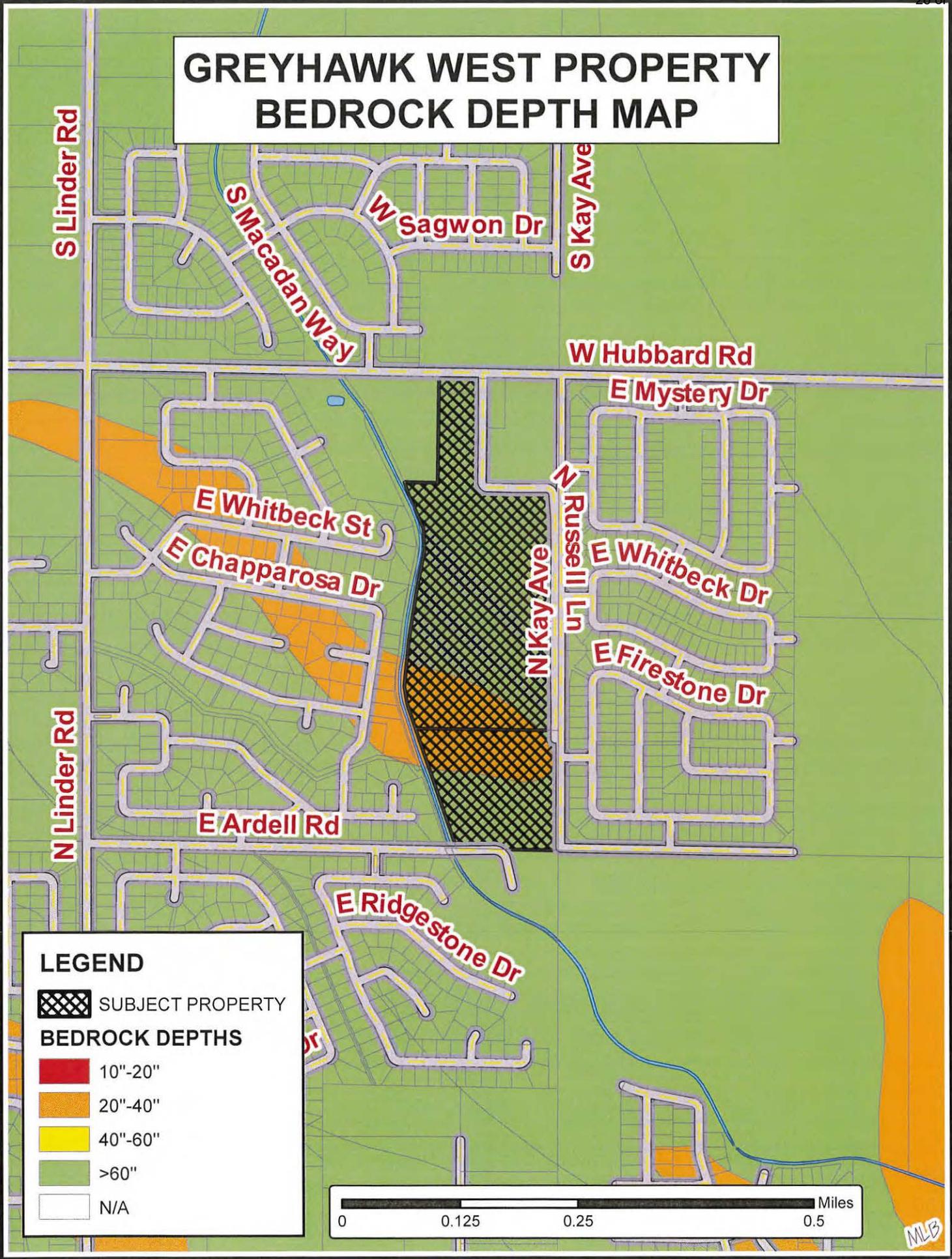


LEGEND

-  SUBJECT PROPERTY
-  WATERBODIES
-  500 YEAR FLOODPLAIN (0.20%)
-  100 YEAR FLOODPLAIN (1.00%)
-  AE
-  X
-  KUNA CITY LIMITS

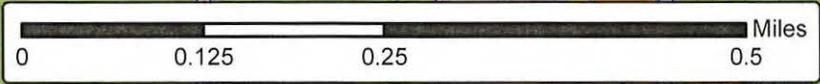
MLB

GREYHAWK WEST PROPERTY BEDROCK DEPTH MAP



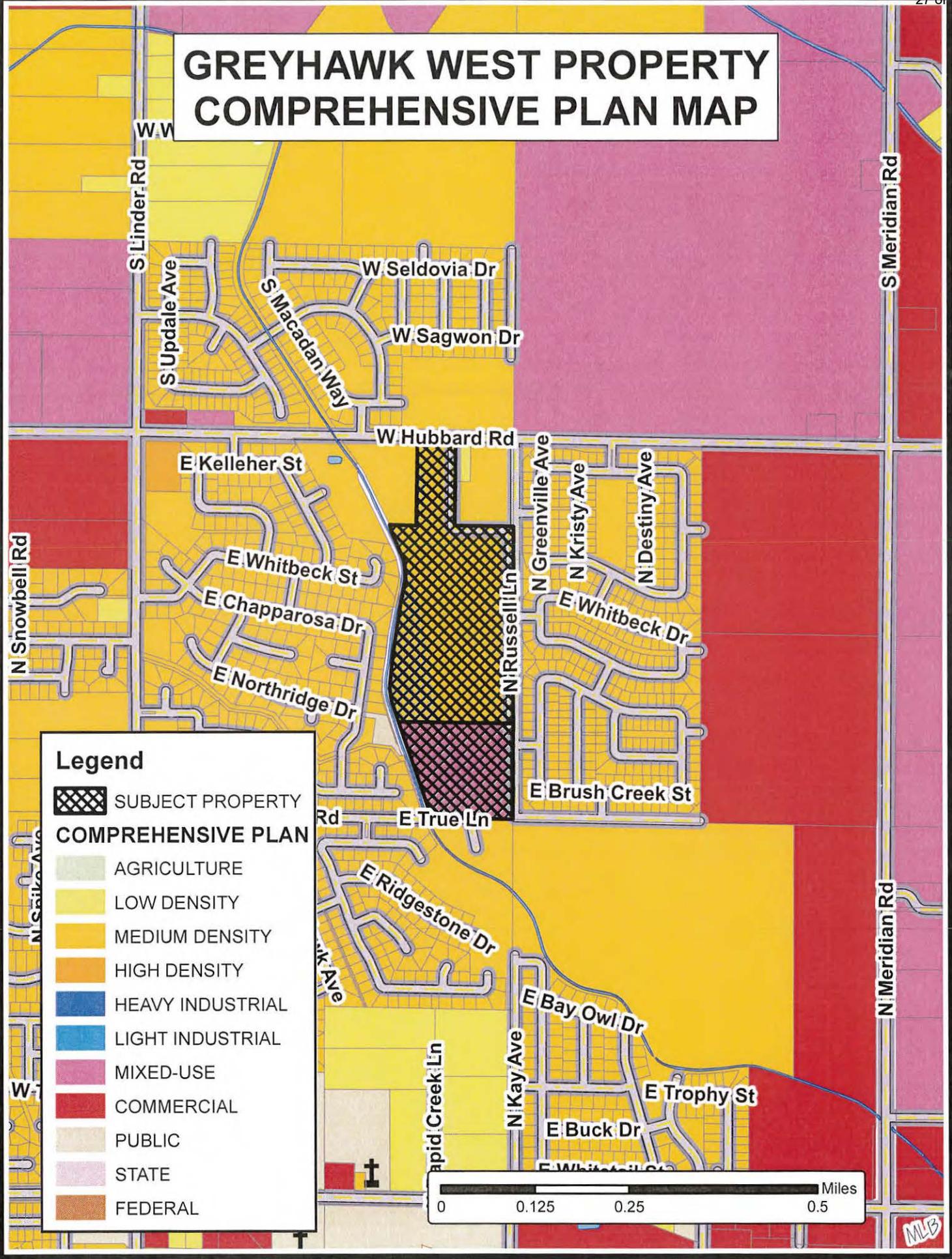
LEGEND

-  SUBJECT PROPERTY
- BEDROCK DEPTHS**
-  10"-20"
-  20"-40"
-  40"-60"
-  >60"
-  N/A



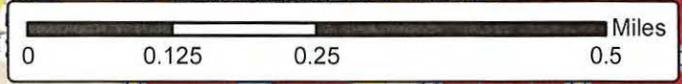
MLB

GREYHAWK WEST PROPERTY COMPREHENSIVE PLAN MAP



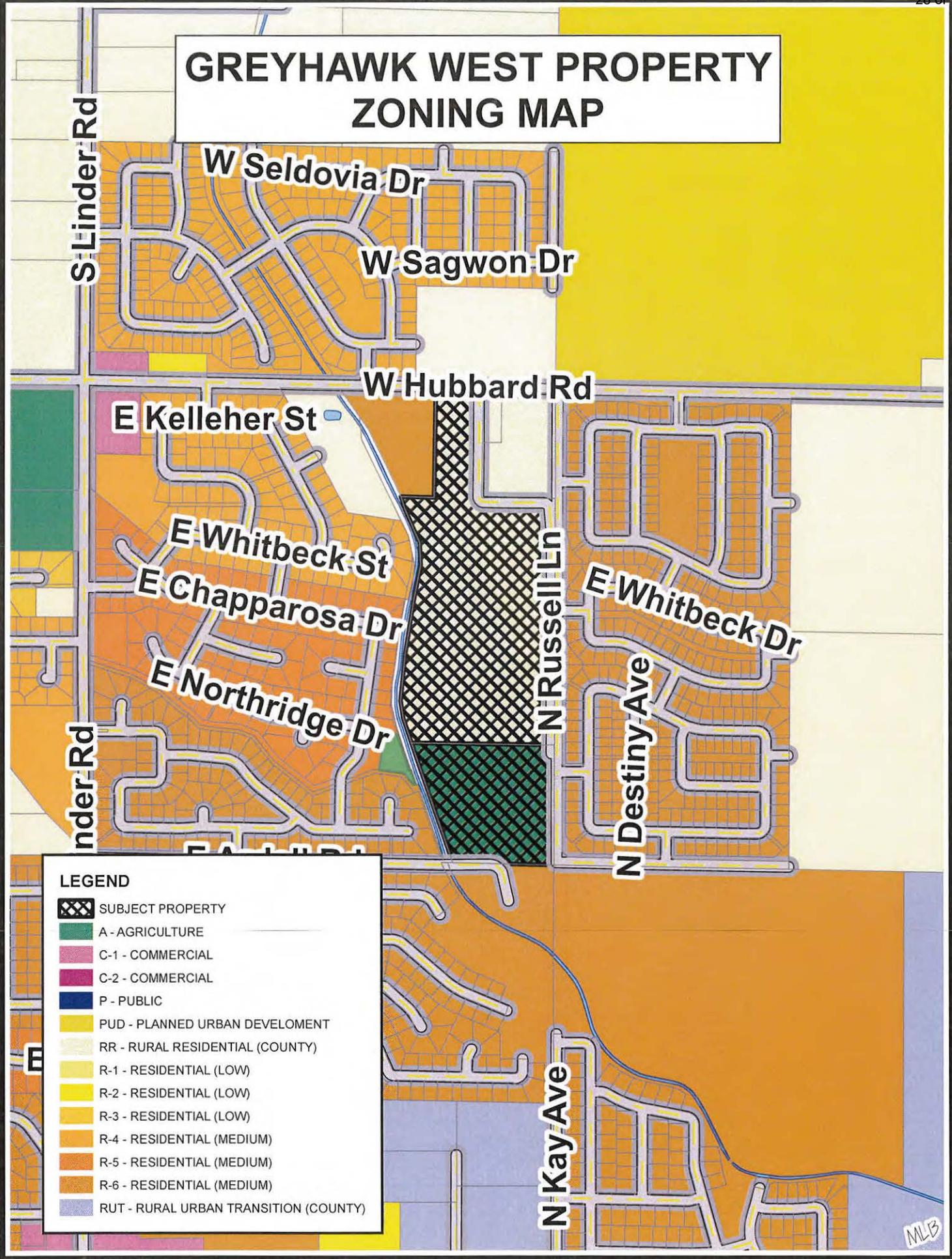
Legend

-  SUBJECT PROPERTY
- COMPREHENSIVE PLAN**
-  AGRICULTURE
-  LOW DENSITY
-  MEDIUM DENSITY
-  HIGH DENSITY
-  HEAVY INDUSTRIAL
-  LIGHT INDUSTRIAL
-  MIXED-USE
-  COMMERCIAL
-  PUBLIC
-  STATE
-  FEDERAL



MLB

GREYHAWK WEST PROPERTY ZONING MAP

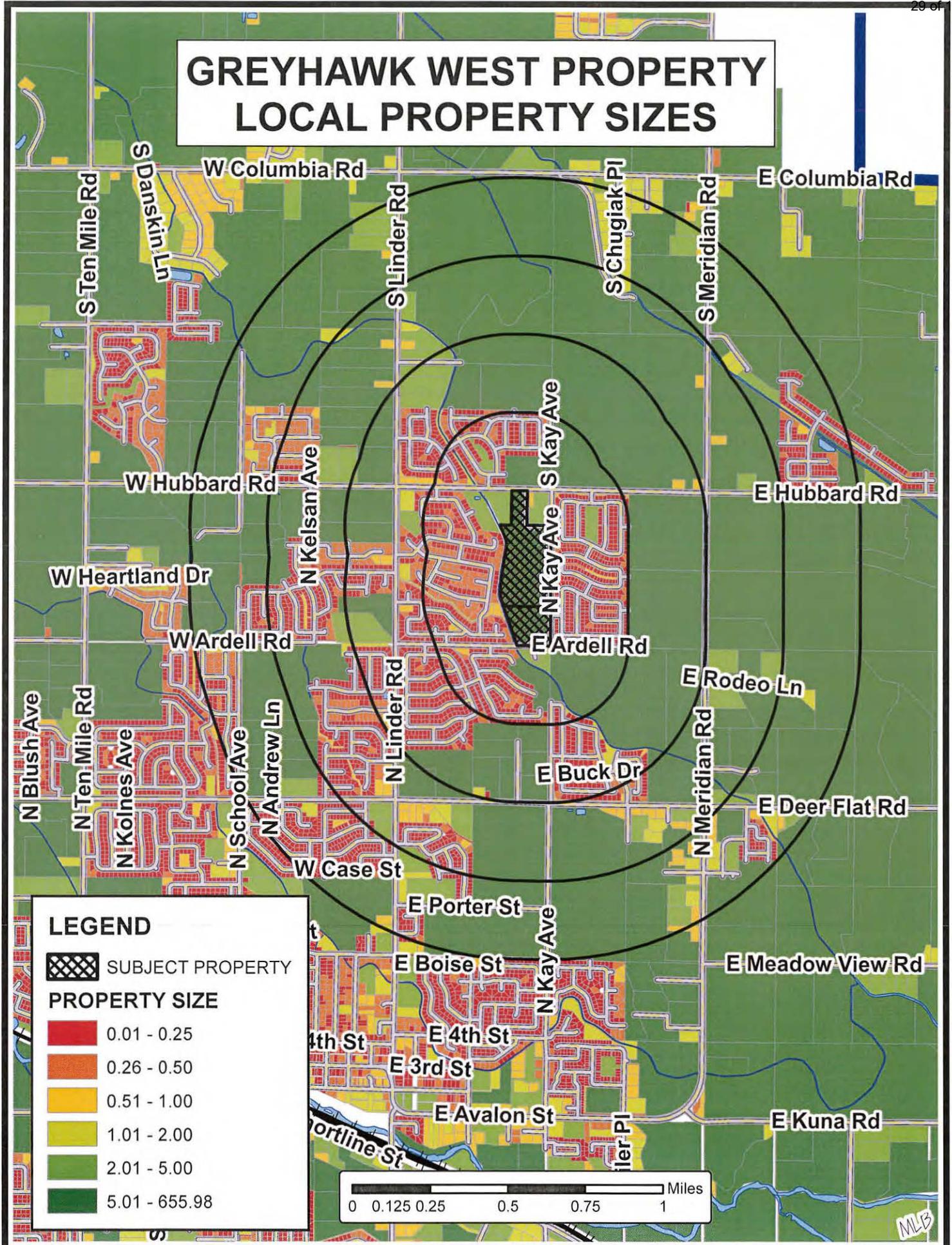


LEGEND

-  SUBJECT PROPERTY
-  A - AGRICULTURE
-  C-1 - COMMERCIAL
-  C-2 - COMMERCIAL
-  P - PUBLIC
-  PUD - PLANNED URBAN DEVELOPMENT
-  RR - RURAL RESIDENTIAL (COUNTY)
-  R-1 - RESIDENTIAL (LOW)
-  R-2 - RESIDENTIAL (LOW)
-  R-3 - RESIDENTIAL (LOW)
-  R-4 - RESIDENTIAL (MEDIUM)
-  R-5 - RESIDENTIAL (MEDIUM)
-  R-6 - RESIDENTIAL (MEDIUM)
-  RUT - RURAL URBAN TRANSITION (COUNTY)

MLB

GREYHAWK WEST PROPERTY LOCAL PROPERTY SIZES

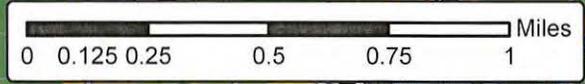


LEGEND

 SUBJECT PROPERTY

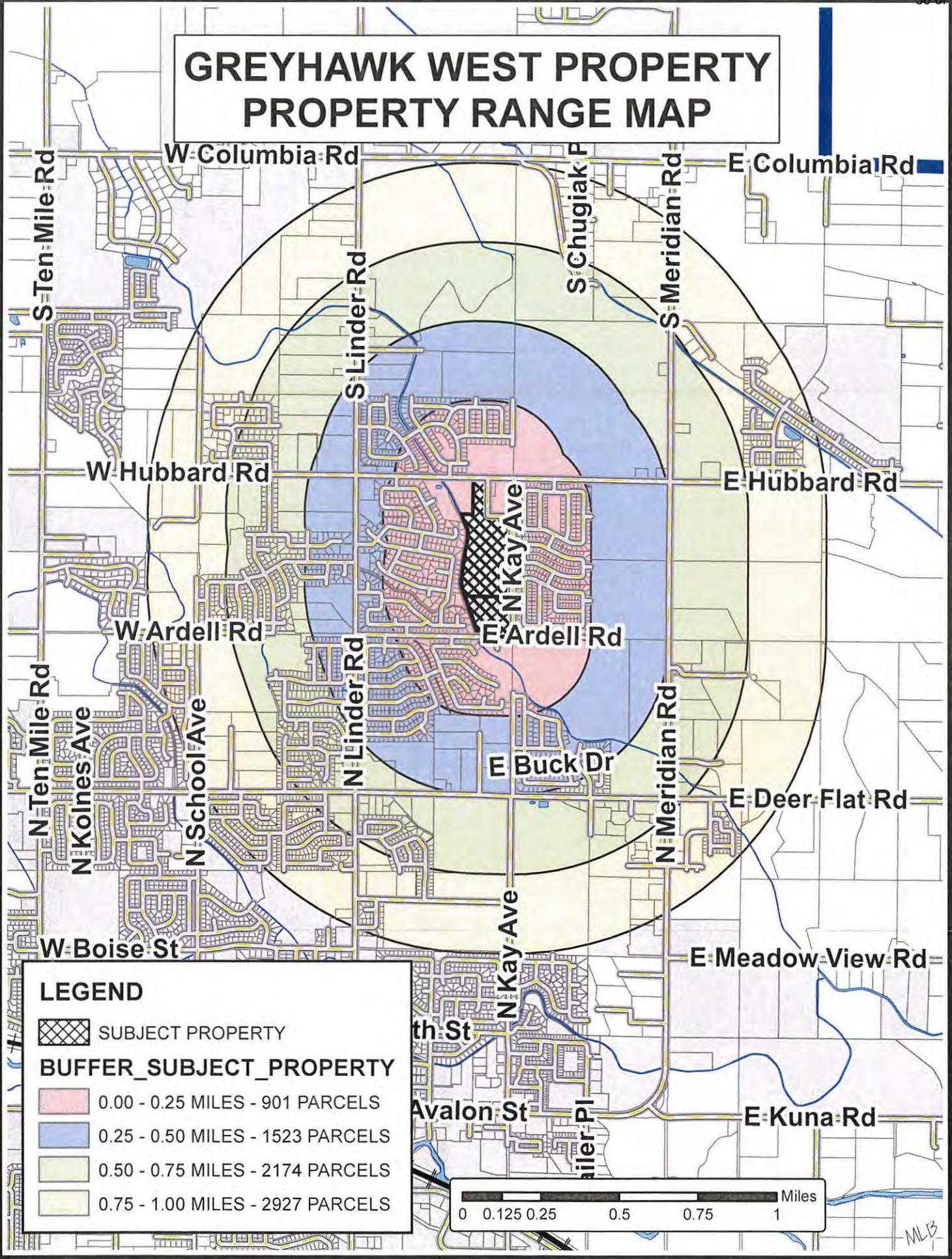
PROPERTY SIZE

-  0.01 - 0.25
-  0.26 - 0.50
-  0.51 - 1.00
-  1.01 - 2.00
-  2.01 - 5.00
-  5.01 - 655.98



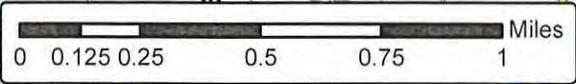
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GREYHAWK WEST PROPERTY PROPERTY RANGE MAP



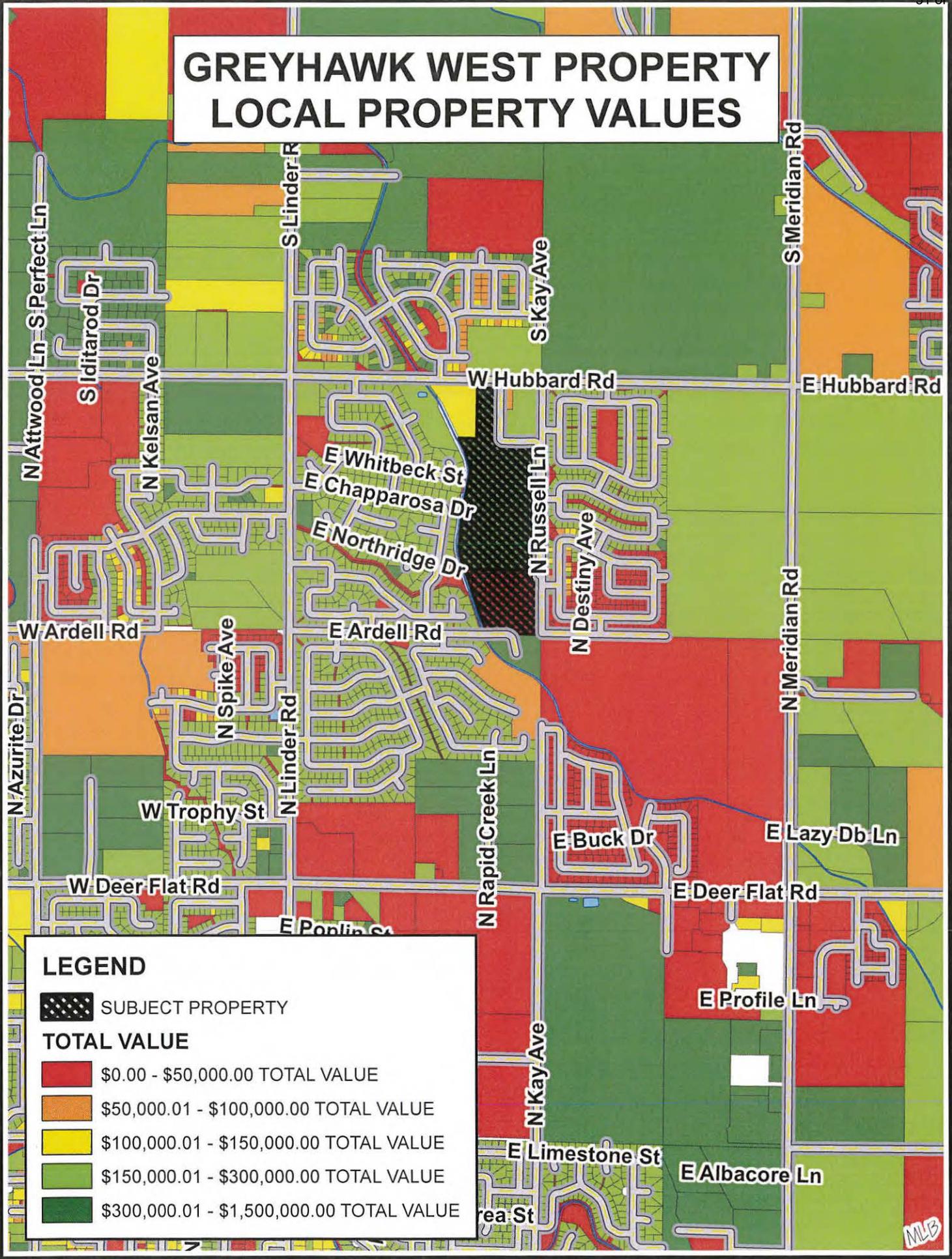
LEGEND

-  SUBJECT PROPERTY
- BUFFER_SUBJECT_PROPERTY**
-  0.00 - 0.25 MILES - 901 PARCELS
-  0.25 - 0.50 MILES - 1523 PARCELS
-  0.50 - 0.75 MILES - 2174 PARCELS
-  0.75 - 1.00 MILES - 2927 PARCELS



MLB

GREYHAWK WEST PROPERTY LOCAL PROPERTY VALUES



MLB

EXHIBIT B 1



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

ANNEXATION, REZONE, & PRELIMINARY PLAT REVIEW MEMORANDUM

Date: 5 April 2019
From: Paul A. Stevens, P.E. *P.S.*
To: Wendy Howell, Planning and Zoning Director
RE: 19-01-AN, 19-01-ZC, 19-01-S Greyhawk West Subdivision

The Greyhawk West Subdivision Preliminary Plat, Annexation, and Rezone request for the West ½ of the Northeast ¼ of Section 13, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho has been reviewed. The following narrative is limited to the preliminary plat, annexation, and rezone request as it affects public works infrastructure and operations.

1. General

- a. With the addition of Greyhawk West 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 shall transfer to the City, at time of annexation, all conveyable water rights by deed and "Change of Ownership" form from the Idaho Department of Water Resources (IDWR). It is further expected that the irrigation water rights shall provide a sufficient quantity of irrigation water to service the described property.
- b. A plan approval letter will be required if this project affects any local irrigation districts or its 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. Greyhawk West's irrigation needs shall be met from the New York Irrigation District. Map attached.
- e. Greyhawk West Subdivision is in a Nitrate priority area. Map attached.
- f. Topographic relief across Greyhawk West is minimal. Topographical map attached. Pressurized irrigation, sewer, are available in W. Hubbard Road and N Kay Ave.
- g. Zoning change requested is from Rural Residential (ADA County) to R-6 (City of Kuna).
- h. 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).
- i. It is anticipated that the existing homestead will connect to City Utility Services as the utilities become available - in accordance with City of Kuna Code. The phase map shows the existing homestead in Phase III of the overall development.

EXHIBIT B 1

2. Property Description

- a. The applicant provided a metes and bounds property description (legal description) of the subject parcel for annexation. The legal description pertains to the gross area and the property boundaries of the described land.
- b. The applicant provided a metes and bounds description for the rezone request separately from the annexation request because the rezone area is a subset of the gross annexation metes and bounds description.
- c. A preliminary plat has been provided. The preliminary plat shows a general lot layout configuration that incorporates the existing homestead, single family lots, and open spaces.
- d. The preliminary plat appears to conform with the City of Kuna's requirements such that City utilities can be extended using good engineering practices that will result with a long lived, high quality, compliant infrastructure.

3. Irrigation

- a. The attached City of Kuna utility map shows that pressurized irrigation has been extended along E. Hubbard Road and N. Kay Street

4. Sewer

- a. The attached City of Kuna utility map shows that sewer main lines have been constructed in E. Hubbard Road and N. Kay Street.

5. Water

- a. The attached City of Kuna utility map shows that water main lines have been constructed in E. Hubbard Road and N. Kay Street.



Project/File: Greyhawk West Subdivision/ KPP19-0001/ City File Number
This is an annexation, rezone, and preliminary plat to allow for the development of a 174-lot subdivision on approximately 39 acres. The site is located at 197 W. Hubbard Road.

Lead Agency: City of Kuna

Site address: 197 W. Hubbard Road

Staff Approval: May 20, 2019

Applicant: Mitch Armuth
Providence Properties, LLC
701 S. Allen Street
Meridian, ID 83642

Representative: Kent Brown
Kent Brown Planning Services
3161 E. Springwood Drive
Meridian, ID 83642

Staff Contact: Mindy Wallace, AICP
Phone: 387-6178
E-mail: mwallace@achdidaho.org

A. Findings of Fact

- Description of Application:** The applicant is requesting approval of an annexation, rezone, and preliminary plat application to allow for the development of a 174-lot subdivision, consisting of 156 single family building lots and 18 common lots on approximately 39 acres. The site is located at 197 W. Hubbard Road.

The applicant's proposal is consistent with the City of Kuna's comprehensive plan which calls for medium density residential land uses on the site.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Single family residential	RR/R-4
South	Single family residential	R-6
East	Single family residential	R-6
West	Single family residential	R-5

- Site History:** ACHD has not previously reviewed this site for a development application.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - Saranda Subdivision, consisting of 18 building lots is located directly west of the site, was approved by ACHD on September 21, 2017.
 - Winfield Springs Subdivision, consisting of 348 building lots is located south east of the site and was approved by ACHD on April 5, 2017.
 - Greyhawk Subdivision, consisting of 355 building lots is located directly east of the site and was approved by ACHD on September 5, 2006.
5. **Transit:** Transit services are not available to serve this site.
6. **New Center Lane Miles:** The proposed development includes 1.6 centerline miles of new public road.
7. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
8. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
 - The intersection of Linder Road and Deer Flat Road is scheduled in the IFYWP to be widened to 5-lanes on the north leg, 4-lanes on the south, 5-lanes east, and 5-lanes on the west leg, and reconstructed/signalized in 2020.
 - The intersection of Hubbard Road and State Highway 69 (Meridian Road) is listed in the CIP to be widened to 6-lanes on the north leg, 5-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and signalized between 2031 and 2035.
 - The intersection of Hubbard Road and Ten Mile is listed in the CIP to be widened to 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg, and constructed as a single lane roundabout between 2031 and 2035.

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate 1,472 vehicle trips per day; 154 vehicle trips per hour in the PM peak hour, based on the traffic impact study.
2. **Traffic Impact Study**

CR Engineering, Inc. prepared a traffic impact study for the proposed Greyhawk West Subdivision. Below is an executive summary of the findings **as presented by CR Engineering, Inc.** The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices and may have additional requirements beyond what is noted in the summary.

All study area intersections and roadways are anticipated to operate at an acceptable planning level of service threshold under existing, 2025 background and 2025 total traffic conditions.

Turn lanes are not warranted at any of the site access points.

Staff Comments/Recommendations: Traffic Services and Planning Review staff have reviewed and generally agree with the findings and recommendations of the submitted traffic impact study.

EXHIBIT B 2

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Hubbard Road	265-feet	Minor Arterial	339	Better than "E"
Kay Avenue	2,030-feet	Collector	65	Better than "D"

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

* Acceptable level of service for a two-lane collector is "D" (425 VPH).

4. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Hubbard Road west of SH-69 was 5,068 on 12/12/18.
- The average daily traffic count for Kay Avenue south of Hubbard Road was 1,028 on 12/12/18.

C. Findings for Consideration

1. Hubbard Road

a. **Existing Conditions:** Hubbard Road is improved with 2-travel lanes and no curb, gutter or sidewalk abutting the site. There is 57-feet of right-of-way for Hubbard Road (30-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 46-foot street section within 74-feet of right-of-way.

- c. **Applicant Proposal:** The applicant hasn't proposed any improvements to Hubbard Road abutting the site.
- d. **Staff Comments/Recommendations:** The applicant should be required to dedicate additional right-of-way to total 37-feet of right-of-way from the centerline of Hubbard Road abutting the site. The applicant will not be compensated for this right-of-way dedication as this segment of Hubbard Road is not listed in the CIP or IFWYP.

The applicant should be required to widen the pavement on Hubbard Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. The applicant should be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 30-feet from the centerline of Hubbard Road abutting the site.

2. Kay Avenue

- a. **Existing Conditions:** Kay Avenue is improved with 2-travel lanes, vertical curb, gutter, and 5-foot wide detached concrete sidewalks on the east side of the roadway across from the site. There is no curb, gutter or sidewalk abutting the site. There is 42-feet of right-of-way for Kay Avenue (12-feet from centerline).
- b. **Policy:**

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

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

Street Section and Right-of-Way Policy: District policy 7206.5.2 states that the standard right-of-way width for collector streets shall typically be 50 to 70-feet, depending on the location and width of the sidewalk and the location and use of the roadway. The right-of-way width may

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

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

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

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

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

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

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Kay Avenue is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 54-feet of right-of-way.

- c. **Applicant Proposal:** The applicant has proposed to improve Kay Avenue with pavement widening, vertical curb, gutter, a 6-foot wide planter strip and 5-foot wide detached concrete sidewalk abutting the site.
- d. **Staff Comments/Recommendations:** The applicant’s proposal generally meets District policy and should be approved, as proposed. The applicant should be required to complete Kay Avenue as a 36-foot wide collector street section abutting the site with vertical curb and gutter. If street trees are desired, then an 8-foot wide planter strip should be provided. The applicant should be required to provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way.

3. Ardell Road

a. **Existing Conditions:** Ardell Road is not constructed abutting the site.

b. **Policy:**

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

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

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

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

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

Sidewalk Policy: District policy 7206.5.6 requires a concrete sidewalk 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.

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. This segment of Ardell Road is designated in the MSM as a Residential Collector with 2-lanes and on-street bike lanes, a 36-foot street section within 54-feet of right-of-way.

EXHIBIT B 2

- c. **Applicant Proposal:** The applicant has proposed to improve Ardell Road as 1/2 of a 36-foot street section with vertical curb, gutter, a 6-foot wide planter strip and 5-foot wide detached concrete sidewalk within 35-feet of right-of-way abutting the site.
- d. **Staff Comments/Recommendations:** The applicant’s proposal generally meets District policy however staff does not recommend the construction of this segment of Ardell Road at this time. The Kuna Canal abuts the site’s west property line and Ardell Road does not currently extend across the canal to the site. On the west side of the Kuna Canal Ardell Road is offset to the south. The parcel south of the site has not developed, prohibiting the construction of Ardell Road in the correct alignment and across the Kuna Canal to the site.

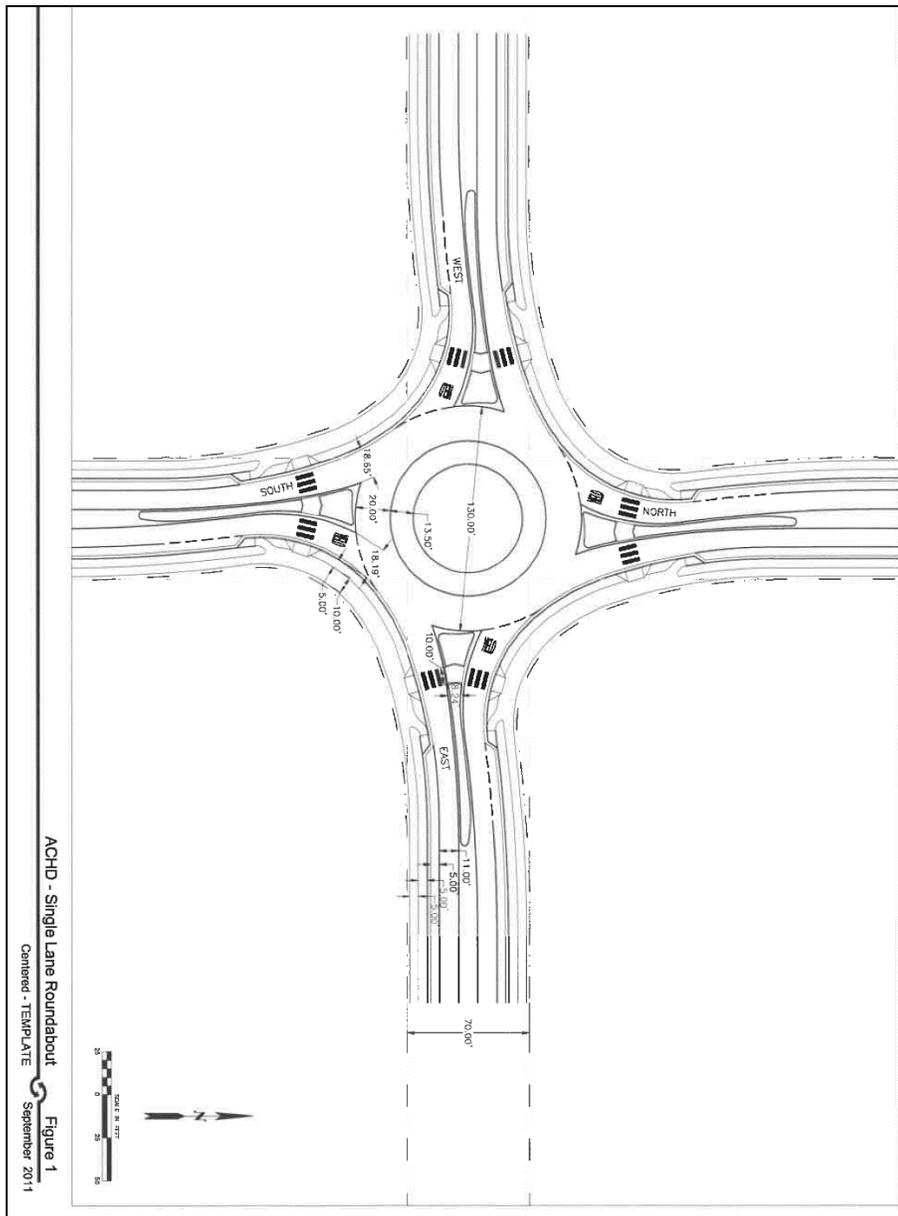
To allow for the future extension of Ardell Road across the Kuna Canal the applicant should be required to dedicate 35-feet of right-of-way north from the south property line, as proposed. Additionally, a 12-foot wide slope easement tapering to the right-of-way should be provided abutting the site’s east property line to allow for the bridge crossing of the Kuna Canal. A road trust deposit in the amount of \$52,400 (\$85.00 X 560-feet X 10%) should be provided for half of Ardell Road (18-feet of pavement, vertical curb, and gutter). The road trust deposit will be refunded after 10 years with interest if the improvements are not constructed.

The applicant should be required to construct a 5-foot wide detached concrete sidewalk located outside of the dedicated right-of-way, as proposed. Provide a permanent right-of-way easement for the detached sidewalk located outside of the dedicated right-of-way.

A road trust deposit for the future bridge crossing of the Kuna Canal is not required, as this parcel does not extend to the middle of the canal.

4. Kay Avenue/Ardell Road Intersection

- a. **Policy:**
ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, roundabout requirements, and specific roadway features required through development. A new roundabout was identified on the MSM. The new single lane roundabout is planned at the mid-mile at the Kay Avenue/Ardell Road intersection.
- b. **Staff Comments/Recommendations:** As noted above, the intersection of Kay Avenue and Ardell Road is shown as a single lane roundabout on the MSM. To accommodate the future construction of the single lane roundabout, the applicant should be required to dedicate additional right-of-way at the northwest corner of Kay Avenue/Ardell Road intersection as shown on the image below. The applicant will not be compensated for this right-of-way dedication, as this intersection is not listed in ACHD’s CIP or scheduled in the IFYWP.



5. Internal Local Streets

a. **Existing Conditions:** There are no internal local streets within the site. There is one stub street to the site's west property line, Rhonda Street.

b. **Policy:**

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

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 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.

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.
- c. Applicant's Proposal:** The applicant has proposed to extend Rhonda Street into the site and to construct all of the internal local streets as 36-foot street sections with curb, gutter, and a 5-foot attached concrete sidewalk. The applicant has proposed to construct 10-foot wide center landscape islands with 21-feet of pavement on either side through out the development to provide traffic calming.
- d. Staff Comments/Recommendations:** The applicant's proposal meets District policy and should be approved, as proposed. The right-of-way should extend 2-feet behind the back of the attached sidewalks. The center landscape island should be platted as right-of-way owned by ACHD. The applicant or the future owner's association should enter into a license agreement for any landscaping proposed to be placed within the islands.

The right-of-way for Russell Street abutting Block 2, Lot 4 should extend to the property line to allow for future public street access to that lot when it redevelops.

6. Roadway Offsets

- a. Existing Conditions:** There are no roadways within the site.
- b. 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 7206.4.5, requires local roadways to align or offset a minimum of 330-feet from a collector roadway (measured centerline to centerline).
- District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline to centerline).
- c. Applicant's Proposal:** The applicant has proposed to construct one local street, Russell Street to intersect Hubbard Road located approximately 135-feet west of the east property line.
- The applicant has proposed two new local streets to intersect Kay Avenue, Applewater Street, located approximately 1,245-feet south of Hubbard Road and Celtic Street located approximately 2,140 south of Hubbard Road. Both roadways are proposed to align with roadways on the east side of Kay Avenue across from the site and to offset by 895-feet.
- d. Staff Comments/Recommendations:** The applicant's proposal to construct Russell Street to intersect Hubbard Road does not meet District policy and should not be approved, as proposed. The site will have access to Hubbard Road through the extension of Rhonda Street into the site. Additionally, the access to the site will be provided via two local street connections to Kay Avenue, a lesser classified street. The applicant should be required to terminate Russell Street at Hubbard Road with the construction of a cul-de-sac turnaround with a minimum radius of 45-feet.

The applicant's proposal to construct two local streets, Applewater Street and Celtic Street to intersect Kay Avenue meets District policy and should be approved, as proposed.

7. Traffic Calming

- a. **Speed Control and Traffic Calming Policy:** District policy 7207.3.7 states that the design of local street systems should discourage excessive speeds by using passive design elements. If the design or layout of a development is anticipated to necessitate future traffic calming implementation by the District, then the District will require changes to the layout and/or the addition of passive design elements such as horizontal curves, bulb-outs, chokers, etc. The District will also consider texture changes to the roadway surface (i.e. stamped concrete) as a passive design element. These alternative methods may require maintenance and/or license agreement.
- b. **Applicant's Proposal:** The applicant has proposed to construct 4 center landscape islands within the site to provide traffic calming.
- c. **Staff Comments/Recommendations:** Staff is supportive of the applicant's proposal to construct a center landscape island through out the development to provide traffic calming, however, the islands are proposed to be spaced between 1,200 and 1,000-feet allowing for long straight segment of roadway. Additional traffic calming should be provided at intervals no greater than 750-feet or the site should be redesigned to eliminate the long straight streets.

Valley gutter and stop signs will not be considered traffic calming.

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.

10. Other Access

Hubbard Road is classified as a minor arterial roadway. Kay Avenue and Ardell Road are classified as collector roadways. Other than the access specifically approved with this application, direct lot access is prohibited to these roadways and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Dedicate additional right-of-way to total 37-feet of right-of-way from the centerline of Hubbard Road abutting the site. The applicant will not be compensated for this right-of-way dedication.
2. Widen the pavement on Hubbard Road to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder abutting the site.
3. Construct a 5-foot wide detached concrete sidewalk located a minimum of 30-feet from the centerline of Hubbard Road abutting the site.

4. Complete Kay Avenue as a 36-foot wide collector street section abutting the site with vertical curb, gutter and a 5-foot wide detached concrete sidewalk. If street trees are desired, then an 8-foot wide planter strip shall be provided. Provide a permanent right-of-way easement for detached sidewalks located outside of the dedicated right-of-way.
5. Dedicate 35-feet of right-of-way north from the south property line for to allow for the future extension of Ardell Road.
6. Provide a 12-foot wide slope easement tapering to the right-of-way for Ardell Road abutting the site's east property line to allow for the bridge crossing of the Kuna Canal.
7. Provide a road trust deposit in the amount of \$52,400 for half of Ardell Road (18-feet of pavement, vertical curb, and gutter).
8. Construct a 5-foot wide detached concrete sidewalk located outside of the dedicated right-of-way for Ardell Road, as proposed. Provide a permanent right-of-way easement for the detached sidewalk located outside of the dedicated right-of-way.
9. Dedicate additional right-of-way at the northwest corner of Kay Avenue/Ardell Road intersection to accommodate the future construction of a single lane roundabout as shown on page 8. The applicant will not be compensated for this right-of-way dedication.
10. The applicant has proposed to extend Rhonda Street, as proposed.
11. Construct the internal local streets as 36-foot street sections with rolled curb, gutter, and 5-foot wide attached concrete sidewalks within 50-feet of right-of-way.
12. The right-of-way for Russell Street abutting Block 2, Lot 4 shall extend to the property line.
13. Terminate Russell Street at Hubbard Road with the construction of a cul-de-sac turnaround with a minimum radius of 45-feet.
14. Construct Appewater Street to intersect Kay Avenue, located 1,245-feet south of Hubbard Road, as proposed.
15. Construct Celtic Street to intersect Kay Avenue located 2,140 south of Hubbard Road, as proposed.
16. Construct center landscape islands or other passive design elements though out the development to provide traffic calming at interval no greater than 750-feet or redesigned to eliminate the long straight streets.
17. If center landscape islands are constructed, they shall be 10-foot wide with 21-feet of pavement on either side. Plat the center landscape islands as right-of-way owned by ACHD. The applicant or the future owner's association shall enter into a license agreement with ACHD is landscaping is desired within the center landscape island.
18. Direct lot access to Hubbard Road, Kay Avenue, and Ardell Road is prohibited and shall be noted on the final plat.
19. Submit civil plans to ACHD Development Services for review and approval. The impact fee assessment will not be released until the civil plans are approved by ACHD.
20. Payment of impact fees is due prior to issuance of a building permit.
21. Comply with all Standard Conditions of Approval.

EXHIBIT B 2

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.

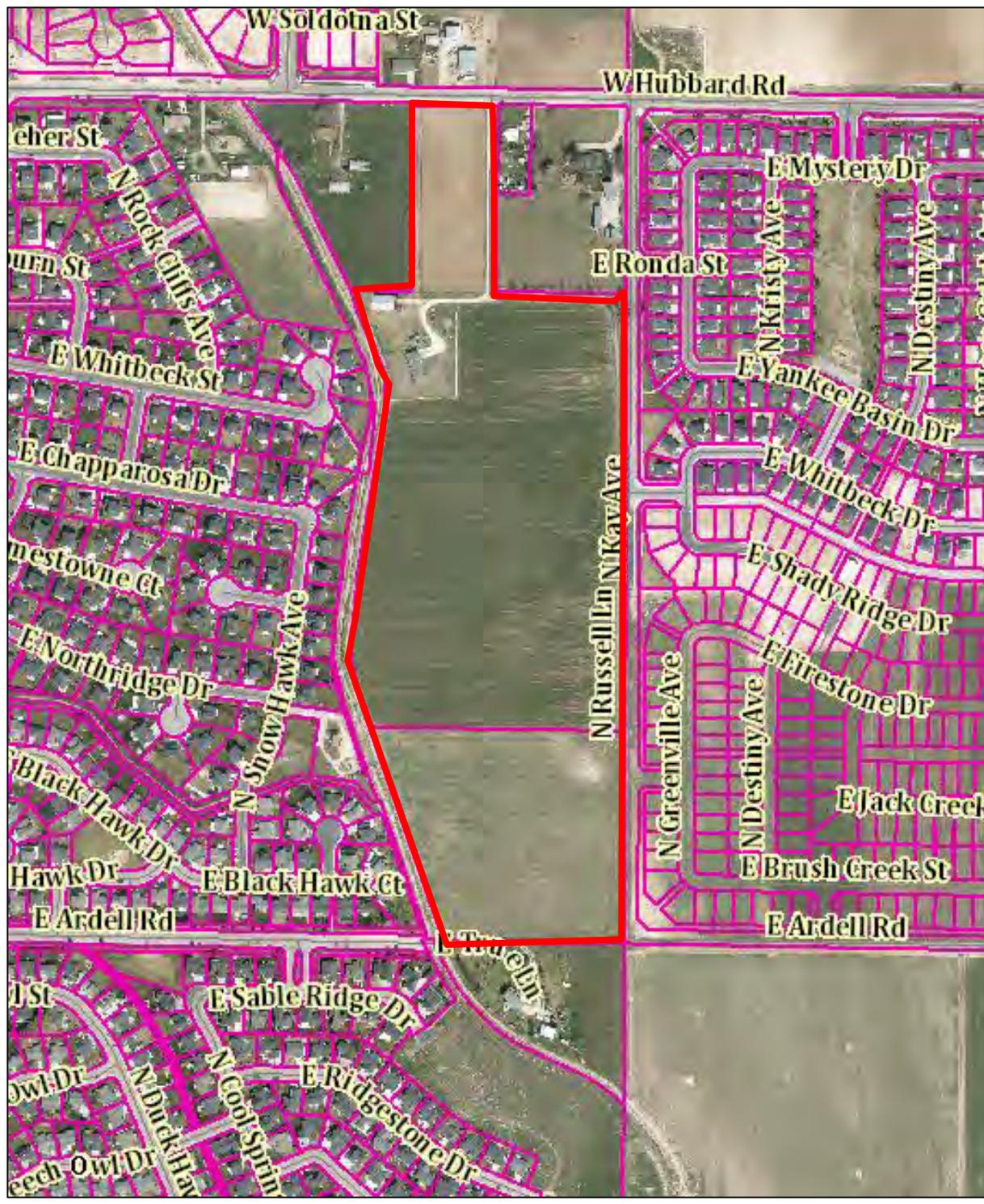
F. Conclusions of Law

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. Request for Reconsideration Guidelines

VICINITY MAP



SITE PLAN



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.

Troy Behunin

From: Lauren Boehlke <laurenboehlke@yahoo.com>
Sent: Tuesday, April 02, 2019 6:55 AM
To: Troy Behunin
Subject: Re: Greyhawk West Sub Agency Comments Requested

This property is under New York Irrigation District, therefore Boise-Kuna has no comments or concerns.
Lauren

Lauren S Boehlke
Sec.-Treasurer
Boise-Kuna Irrigation District
Phone# 922-5608
Fax# 922-5659

On Monday, 1 April 2019, 5:01:28 pm MDT, Troy Behunin <tbehunin@kunaid.gov> wrote:

Afternoon Greetings everyone,

Please review the packet attached with this email and return relevant agency comments to our office about the services your agency provides, and how this proposed subdivision will impact your service.

If you have questions, *need more time* or need additional info or a packet mailed to your office, please let me know.

Thank you in advance, ☺

Troy

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634

TBehunin@Kunald.Gov

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CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone #

Conditional Use #

Preliminary / Final / Short Plat 19-01-S

Greyhawk West

RECEIVED
APR 15 2019
CITY OF KUNA

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

14. _____

Reviewed By:

[Signature]

Date: 4/2/19

EXHIBIT B 5

Communities in Motion 2040 2.0 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 2.0* (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 2.0 goals.

Development Name: Greyhawk West (19-01-AN)

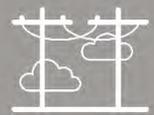
Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: 156

New jobs: 0

Exceeds CIM forecast: Yes

	<p>CIM Corridor: None Pedestrian level of stress: PG-13: Hubbard Bicycle level of stress: R: Hubbard</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: 1,620 Jobs within 1 mile: 220 Jobs/Housing Ratio: 0.1</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: 2.8 miles Nearest fire station: 2 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: 1,018 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: 2.1 miles Nearest public park: 3.3 miles Nearest grocery store: 1.8 miles</p>	<p>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. The proposal is on the fringe of urban development in an area removed from employment centers and existing public transportation. The closest transit services are located more than two miles away.

The site is not currently served by public transportation. The ValleyConnect 2.0 Growth Scenario Conceptual Network proposes an Express bus route from downtown Kuna to the Boise Research Center via downtown Meridian with 20-minute frequencies. The closest bus stop would be less than ½ mile in distance when that route is operational. The development proposes a pathway along the Kuna Canal per the Kuna Master Plan.

More information about COMPASS and *Communities in Motion 2040 2.0*:

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

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



EXHIBIT B 6

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

DEQ Response to Request for Environmental Comment

Date: April 11, 2019
Agency Requesting Comments: City of Kuna
Date Request Received: April 1, 2019
Applicant/Description: 19-01-AN, 19-01-ZC, & 19-01-S Greyhawk West Subdivision

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

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

1. Air Quality

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

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

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

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

2. Wastewater and Recycled Water

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

All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects

require separate permits as well.

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

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

3. Drinking Water

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

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

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

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

4. Surface Water

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

EXHIBIT B 6

acre, a stormwater permit from EPA may be required.

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

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

5. Hazardous Waste And Ground Water Contamination

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

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

- ***Ground Water Contamination.*** *DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in*

accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at 373-0550.

6. Additional Notes

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

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

Sincerely,



Aaron Scheff
aaron.scheff@deq.idaho.gov
Regional Administrator
Boise Regional Office
Idaho Department of Environmental Quality

ec: CM2019AEK76

EXHIBIT B 7



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

April 12, 2019

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

VIA EMAIL

Development Application	19-01-AN, 19-01-ZC, 19-01-S
Project Name	GREYHAWK WEST SUBDIVISION
Project Location	West of North Kay Avenue and approximately 0.25 miles south of the intersection of West Hubbard Road and North Kay Avenue, west of SH-69 milepost 3.90
Project Description	<ul style="list-style-type: none"> • Annexation of approximately 29.15 acres into Kuna zoned as R-6 • Rezone approximately 10.45 acres from Agricultural to R-6 • Approve construction of a subdivision consisting of 174 residential lots
Applicant	Kent Brown

The Idaho Transportation Department (ITD) reviewed the referenced annexation, zoning, rezone, and preliminary plat applications and has the following comments:

1. This project does not abut the State highway system.
2. Traffic generation numbers were not provided with this application. Based on the size of this proposed subdivision and its proximity to SH-69, ITD is requesting that the applicant provide a Traffic Impact Study (TIS) which includes the intersection of SH-69 and East Hubbard Road. The site plan does not clearly indicate if the connection between Kay Avenue/ Ardell Road or East Ardell Road/ West Ardell Road is being constructed as part of this development. If the either connection is planned, the applicant shall contact ITD for a more detailed scope of work for the TIS. ITD needs more information on the trip generations to determine what mitigations, if any, that the applicant may be required to construct on the State Highway system. Any necessary mitigation for traffic impacts identified by the Traffic Impact Study shall be the responsibility of the applicant to install. ITD reserves the right to make further comments upon review of any submitted traffic generation data or other documents.

EXHIBIT B 7



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

3. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 governs advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
4. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
5. ITD objects to the proposed application due to traffic concerns as noted in item 2.
6. Once traffic concerns have been addressed with ITD staff, ITD will withdraw any objection to the proposed application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov



Troy Behunin

From: Terry Gammel <deputychiefgammel@outlook.com>
Sent: Monday, April 01, 2019 7:29 PM
To: Troy Behunin; Bob Bachman; Paul Stevens; 'Christy Little'; agilman@adaweb.net; Amanda Morse; Jason Boal; Lauren Boehlke; tpage@boiseproject.org; bcarter@boiseproject.org; cheryl.goettsche@cableone.biz; Lori Badigian; Carl Miller; alicia.martin@deq.idaho.gov; malandt@idahopower.com; ahawkins@idahopower.com; bryce.ostler@intgas.com; D3 Development Services; Chad Gordon; ppalmer@kunafire.com; Terry D. Gammel; Mike Borzick; Kim Bekkedahl; Brenda Saxton; Boyer, Marc C - Boise, ID; Jon McDaniel; Jim Obert; David Reinhart
Subject: Re: Greyhawk West Sub Agency Comments Requested

Kuna Fire has no objections or comments as long as all Emergency services needs are meet.

Terry D. Gammel
Deputy Fire Chief
Kuna Fire District
150 West Boise St
Kuna Idaho 83634
208-922-1144

From: Troy Behunin <tbehunin@kunaid.gov>
Sent: Monday, April 1, 2019 5:01 PM
To: Bob Bachman; Paul Stevens; 'Christy Little'; agilman@adaweb.net; Amanda Morse; Jason Boal; Lauren Boehlke; tpage@boiseproject.org; bcarter@boiseproject.org; cheryl.goettsche@cableone.biz; Lori Badigian; Carl Miller; alicia.martin@deq.idaho.gov; malandt@idahopower.com; ahawkins@idahopower.com; bryce.ostler@intgas.com; D3 Development Services; Chad Gordon; ppalmer@kunafire.com; Terry D. Gammel; Mike Borzick; Kim Bekkedahl; Brenda Saxton; Boyer, Marc C - Boise, ID; Jon McDaniel; Mike Borzick; Jim Obert; David Reinhart
Subject: Greyhawk West Sub Agency Comments Requested

Afternoon Greetings everyone,
Please review the packet attached with this email and return relevant agency comments to our office about the services your agency provides, and how this proposed subdivision will impact your service.
If you have questions, *need more time* or need additional info or a packet mailed to your office, please let me know.
Thank you in advance, 😊
Troy

Troy Behunin
Planner III
City of Kuna
751 W. 4th Street
Kuna, ID 83634
TBehunin@KunaId.Gov

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EXHIBIT B 9 Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.



April 8, 2019

Dear Honorable Members of the Planning and Zoning Commission,

Kuna School District has experienced approximately 2% growth over the last few years. Based on the 2016 Kuna School District Growth Report and Demographic Forecast, we predict that these homes, when completed, will house 121 school aged children based on our calculation of .65 students per household which is the Ada County standard calculation. Approval of the Greyhawk West Subdivision will affect enrollments at the following schools:

	Enrollment	Capacity
Reed Elementary School	602	600
Fremont Middle School	410	430
Kuna High School	1609	1500

As you notice from the above numbers, Reed Elementary School is currently at capacity. This development was not a part of our master plan will require additional school and activity space as homes are built. In order to accommodate these additional students, there may be a need for a future bond to be passed and/or partnership from developers. We request a meeting with the developer to discuss options to address the needs of students that will be added to this school zone.

The safety of our students is our first and foremost priority. With this in mind, we ask that you encourage the developer to also provide safe walkways, bike paths and pedestrian access for our students. School capacity and transportation is addressed in Idaho Code 67-6508.

Thank you for considering the needs of students in this request.

Regards,

District Planners
Jim Obert and David Reinhart

711 E. Porter Rd., Kuna, Idaho 83634

Phone: (208) 922-1000

FAX: (208) 922-5646

Wendy Johnson
Superintendent

Kim Bekkedahl
Assistant Superintendent

Dr. Catherine Beals
Administrator of CIA

Eileen O'Shea
Administrator of Student
Services

David Reinhart
Administrator of HR

EXHIBIT B 9 a Kuna School District

Inspiring each student to become a lifelong learner and a contributing, responsible citizen.



April 17, 2019

Subject: Greyhawk Subdivision

Dear Honorable Members of the Planning and Zoning Commission,

This letter is an amendment of our letter dated April 8, 2019. We met with the developers on April 6, 2019 to discuss our concerns.

We shared with them that our primary concern was student safety. To this they addressed possible lit bus stops on Kay St. They had an openness to providing striping as well for a crosswalk.

After talking with our Transportation Director, Brenda Saxton, it was determined that painted crosswalks would not be helpful because their own transportation systems. Her department, along with Superintendent Johnson are asking the developer to install and pay for two covered bus stops at each of the entrees off Kay St.

Our transportation department is beginning to move toward picking up children at one or two common points on the outside of sub-divisions. Because of this, we will be asking other developers to do the same. It keeps students in a well lit and marked area which makes them visible and keeps them in a safe environment.

Regards,
Jim Obert
David Reinhart

711 E. Porter Rd., Kuna, Idaho 83634

Phone: (208) 922-1000

FAX: (208) 922-5646

Wendy Johnson
Superintendent

Kim Bekkedahl
Assistant Superintendent

Dr. Catherine Beals
Administrator of CIA

Eileen O'Shea
Administrator of Student
Services

David Reinhart
Administrator of HR

**REZONE DESCRIPTION FOR
WALKER PROPERTY
GREYHAWK WEST SUBDIVISION**

A parcel of land located in the NW 1/4 of Section 13, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 13, from which the Northwest corner of said Section 13 bears North 88°53'13" West, 2642.77 feet;

thence along the North-South centerline of said Section 13 South 00°11'49" West, 1982.46 feet to the **REAL POINT OF BEGINNING**;

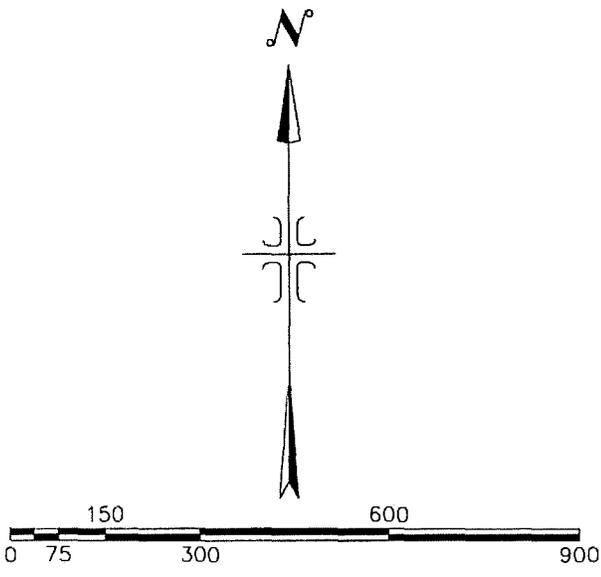
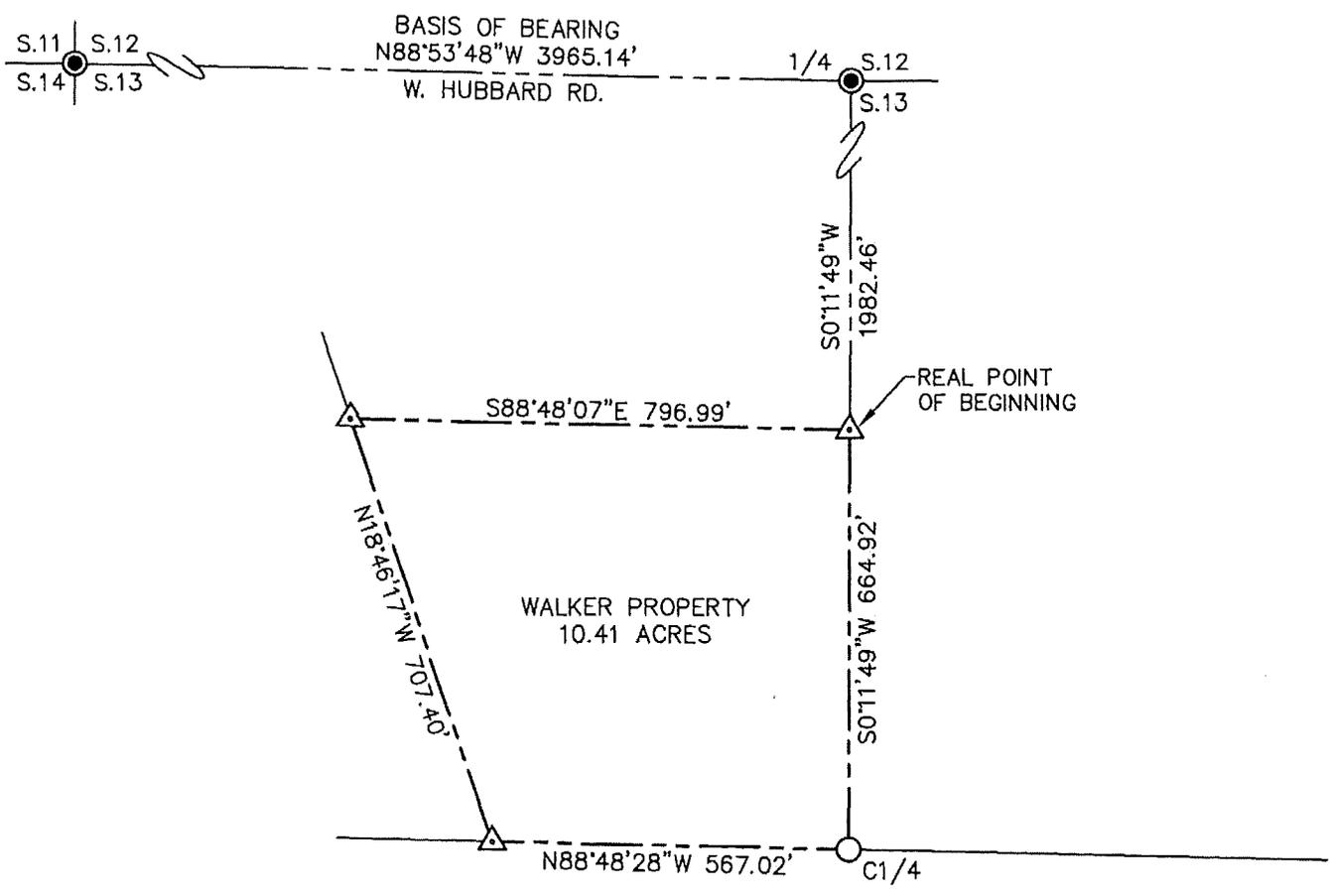
thence continuing along said North-South centerline South 00°11'49" West, 664.92 feet to the C1/4 corner of said Section 13;

thence along the East-West centerline of said Section 13 North 88°48'28" West, 567.02 feet;

thence leaving said East-West centerline North 18°46'17" West, 707.40 feet;

thence South 88°48'07" East, 796.99 feet to the **REAL POINT OF BEGINNING**. Containing 10.41 acres, more or less.



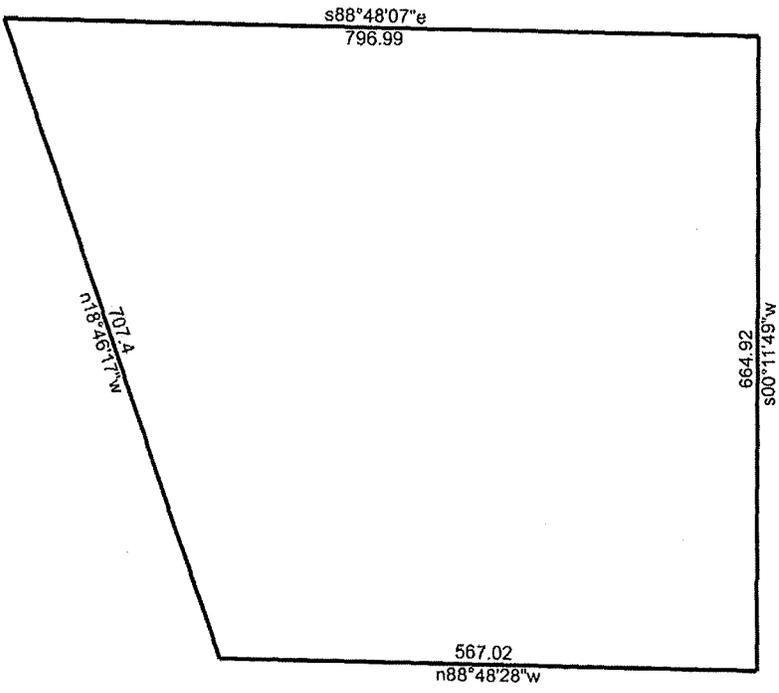


SCALE: 1" = 300'

P:\Greyhawk West Topo 18-367.dwg\Rezone exhibit.dwg 3/2/2019 11:02:12 AM

 IDAHO SURVEY GROUP, LLC 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	REZONE EXHIBIT DRAWING FOR WALKER PROPERTY GREYHAWK WEST SUBDIVISION	JOB NO. 18-367
	LOCATED IN THE NW 1/4 OF SECTION 13, T.2N., R.1W., B.M., ADA COUNTY, IDAHO	SHEET NO. 1

DWG. DATE
3/2/2019



Walker Property Rezone Closure Sheet

3/2/2019

Scale: 1 inch= 200 feet

File:

Tract 1: 10.4093 Acres, Closure: n21.0552e 0.01 ft. (1/294369), Perimeter=2736 ft.

- 01 s00.1149w 664.92
- 02 n88.4828w 567.02
- 03 n18.4617w 707.4
- 04 s88.4807e 796.99

**ANNEXATION DESCRIPTION FOR
WATERS PROPERTY
GREYHAWK WEST SUBDIVISION**

A parcel of land located in the NW 1/4 of Section 13, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 13, from which the Northwest corner of said Section 13 bears North 88°53'13" West, 2642.77 feet;

thence along the North-South centerline of said Section 13 South 00°11'49" West, 612.01 feet to the **REAL POINT OF BEGINNING**;

thence continuing along said North-South centerline South 00°11'49" West, 1,370.45 feet;

thence leaving said North-South centerline North 88°48'07" West, 796.99 feet;

thence North 18°46'17" West, 143.20 feet;

thence North 08°03'02" West, 99.25 feet;

thence North 05°35'18" East, 258.00 feet;

thence North 09°33'16" East, 297.30 feet;

thence North 11°25'03" East, 208.36 feet;

thence North 02°42'42" West, 126.88 feet;

thence North 23°53'52" West, 276.32 feet;

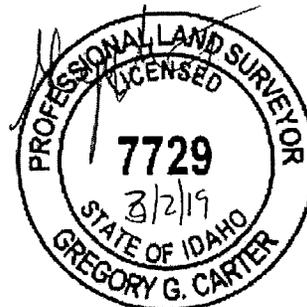
thence South 89°13'32" East, 185.79 feet;

thence North 00°50'58" East, 613.99 feet to a point on the North boundary line of said Section 13;

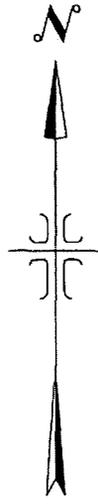
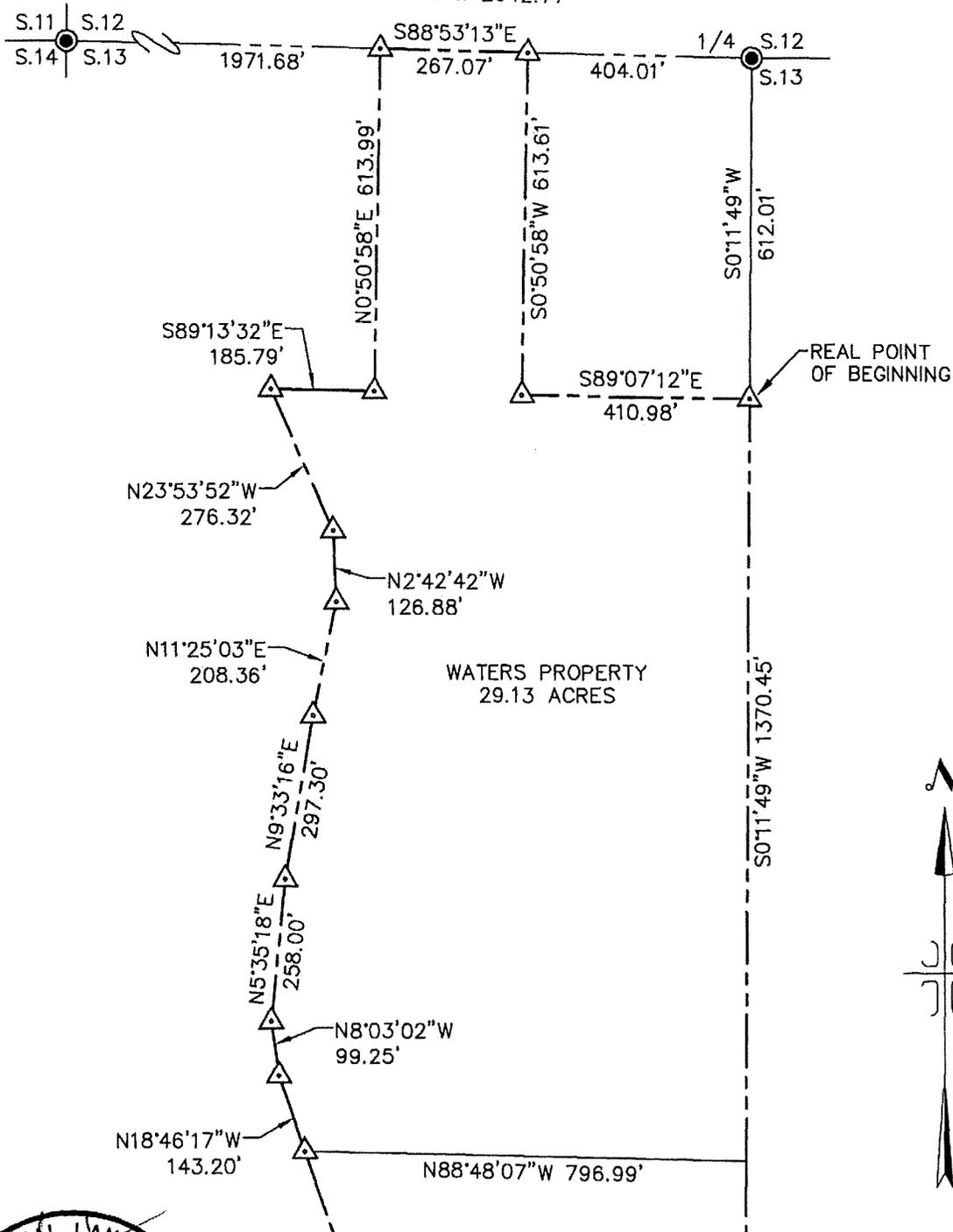
thence along said North boundary line South 88°53'13" East, 267.07 feet;

thence leaving said North boundary line South 00°50'58" West, 613.61 feet;

thence South 89°07'12" East, 410.98 feet to the **REAL POINT OF BEGINNING**. Containing 29.13 acres, more or less.



W. HUBBARD RD.
BASIS OF BEARING
N88°53'13"W 2642.77'



SCALE: 1" = 300'



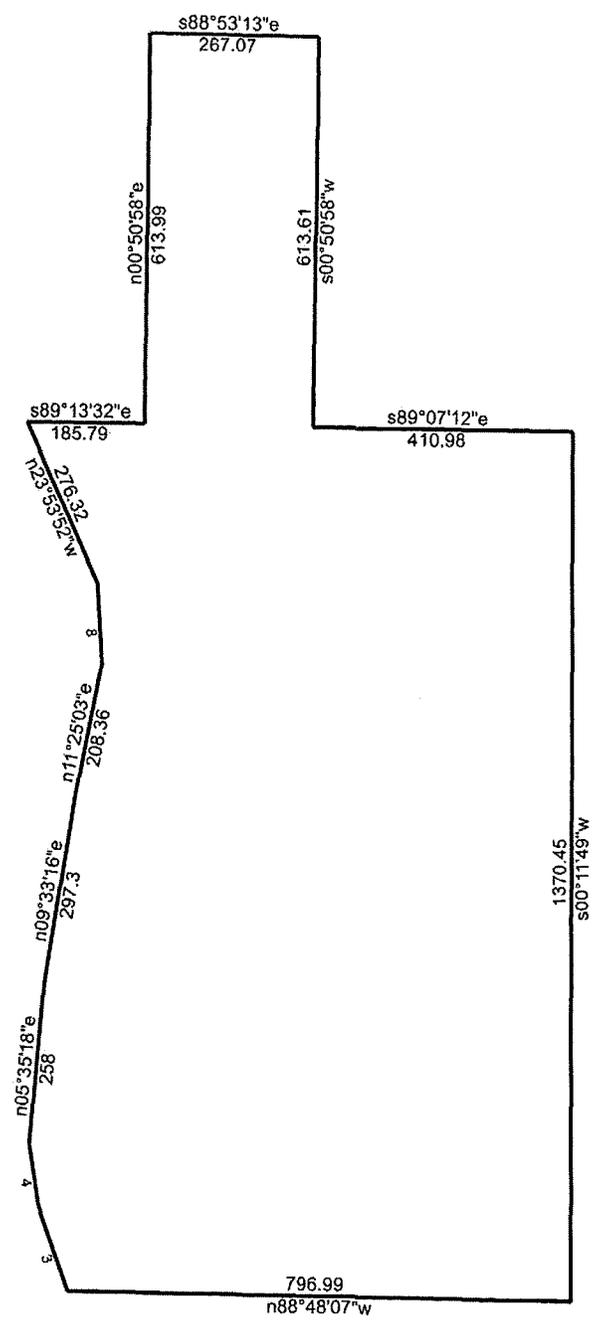
P:\Greyhawk West Topo 18-367\dwg\Rezone exhibit.dwg 3/2/2019 10:47:10 AM

IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 646-8570

ANNEXATION EXHIBIT DRAWING FOR
WATERS PROPERTY
 GREYHAWK WEST SUBDIVISION

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

JOB NO. 18-367
SHEET NO. 1
DWG. DATE 3/2/2019



Waters Property Annexation Closure Sheet 3/2/2019

Scale: 1 inch= 300 feet | File:

Tract 1: 29.1276 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5668 ft.

- | | |
|----------------------|---------------------|
| 01 s00.1149w 1370.45 | 11 n00.5058e 613.99 |
| 02 n88.4807w 796.99 | 12 s88.5313e 267.07 |
| 03 n18.4617w 143.2 | 13 s00.5058w 613.61 |
| 04 n08.0302w 99.25 | 14 s89.0712e 410.98 |
| 05 n05.3518e 258 | |
| 06 n09.3316e 297.3 | |
| 07 n11.2503e 208.36 | |
| 08 n02.4242w 126.88 | |
| 09 n23.5352w 276.32 | |
| 10 s89.1332e 185.79 | |



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, BRAD WATERS, 197 W HUBBARD RD
Name Address
KUNA ID 83634
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 8TH day of JAN, 2019

Brad Waters
Signature

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

Linda Torrez
Notary Public for Idaho

Residing at: Kuna, Idaho

My commission expires: 5-8-23

LINDA TORREZ
Notary Public - State of Idaho
Commission Number 8418
My Commission Expires May 8, 2023



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, Portland Walker, 1300 So. Heidi Pl.
Name Address
Meridian Idaho 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 9th day of January, 2019

Portland Walker
Signature

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



J. Blake
Notary Public for Idaho

Residing at: Base, ID

My commission expires: 10/23/2020



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: GREYHAWK SUBDIVISION (PHASES 9-11)

Date and time of neighborhood meeting: FEBRUARY 6TH AT 6PM

Location of neighborhood meeting: KUNA LIBRARY

SITE INFORMATION:

Location: Quarter: NW Section: 13 Township: 2N Range: 1W Total Acres: 39.33

Subdivision Name: GREYHAWK SUBDIVISION Lot: _____ Block: _____

Site Address: 197 W Hubbard RD Tax Parcel Number(s): S1313212470
S1313244650

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

CURRENT PROPERTY OWNER:

Name: CORTLAND WALKER / BRADFORD WATERS
1300 S. HEDI PL Meridian 83642
Address: 197 W. Hubbard Rd City: Kuna State: ID Zip: 83634

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

Name: KENT BROWN Business (if applicable): _____
Address: 3161 E SPRINGWOOD DR City: MERIDIAN State: ID Zip: 83642

Exhibit
A2n

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type

Brief Description

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

Approximately 29.14 acres to R6

Approximately 10.45 acres from A to R6

Preliminary plat for 156 single family lots

APPLICANT:

Name: PROVIDENCE PROPERTIES

Address: 701 S ALLEN ST

City: MERIDIAN State: ID Zip: 83642

Telephone: 208-695-2000 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)  Date 3-4-19

January 28, 2019

RE: Notice of Neighborhood Meeting for Greyhawk Subdivision

Dear Land Owner:

Kuna City Code requires a meeting between the applicants of proposed applications to the city and land owners within 300 feet of the proposed property. This letter is notice of a meeting to review: the details of a Preliminary Plat for a residential neighborhood, and rezoning and annexation of the site to R-6 zoning. The site is located at 197 W. Hubbard Road.

This is not a public hearing; public officials will not be present. If you have any questions regarding this Kuna City Code neighborhood meeting requirement, please contact the Development Services at (208) 922-5274. If you have questions regarding the application, please contact me, Kent Brown.

Purpose: To review proposed Annexation of 29.2 acres to R-6 zone, and Rezone of 10.45 acres to R-6 zone. And review a preliminary plat for 159 single family homes at 197 W. Hubbard Road.

When: Wednesday, February 6, 2019 starting at 6pm

Where: Kuna Library 457 Locust Ave Kuna ID (conference room)

Description: Annexation of 29.2 acres from RUT to R-6 zone 10.45 acres from A to R-6 zone and preliminary plat review, with 159 single family homes on 39.33 acres with 5.01 acres of common area or 12.99%.

If you have any questions about the meeting or the proposed development project, please contact:

Kent Brown
(208) 871-6842

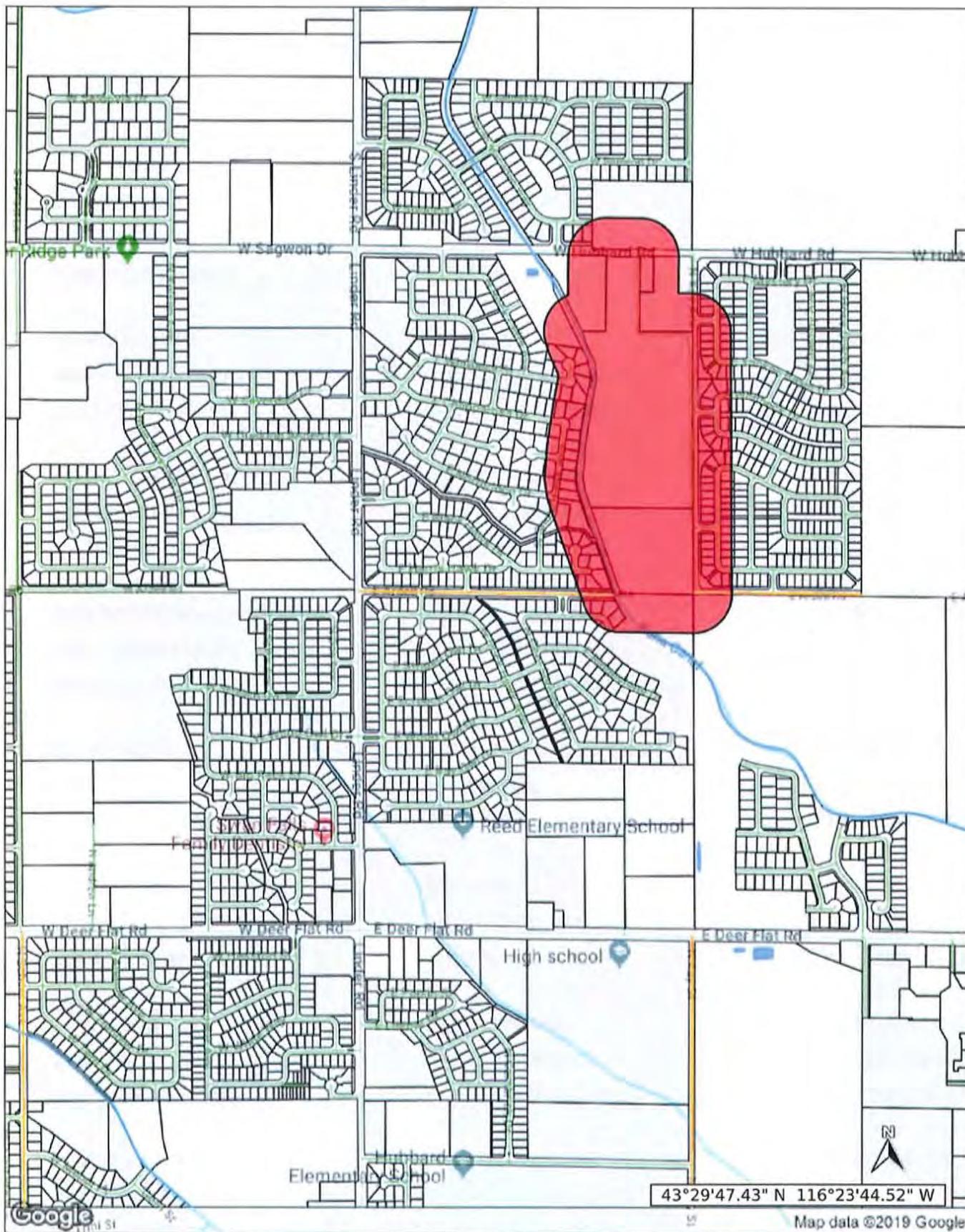
Sincerely,



Kent Brown
Project Planner



NEIGHBORHOOD MEETING MAILING MAP



GREEN JOSEPH R
884 E FIRESTONE DR
KUNA, ID 83634-0000

GREYHAWK HOA
PO BOX 1246
MERIDIAN, ID 83680-0000

GREYHAWK SOUTH HOA
PO BOX 968
MERIDIAN, ID 83680-0000

GREYHAWK SOUTH HOMEOWNERS
ASSOCIATION INC
PO BOX 2654
EAGLE, ID 83616-0000

HARRISON KAY E
1069 W SOLDOTNA ST
KUNA, ID 83634-0000

HAWKS NEST NEIGHBORHOOD
PO BOX 1987
BOISE, ID 83701-1987

HDP GREYHAWK LLC
708 MAIN ST
EVANSTON, IL 60202-0000

HEINRICH DERRICK S
1047 W SOLDOTNA ST
KUNA, ID 83634-0000

HENKE JEFF
859 E SHADY RIDGE DR
KUNA, ID 83634-0000

HOARD JEFFREY MARTIN
966 E WHITBECK DR
KUNA, ID 83634-0000

HOBBS BRADEN NICHOLAS
2265 N GREENVILLE AVE
KUNA, ID 83634-0000

HOBBS BRIAN L
2264 N GREENVILLE AVE
KUNA, ID 83634-0000

HODDER MARC R
2280 N GREENVILLE AVE
KUNA, ID 83634-0000

HORTON ROBERT P
935 W HUBBARD RD
MERIDIAN, ID 83642-7115

HURLEY DANIEL
2587 N GREENVILLE AVE
KUNA, ID 83634-0000

HURST DANIEL S
2622 N LORTON PL
KUNA, ID 83634-0000

HUST KLINTON RANDALL
2152 N GREENVILLE AVE
KUNA, ID 83634-0000

ISAACSON ERIK J
2480 N SNOW HAWK AVE
KUNA, ID 83634-0000

JAGARD DENNIS S
2693 N LORTON PL
KUNA, ID 83634-0000

JARVIS AUSTIN
2274 N BUTEO PL
KUNA, ID 83634-0000

JEPSEN SHANE
PO BOX 152
KUNA, ID 83634-0000

JULIUS TODD E
973 E WHITBECK DR
KUNA, ID 83634-0000

KASERMAN WILLIAM P
902 E FIRESTONE DR
KUNA, ID 83634-0000

KENISON TRAVIS H
528 E BLACK HAWK CT
KUNA, ID 83634-0000

KEZAR RYAN P
15968 GREYMILL MANOR DR
HAYMARKET, VA 20169-0000

LEASY TRACEY T
2382 N SNOW HAWK AVE
KUNA, ID 83634-0000

LEE SARA N
2586 N GREENVILLE AVE
KUNA, ID 83634-0000

LENZ JAIME F
2413 N GREENVILLE AVE
KUNA, ID 83634-0000

LEON MARGURITE FAMILY TRUST
2912 STOKES CIR
RIVERSIDE, CA 92503-0000

LOWE BRETT EUGENE
2280 N BUTEO PL
KUNA, ID 83634-0000

LRP INVESTMENTS LLC
2030 V ST
SACRAMENTO, CA 95818-1730

LUPPENS JOSEPH HOOPER & DOROTHY
2263 N BUTEO PL
KUNA, ID 83634-0000

LUTON PATRICK
2281 N GREENVILLE AVE
KUNA, ID 83634-0000

MADDOX BOBBY
989 E YANKEE BASIN DR
KUNA, ID 83634-0000

MAGSTADT STEVEN LEE
578 E BLACK HAWK CT
KUNA, ID 83634-0000

MATENAER STEVEN
2217 N GREENVILLE AVE
KUNA, ID 83634-0000

MERCADO BRYAN
866 E FIRESTONE DR
KUNA, ID 83634-0000

MINEGAR RYAN C
901 E SHADY RIDGE DR
KUNA, ID 83634-0000

MINNICK JONAH PAUL
2216 N GREENVILLE AVE
KUNA, ID 83634-0000

MONTAGUE JANA M
583 E BLACK HAWK CT
KUNA, ID 83634-0000

MORGAN AMY L
484 E NORTHRIDGE DR
KUNA, ID 83634-0000

MORINO RICHARD E
855 W HUBBARD RD
MERIDIAN, ID 83642-0000

NELL CLAYTON R
2266 N BUTEO PL
KUNA, ID 83634-0000

ORCUTT EILEEN
877 E SHADY RIDGE DR
KUNA, ID 83634-0000

OTSTOT JEREMY N
494 E CHAPPAROSA DR
KUNA, ID 83634-0000

PARKER ANDREW
2653 N GREENVILLE AVE
KUNA, ID 83634-0000

PAYNE JUDITH E
1285 W HUBBARD RD
MERIDIAN, ID 83642-0000

PERUCCA JAMIE
2458 N SNOW HAWK AVE
KUNA, ID 83634-0000

PETERSON BAILEY J
967 E YANKEE BASIN DR
KUNA, ID 83634-0000

POCKERT RICHARD
2136 N GREENVILLE AVE
KUNA, ID 83634-0000

POWELL EDWARD MICHAEL
2674 N GREENVILLE AVE
KUNA, ID 83634-0000

POWELL INVESTMENTS LLC
690 W RIODOSA DR
MERIDIAN, ID 83642-0000

POYTHRESS RICHARD
2277 N BUTEO PL
KUNA, ID 83634-0000

RITTBERG-SNUFFER JANICE
1030 KOELLE BLVD
SECAUCUS, NJ 07094-0000

ROBERTS RYAN
988 E WHITBECK DR
KUNA, ID 83634-0000

ROBERTS TROY
613 E SABLE RIDGE DR
KUNA, ID 83634-0000

ROCKWELL MATTHEW J
492 E WHITBECK ST
KUNA, ID 83634-0000

SABLE RIDGE HOMEOWNERS
8919 W ARDENE ST
BOISE, ID 83709-0000

SAGEWOOD DEVELOPMENT CORP
1056 SHEARWATER LN
EAGLE, ID 83616-0000

SAWYER RYAN
2457 N GREENVILLE AVE
KUNA, ID 83634-0000

SCHROEDER COURTNEY E
608 E SABLE RIDGE DR
KUNA, ID 83634-0000

SCHULTSMEIER PROPERTIES LLC
8393 SOUTHSIDE BLVD
NAMPA, ID 83686-0000

SENNETT CATHERINE
2233 N GREENVILLE AVE
KUNA, ID 83634-0000

SEWELL RANDY A
2652 N GREENVILLE AVE
KUNA, ID 83634-0000

SHAW JASON D
2640 N LORTON PL
KUNA, ID 83634-0000

SMITH AMY J
3823 W MAGIC SPRUCE DR
MERIDIAN, ID 83642-0000

STEWART AUSTIN
2249 N GREENVILLE AVE
KUNA, ID 83634-0000

STOCKWELL MANFRED
2565 N GREENVILLE AVE
KUNA, ID 83634-0000

STRICKLER ROBERT R
2400 N SNOW HAWK AVE
KUNA, ID 83634-0000

TALBOT ROBERT SCOTT
570 E SABLE RIDGE DR
KUNA, ID 83634-0000

TAYLOR KIRT I
2254 N JUSTIN WAY
MERIDIAN, ID 83646-8070

THOMAS SHARON
2502 N SNOW HAWK AVE
KUNA, ID 83634-0000

THOMPSON COTY S
876 E SHADY RIDGE DR
KUNA, ID 83634-0000

THOMPSON PATRICK SHAYNE
541 E BLACK HAWK CT
KUNA, ID 83634-0000

TIMBERMIST HOA INC
3140 W BELLTOWER DR
MERIDIAN, ID 83646-0000

TIPPETTS WILLIAM
11635 W TUSTIN LN
KUNA, ID 83634-0000

TOLL ID I LLC
250 GIBRALTAR RD
HORSHAM, PA 19044-0000

TRUE TERRY L
887 E TRUE LN
KUNA, ID 83634-0000

WALKER CORTLAND E
1300 S HEIDI PL
MERIDIAN, ID 83642-2457

WATERS BRADFORD A
197 W HUBBARD RD
KUNA, ID 83634-0000

WEAVER KORY S
900 E SHADY RIDGE DR
KUNA, ID 83634-0000

WEST KIMBERLY
2123 W GLADE CREEK ST
MERIDIAN, ID 83646-0000

WHITING MARIA LIVING TRUST
1095 W SOLDOTNA ST
KUNA, ID 83634-0000

WITHERSPOON CLINT L
497 E TAPER CT
KUNA, ID 83634-0000

YOUNG ADAM DEAN
2675 N GREENVILLE AVE
KUNA, ID 83634-0000

ZABALA DAVID I
592 E SABLE RIDGE DR
KUNA, ID 83634-0000

ZEITMAN FAMILY TRUST
2535 HUERTO CT
SAN JOSE, CA 95128-0000

May 21, 2019

RE: 19-02-AN, 19-01-S & 19-01-ZC (Annexation, Zone Change, and Subdivision
Greyhawk West Sub AN, ZC, Sub

Dear Planning & Zoning Members:

I am writing to oppose the annexation and zone change of Greyhawk West Subdivision as it is proposed by the developer. I received a preliminary plat from Kent Brown, Project Planner dated January 28, 2019 indicating 159 single homes and a map.

I believe the lot sizes should be a minimum size of .25 acres, especially those that border the subdivisions on the west side of the proposed subdivision. I also strongly believe there should be an additional common area located at the rear of the subdivision for wildlife purposes. Finally, Hubbard should be widened to allow for turn lanes in and out of subdivisions.

Kuna has added several small lot subdivisions and apartments to increase housing diversity. What it has not done is add larger lot sizes between .25 acres and 1 acre subdivision for those people who already live in Kuna who want to upgrade. Diversity should include options for higher incomes who do not want 5 to 10 acres, but would like .25 to 1 acre lots. Furthermore, the lots in Hawks Nests and Chapparosa should not have 2 ½ lots bordering their back yards.

A common area for the token playground equipment is okay, but I would like to see an additional required common area for wildlife use to be included at the south end of the proposed plat. It could be an empty lot with grass, trees and shrubs, or it could include a duck pond. As farm land is disappearing, geese, ducks and other wildlife are losing their habitat. The birds are currently using the irrigation canals and farm land in this area. Boise has recently announced a new area of open space conservation, Eagle and Meridian have open areas and Kuna needs to focus on this as it is growing quickly.

My family moved to Kuna 25 years ago because it was a rural community. When we needed to upgrade from our starter home to a larger home on a large lot, it was very difficult to find what we needed because the .25 lots were in high demand. We have had friends who have had to leave Kuna and the Kuna School District for this reason. Some friends are leaving because Kuna is losing its rural atmosphere. **The people leaving Kuna are higher income and Planning & Zoning should strive to keep them here.** The developers will attempt to have small lots so they can make the most money. But they are not from Kuna and it is up to the Planning & Zoning to set the standard. The developers will succumb to the standards set by the City. It is not the responsibility of Kuna to provide affordable housing for the entire Treasure Valley at the expense of its current residents. Thank you for your consideration.

Sincerely,

Elizabeth Poythress

Elizabeth Poythress
2277 N. Buteo Pl.
Kuna, ID 83634
208-922-1428

received
5.22.19

May 21, 2019

RE: 19-01-AN, 19-01-S & 19-01-ZC (Annexation, Zone Change and Subdivision)
Greyhawk West Sub AN, ZC, Sub

Dear Planning & Zoning Members:

I am writing to oppose the annexation and zone change of Greyhawk West Subdivision as it is proposed by the developer. I received a preliminary plat from Kent Brown; Project Planner dated January 28, 2019.

First, I believe the lot sizes should be a minimum size of .25 acres for a single family home. The lots in Hawk's Nest and Chapparosa subdivisions should not have 2 ½ lots bordering their back yards. Furthermore, there is a multitude of subdivisions of small lots in Kuna, but there are no subdivisions of lots ranging from .25 to 1 acre. The larger lot sizes in each subdivision sell quickly, so there is a demand. Residents of Kuna who want to upgrade have no place to move without leaving Kuna. Larger lot sizes and more expensive homes will benefit the City of Kuna.

Second, Hubbard Road needs to be widened in both directions to allow for turn lanes into and out of each subdivision. The City needs to consider how each new subdivision will impact traffic to the schools and for people commuting to Boise before approving new subdivisions. Kay Street should be extended to Deer Flat. Ardell should be extended from Linder to at least Kay if not Meridian Road.

Third, all new subdivisions should have more open space areas, in addition to the standard lot containing playground equipment. Wildlife is losing its habitat as subdivisions are replacing farm land and it is up to the City to ensure that some open space is maintained.

The Idaho Press Tribune article dated June 27, 2018 and titled Comprehensive Plan Survey Results dated states the following as some of the goals:

- *Promote growth management and slower paced development
- *Promote Kuna as a city for families with available space for play and gathering
- *Highlight small-town feel and rural character as Kuna's identity
- *Preserve wildlife in and around Kuna

I have lived in Kuna 25 years and would like to see the above goals implemented beginning with the approval of this and future subdivisions. The developers will argue that they are providing affordable housing, but they do not live here and they will follow the standards set by the City. There are affordable apartments and small houses available. Now there needs to be larger lots and more open wildlife spaces to meet the goals of the survey completed by the residents. Thank you for your consideration.

Sincerely,



Richard Poythress
2277 N. Buteo Pl.
Kuna, ID 83634
208-87-16576

received
5.22.19



City of Kuna

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

Commission Findings of Fact & Conclusions of Law

To: Planning and Zoning Commission

Case Numbers: 19-02-AN (Annex), 19-01-ZC (Rezone), 19-01-S (Subdivision), & 19-08-DR (Design Review): Greyhawk West Subdivision

Location: Southwest Corner (SEC) of Hubbard and Kay Ave. Roads, Kuna, Idaho 83634

Planner: Troy Behunin, Planner III

Hearing Date: May 28, 2019
Findings of Fact: June 11, 2019

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

Owner: **Providence Properties, LLC**
701 S Allen St. STE 104
Meridian, ID 83642
208.695.2000
Marmuth@hubblehomes.com

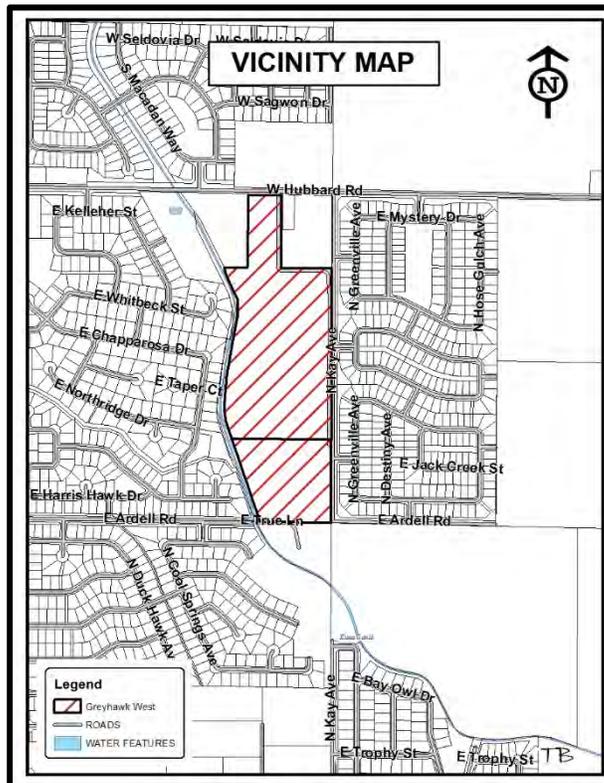


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| B. Applicants Request | I. Factual Summary |
| C. Exhibit Maps | J. Comprehensive Plan Analysis |
| D. Site History | K. Kuna City Code Analysis |
| E. General Project Facts | L. Commission's Recommendation and Findings of Fact & Conclusions of Law |
| F. Staff Analysis | |
| G. Applicable Standards | |

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, rezones and subdivision applications are designated as *public hearings*, with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body.
2. 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).

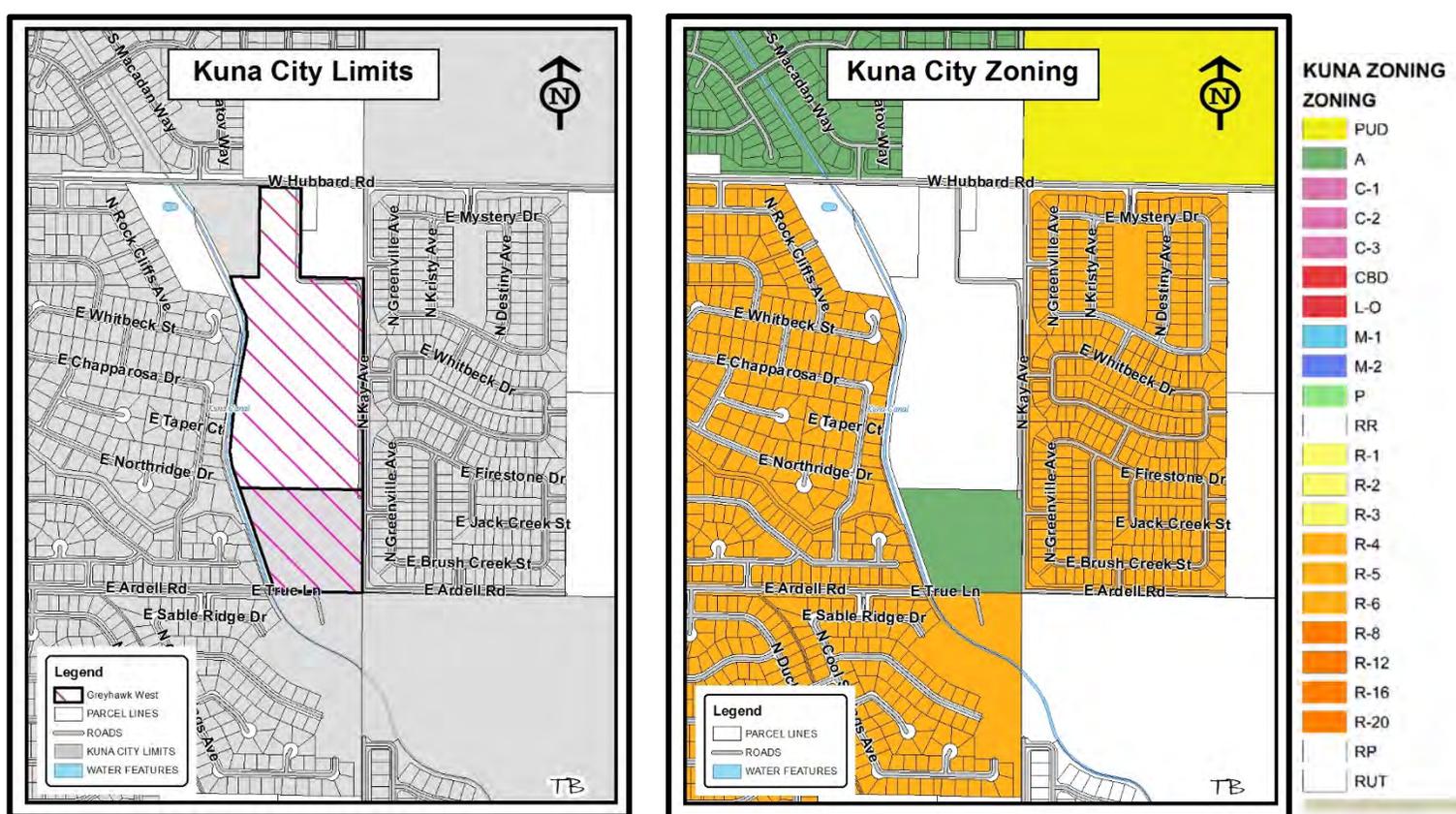
a. Notifications

- | | |
|---------------------------|---|
| i. Neighborhood Meeting | February 6, 2019 (Ten persons attended) |
| ii. Agencies | April 1, 2019 |
| iii. 450' Property Owners | May 17, 2019 |
| iv. Kuna, Melba Newspaper | May 1, 2019 |
| v. Site Posted | May 16, 2019 |

B. Applicant Request:

1. The applicant, Providence Properties, LLC, requests to annex approximately 29.15 acres into Kuna City with an R-6, (Medium Density Residential) zone, and to rezone approx. 10.45 acres currently in Kuna City limits from Ag to R-6 (MDR) and to subdivide the approx. 39.33 acres into 174 total lots and have reserved the name *Greyhawk West Subdivision*. A Design Review application for the common areas and buffer landscaping accompanies this application. The site is near the Southwest Corner of Hubbard and Kay Ave., Kuna, Idaho; In Section 13, T 2N, R 1W, APN #'s: S1313212470 & S1313244650.

C. Exhibit Maps:



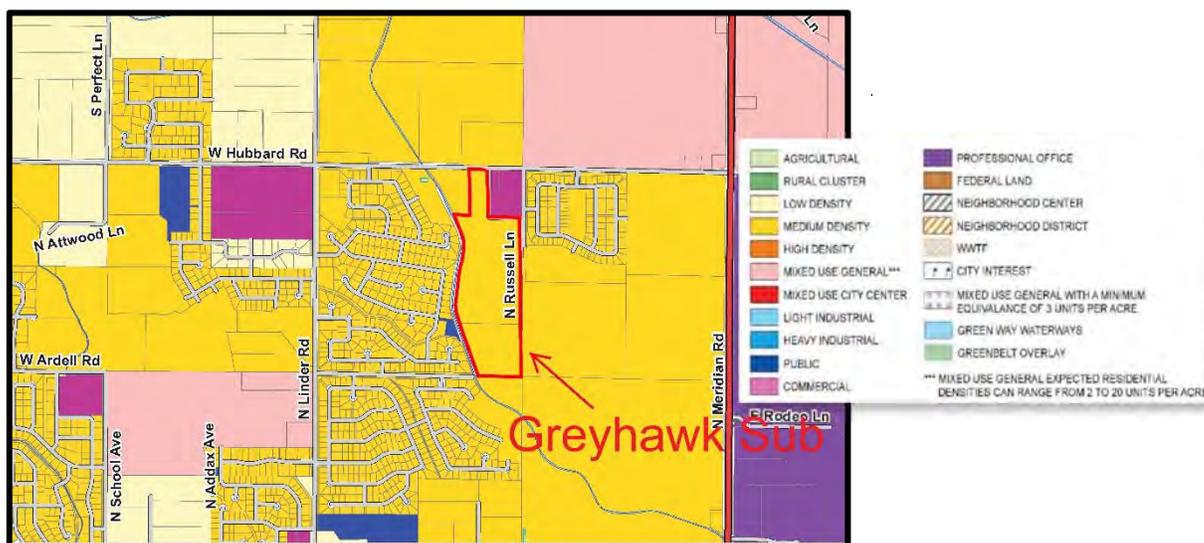


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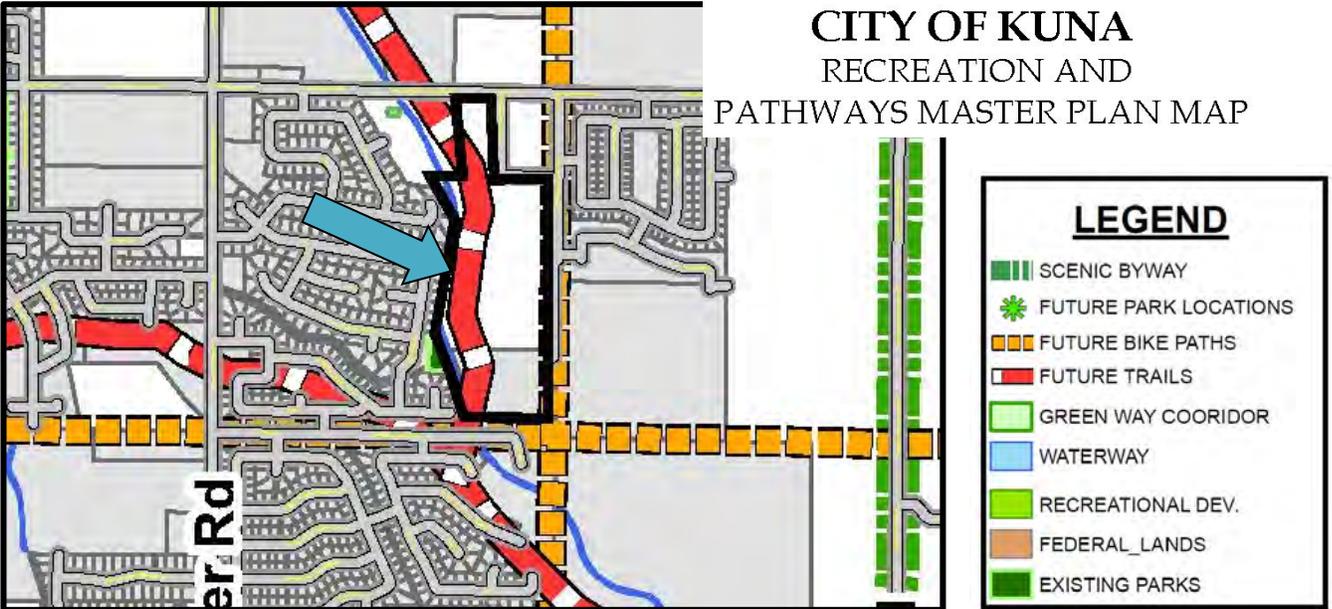
D. History: The subject site is comprised of two parcels; parcel one is approximately 29.15 acres, parcel 2 is approximately 10.45 acres. Parcel one is currently in Ada County and zoned Rural Residential (RR), however, it is contiguous to Kuna City limits on four sides, and has historically been used for a single family residence and for Agricultural purposes. Parcel two has also historically been used for Ag purposes, without a residence, and is already in Kuna City limits, zoned Agriculture.

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. 39.33-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 and walking trail on the west side of the project.



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

North	RR, R-6	Rural Residential – Ada County AND Med. Den. Resident. - KUNA CITY
South	R-6	Medium Density Residential - KUNA CITY
East	R-6	Medium Density Residential - KUNA CITY
West	R-4, R-5, R-6	Medium Density Residential – KUNA CITY

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

Property Owner	Parcel Size	Current Zone	Parcel Number
Bradford Waters	Approx. 29.15 ac.	RR - County	S1313212470
Cortland Walker	Approx. 10.46 ac.	Ag. - Kuna	S1313244650

5. **Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Irrigation District – Boise-Kuna Irrigation District
- Pressurized Irrigation – Kuna Mun. Irr. System (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 the Waters’ parcel, with approximately four out-buildings, with agriculture uses on site. The Walker parcel is an agriculture field with no structures currently. This parcels are generally flat and on-site vegetation is consistent with typical residence and agricultural fields.

Transportation / Connectivity: The site has limited frontage along Hubbard Road. Applicant shall connect to existing Kay Avenue and the developing Saranda Subdivision (north and west of the site) to serve the

connection/traffic needs of the site. Applicant shall satisfy Kuna City and ACHD’s requirements for roadway improvements, including road widening and vertical/ rolled curb, gutter and sidewalks appropriately.

There is an existing stub connection in Saranda Subdivision and staff recommends conditioning the developer to connect to it, as shown on their proposed preliminary plat (dated 5.21.19). ACHD has also provided a condition requiring this connection (*Site Specific Condition No. 10*).

- 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
 - COMPASS - Exhibit B 5
 - Department of Environmental Quality (DEQ) – Exhibit B 5
 - Idaho Transportation Department (ITD) – Exhibit B 6
 - Kuna Rural Fire District (KRFD) - Exhibit B 7
 - Kuna School District No. 3 (KSD 3) - Exhibit B 8

F. Staff Analysis:

Applicant requests approval to annex approximately 29.15 acres *into* Kuna City limits with an R-6 (Medium Density Residential -MDR) zone. Currently parcel one is zoned Rural Residential (RR) in Ada County. Applicant also proposes rezoning parcel two (approx. 10.45 acres) from Agriculture *TO* R-6, MDR. Applicant proposes to subdivide these combined (approx.) 39.33 acres in order to create a 174 lot, subdivision known as *Greyhawk West* Subdivision.

The applicant proposes annexation applying the category “A” method, and as it touches current City limits on all sides of the project, the site is eligible for annexation. Applicant is proposing at least three (3) phases of development which will largely be driven by the consumer market.

The applicant proposes to rezone approximately 10.45 acres from Agriculture to R-6 MDR. Parcel one under consideration was a participant in the Local Improvement District (LID), which anticipated residential uses (at least as earlier as 2007). The current and proposed Comp Plan Map for Kuna identifies both parcels as Medium Density Residential uses, or four (4) to eight (8) dwellings per acre (DUA). This preliminary plat proposes a gross density of 3.97 DUA and net density at 5.04 DUA.

Public utilities will be provided at the developers cost, by extending existing City/Utility facilities. Applicant proposes 174 total lots over Approx. 39.33 acres in an R-6 zone (Med. Density) and as such, staff views this proposal compliant with the Comp Plan Map. Staff recommends the applicant be conditioned to provide street lights throughout the Sub that comply with KCC for distance, style and wattage, including street lights at all intersections and hydrants.

A Homeowners Association (HOA) will be established for the care and maintenance for the common lots and landscape buffers. The Parks and Rec. Dept. (Bobby Withrow) and applicant have discussed the creation of a pathway/greenbelt along the entire west side of the property by the developer and then dedicating it to the City, and if approved, the City would take ownership and maintenance responsibility.

A design review application accompanies the applicant's request for the common area landscaping and buffers. Staff finds the proposed landscape plan generally complies with KCC 5-17, except as otherwise noted in this report. Staff notes that a monument sign for the subdivision was not included with the design review application noting that all monument signs are required to go through design review. This process can be accomplished at a later date without any delay to the project. Staff recommends the applicant be conditioned to place sod between the pathway and the lots along the entire greenbelt on the west side of the project. Staff also notes that the planting details should be changed to reflect KCC; which are requested in the proposed conditions of approval (Condition #13). Staff recommends that the applicant resubmit a PDF of the plan bearing these changes.

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. It is also noted that any changes to the landscape or street light plans must receive staff approval *prior* to changes being made. At the time of inspections, if field conditions are different than the approved plans, changes will be required until field conditions are compliant, and will be made at developers' expense.

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 19-02-AN, 19-01-ZC, 19-01-S and 19-08-DR, to the Kuna Commission 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 May 28, 2019, the Commission considered the Greyhawk West project, Case No's 19-02-AN, 19-01-ZC, 19-01-S and 19-08-DR, including the applications, agency comments, staff's report and public testimony presented or given.

I. Factual Summary:

This site is located near the southwest corner (SEC) of Hubbard Rd. and Kay Avenue. Applicant proposes to annex approximately 29.15 acres into the City of Kuna with an R-6 MDR zone. Applicant proposes to rezone approx. 10.45 acres from A to R-6 MDR. Applicant has submitted a preliminary plat to subdivide the parcel into 174 total lots and proposes full improvements for all classified roads, and all internal Roads to City and ACHD standards.

J. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission 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, sidewalks, pathways and open spaces 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, a pathway/greenbelt, sidewalks, varied housing densities and types and promotes desirable, cohesive community character and a possibility for 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 and adds a new segment of recreational pathway on the west side

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 and improving full-width public rights-of-way on north for Kay Avenue 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 174 total lots which will possibly contribute to high-quality lots of varied sizes to be developed in a logical and orderly manner. The development connects to existing 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 different 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 Kuna City Code (KCC).
Comment: The proposed project meets the land use and area standards in Chapter 3, Title 5 of KCC. Staff also finds that the proposed project meets all applicable requirements of Title 6 of KCC.
2. The site is physically suitable for a subdivision.
Comment: The approx. 39.33 acre subdivision has sufficient size to include a mix of lot sizes, community landscape buffer(s).
3. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
Comment: The land to be annexed is not used as wildlife habitat. Roads, homes and open spaces are planned for construction according the City requirements and best practices. Staff is not aware of any environmental damage or loss of habitat associated with the proposed development.
4. The annexation and subdivision application is not likely to cause adverse public health problems.
Comment: The annexation of the property requires a zoning designation per Kuna Code 5-13-9. The medium density zone requires connection to public sewer and water, therefore eliminating the occurrence of adverse public health problems. Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses.
5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
Comment: The annexation, rezone and subdivision design did consider the location of the property, classified roadways (Hubbard & Kay Avenue) and the system. The subject property can be connected to the City's public sewer, water and pressure irrigation facilities. The adjacent uses are complimentary uses (Kuna) as proposed in the Kuna Comprehensive Plan Future Land Use Map.
6. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.

L. Recommendation of the Commission to Council:

19-02-AN (Annexation), **19-01-ZC** (Rezone) and **19-01-S** (Preliminary Plat). Based on the facts outlined in staff's memo, 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, the Commission hereby recommends approval to City Council for Case No's 19-02-AN, 19-01-ZC, and 19-01-S, a

request for Annexation, Rezone and Preliminary Plat approval by Providence Properties, LLC, with the following specific conditions of approval:

- Applicant shall follow the conditions as outlined in the staff report;
- Applicant shall work with the City to provide an updated landscape plan;
- Applicant shall work with the City to provide bus stops the school district had recommended.

19-08-DR (Design Review). Based on the facts outlined in staff's memo, 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, the Commission hereby *approves* Case No. 19-08-DR, a request for Design Review approval by Providence Properties, LLC, with the following conditions of approval:

- Applicant shall follow the conditions as outlined in the staff report;
- Applicant shall work with the City to provide an updated landscape plan;
- Applicant shall work with the City to provide bus stops the school district had recommended.

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. *Boise Project 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.
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 05/21/19) shall be considered a binding site plan, or as modified and approved through the public hearing process.
12. The applicant's proposed landscape plan (dated 01/16/2019) shall be considered a binding site plan, or as modified and approved through the Design Review process.
13. Applicant shall add the following notes to the landscape plans and resubmit a PDF for Planning and Zoning approved plans, bearing the changes.
 - 13.1 – Landscape contractor shall remove all twine/ropes and burlap from root balls.
 - 13.2 – Landscape contractor shall remove the wire basket from the top 1/2 of the root ball.
 - 13.3 – Place SOD between the pathway and the lots along the entire greenbelt on the west side.
14. Applicant shall follow staff, city engineer and other agency recommended requirements as applicable.
15. Compliance with all local, state and federal laws is required.



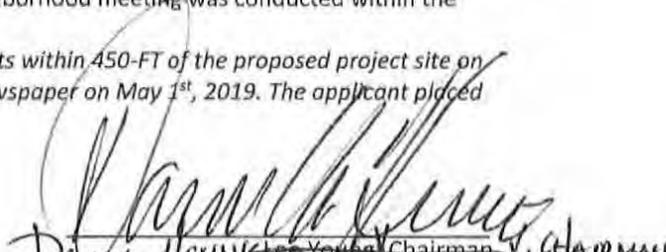
City of Kuna
Planning and Zoning Commission
Findings of Fact and Conclusions of Law

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

Based upon the record contained in Case No's 19-02-AN, 19-01-ZC, 19-01-S and 19-08-DR, including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends *approval of* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 19-02-AN, 19-01-ZC and 19-01-S, a request for annexation, rezone, preliminary plat, and hereby approves 19-08-DR, a request for Design Review Providence Properties, LLC:

1. *The Kuna Planning and Zoning Commission approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.*
Comment: *The Kuna Planning and Zoning Commission held a public hearing on the subject applications on May 28, 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.*
2. *Based on the evidence contained in Case No's 19-02-AN, 19-01-ZC, 19-01-S and 19-08-DR, 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 19-02-AN, 19-01-ZC, 19-01-S and 19-08-DR, this proposal generally complies with the Kuna 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. *The Kuna Planning and Zoning Commission has the authority to approve Case No. 19-08-DR and the authority to recommend approval to Council for Case No's 19-02-AN, 19-01-ZC and 19-01-S.*
Comment: *On May 28, 2019, the Commission voted to approve Case No. 19-08-DR and recommend approval for Case No's 19-02-AN, 19-01-ZC and 19-01-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: *Neighborhood Notices were mailed out to residents within 450-FT of the proposed project site on May 17th, 2019 and a legal notice was in the Kuna Melba Newspaper on May 1st, 2019. The applicant placed a sign on the property on May 16, 2019.*

DATED: this 11th day of June, 2019.


Dana Hein, Sec. Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Troy Behunin, Planner III
Kuna Planning and Zoning Department

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, May 28, 2019**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	X
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

Meeting Minutes for May 14, 2019.

Commissioner Hennis Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.

2. NEW BUSINESS

19-04-DR Mod (Design Review) – Freedom Fitness; The applicant, ALC Architecture, requests Design Review (DR) approval for a new commercial building, approximately 11,588 square feet, to house a new *Freedom Fitness* gymnasium accompanying landscaping, lighting and a parking lot, within the Ensign Commercial Subdivision No. 2; The site is located at the northwest corner of North Meridian Road and Meadow View Road, Kuna, Idaho 83634.

C/Gealy: Mr. Chairman, I will recuse myself from this item. **Jeff Likes:** 1119 E State St, Eagle Idaho. We submitted this application back in November. The thing that we’d like to modify is to flip the building, so now our north is our south. Our south is our north. This allows for huge expansion possibilities. We had a pool expansion on the north with the existing dollar tree and the drive aisle to do some true expanding. We flipped the building, that’s really the only change that we’ve got. **Sam Weiger:** Chairman, commissioners for the record Sam Weiger, Planner I for the City of Kuna 751 W 4th ST. The applicant is seeking Design Review approval for a new *Freedom Fitness* gymnasium accompanying landscaping, lighting and a parking lot. The site is located within Ensign Commercial Subdivision No. 2, at the northwest corner of Meridian Road and East Meadow View Road. The property as it sits now is vacant, within city limits, and currently zoned C-1. Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan. Staff forwards a recommendation of approval for Case No. 19-04-DR to the Planning and Zoning Commission. I will now stand for any questions you may have. **C/Hennis:** Nothing has changed with the parking lot, correct? **Sam Weiger:** Chairman and Commissioner Hennis, they are proposing more spaces with this modification than the original application.

Commissioner Hennis motions to approve Case No. 19-04-DR Mod with the conditions as outlined in the staff report; Commissioner Damron seconds, all aye and motion carried 3-0.

19-05-SN (Sign) & 19-07-DR (Design Review) – Indian Creek Sports Monument Sign; Troy Todd, owner of Indian Creek Sports, requests design review approval for a 15-ft multi-tenant commercial monument sign. The subject site is located 8797 S. Meridian Road, Kuna, ID 83634 (APN: S1312142304)

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, May 28, 2019

Aaron Vance: My name is Aaron Vance, I'm here because there is new sign going up for a new complex. This sign will be on the highway with an additional message center. There are three spaces, one large space for the main business and then two more for smaller businesses, one for storage units and another for rental. **Jace Hellman:** Chairman and Commissioners, Jace Hellman, Planner II 751 W 4th Street. The design review is in consideration for a monument sign for Indian Creek Sports, located at 8797 S Meridian Road. Staff has determined that the sign meets Kuna City Code. Staff recommends that if the proposed monument sign, that it is approved with the conditions of approval listed in the staff report. I will now stand for any questions you may have. **Aaron Vance:** I have another sign right down the road.

Commissioner Hennis motions to approve Case Nos. 19-05-SN & 19-07-DR with the conditions as outlined in the staff report; Commissioner Damron seconds, all aye and motion carried 4-0.

19-12-DR (Design Review) – United States Postal Service Parking Lot; Michael Stafford requests design review approval for a private parking lot, driveway and corresponding landscaping which will be utilized and maintained by the United States Postal Service (USPS) following their site relocation. The subject site is located on 199 S. Kay Ave., Kuna, ID 83634 (APN: R0615253160).

David Gronbeck: David Gronbeck, 1400 E Kokanee Lane, Kuna. I will stand for any questions. **C/Hennis:** For the building where Freedom Fitness is currently operating for the United States Postal Service, what is the plan? **David Gronbeck:** Our plan is to subdivide four lots, a driveway lot and two additional parking lots. The only thing that I have to say is that when my client bought this parking lot, the parcel is going to be zoned as commercial. The parcel south will also be commercial. Regarding the parcel south and setback changes, I don't know if you could mention that or act on it. **Jace Hellman:** Chairman and Commissioners, Jace Hellman, Planner II, 751 West Fourth Street. The application before you this evening is for a driveway, parking lot and landscaping for the United States Postal Service for their new location at 693 E Wythe Creek Court, former location of Freedom Fitness. Staff has determined that the application complies with Kuna City Code, Title 5, and staff recommends that when the project is approved, that it is subject to the conditions of approval listed in the staff report. We will work on the zoning at a later point, and I'll stand for any questions you may have. **C/Young:** Typically, the chain link is not uncommon. **Jace Hellman:** Correct. **C/Young:** This would be good support for the post office. It looks appropriate.

Commissioner Gealy motions to approve Case No. 19-12-DR with the conditions as outlined in the staff report; Commissioner Hennis seconds, all aye and motion carried 4-0.

PUBLIC HEARING

19-02-SUP (Special Use Permit) Modification – PiStem Academy; PiStem Academy request to MODIFY their SUP by adding two (2) additional portable buildings (approx. 28 feet x 64 feet each) for classroom and school purposes at their campus on Hubbard Rd. If approved, the addition of the two portables will bring the total to five (5) manufactured buildings on site, with 429 students by fall of 2021. Applicant intends to have permanent buildings within three years after opening. The subject site is located at the southeast corner of Hubbard and School Ave., Kuna, within Section 14, T 2 N, R 1 W; (APN#S1314120891).

Teresa Fleming: I'm at 2273 W Hubbard Road. We're seeking a modification to our special use permit to include additional enrollment that reaches 363. Additionally, it will be for rentals. **C/Young:** I noticed in our packet, there are no Ada County Highway District (ACHD) requirements for this, correct? **Teresa Fleming:** Correct, we are requesting a waiver regarding those conditions that they set forth. They were requesting some school signaling and a hawk system on School Avenue for another 330 feet on June 12, regarding that waiver. We did not want to delay our process with you, we were a little behind the eight-ball and did not receive our occupancy for opening. I didn't

**CITY OF KUNA
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want to do that again to be honest. **C/Gealy:** In the staff report, it reiterates that you intend to have permanent buildings in the development? **Teresa Fleming:** We intend on having meetings about that this summer and be ready by about January of next year, when we move into our permanent facility. **Troy Behunin:** Good evening Commissioners, Troy Behunin, Planner III, 751 West Fourth Street. The application before you tonight is for the PiStem Academy School on West Hubbard Road and School Avenue, the southeast corner. All of the noticing procedures have been handled so that we could have this hearing tonight. The only way to modify a special use permit is to have a public hearing. They would like to modify it to increase to student enrollment from 293 to 429 for the Fall of 2021. They need to bring on two portables to accommodate the increase of the students and other activities for the school. The use of the permanent buildings has been brought up on several occasions, and Mrs. Fleming has reiterated to me several times that they have a plan of action. We'll have to do some more design review for those elements. Staff supports the request to add these two trailers, portables. The appeal letter to ACHD was in the packet, I believe that the appeal letter was for the first three conditions of approval in the ACHD staff report. I'll stand for any questions. **C/Gealy:** Regarding the dark skies standards, is this something that needs to be included in the conditions of approval? **Troy Behunin:** You can certainly reiterate that as you feel necessary. **C/Gealy:** I see the applicant suggested a waiver plan. I see that sod is required, has that been included in the conditions of approval under landscaping? **Troy Behunin:** Yes. It might be ok to reiterate that as part of your conditions of approval. If you feel that way about the sod, it would be a good idea to indicate that. **C/Young:** We'll open the public testimony at 6:22. **Kayleen Jones:** I live at 1747 N Spike Ave. I'm a parent to a fifth grader who goes to PiStem. When I grew up, I didn't get an opportunity to attend a school like this. I am an advocate of this, my son has really enjoyed it so far. It's been really neat seeing him learn and grow, and also take the initiative to open paths of communication with his teachers. I'm in favor of the expansion, and I hope that other parents will be as well. **C/Young:** I'll close the public testimony at 6:24. That brings up our discussion. As far as the expansion, I have no opposition. My only concern is that as a Commission, we want the final report from ACHD. For me, personally I feel that ACHD might discuss upgrades for the street, based on what I'm reading in ACHD's staff report here. For me, I'm in favor of tabling it until ACHD gets the final report in. **C/Gealy:** Do we have the final report from ACHD? **Troy Behunin:** We have the final report from ACHD. The issue is that three of those site-specific conditions are being appealed. It's a waiver meeting, so they're requesting a meeting about three conditions. Hopefully, the ACHD Commission will make a decision about it that night. **C/Laraway:** The appeal includes the hawk system, correct? **Troy Behunin:** Correct, and street signals and street improvements. **C/Laraway:** How many of the students will be riding the bus? **Teresa Fleming:** Approximately 90 percent of our students ride the bus. It's a school safety zone, so we have for those students a way to get to the school. We would like to note that if you postpone, we will not be able to sign our contract. We will not be able to expand, that is why we are coming to you for approval today. **C/Gealy:** What does ACHD say about safety of the students. **Teresa Fleming:** I met with Commissioner Goldthorpe about this, and Mrs. Little and an ACHD attorney this afternoon. We discussed trying to reduce the speed limit. We would put in a painted crosswalk for the school and Hubbard at this point. If that was the case, then the school could get crossing guards for the crosswalks. The school would get crossing guards as volunteers during those morning and afternoon terms, we would. That's what we intend to discuss on June 12, those compromises and working together to ensure the safety of those few students. They have estimated this to be \$250,000. However, my investigation of the one that was done at Kuna High was \$439,000. This is part of our waiver request, Kuna School District paid 7.34 percent of that cost, but not the total cost. **C/Gealy:** ACHD? **Teresa Fleming:** They also recently purchased one for Compass Charter School on Cherry Lane. There is recently a redefinition in Idaho Code to term charter schools as excluded from a developer. We're now considered schools funded by public monies. **C/Damron:** In order to speed this process up, could we condition this that the pass not be occupied or used until ACHD issues to vacate it. That way they can get their contract signed and have the building just come in. **C/Hennis:** The only advantage to us tabling it is to hear what the result is. It really doesn't affect our design review on the expansion. **C/Young:** We don't know what the street improvements will be. **C/Hennis:** This is just the special use permit though, so how does that matter? If they delay this and can't meet their contract, then they're no better off than if we go ahead and approve it. We're looking at a special use permit for occupation, do the street improvements matter to that? If they roll it into their design review

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or the permit construction, that's an option. **C/Young:** I'm looking at it as an ACHD policy, and knowing what their final input is. **C/Damron:** In terms of timeframes and financial obligation, that's their part. We're just looking at the special use permit as opposed to whether or not they can afford this. That's not our business. Granted they condition it until it's approved or they get the waiver from ACHD, we're giving them permission to expand when they are allowed to be ACHD. We shouldn't be holding them up just because of that. **C/Gealy:** I don't think the ACHD decision will affect our decision. I think that depending on the ACHD decision, the applicant may want to modify their application. At this point in time, the ACHD decision won't affect when we decide on this application. I don't think it relates to our special use permit. **C/Laraway:** If you read this, it says that the school "should" install the crosswalk. It doesn't say "shall". That's from ACHD in their findings of fact. It says to ensure safe pedestrian access to the school prior to occupancy on any of the buildings. The applicant should be required to install a school zone with flashing lights. **C/Young:** It says site-specific conditions of approval. **C/Hennis:** I like to have ACHD's final report, but I do kind of agree with Cathy. I don't think that's going to affect our decision whether they could and should expand. **C/Damron:** If they sign the contracts, it doesn't mean the buildings are delivered. They just signed the contract for the people who make the building. I believe that if ACHD looks at it, they're going to kind of determine that permanent structures will be in within a few years. They can do that with the finances, they can with the permanent structures increase the size of the street and put the hawk system in. Those are on corporate financing. I believe ACHD will give them a waiver for all this. **C/Gealy:** I would like to add that the street lights go in with dark skies standards, and that under the landscaping condition we include sod in the playground areas. **C/Gealy:** There's a standard condition that they meet all agency recommendations. It was required that they meet the requirements of ACHD. My question is, do we want a condition about student safety with children crossing the road? **C/Damron:** They can have those students in class until ACHD has completed, anyway. **C/Hennis:** The condition is for ACHD to mitigate the issue for the hawk system or the crosswalk. Either way, is it financially feasible? In the event that ACHD grants their waiver, we will want to condition that they work with our staff to ensure student safety. Those are the only concerns I had, the dark skies and the sod. **Wendy Howell:** Cathy, they would need to work with ACHD staff, they manage the pedestrian crosswalks. Whether it be painting the street or something else, they will need to work ACHD staff to eliminate the safety concerns. The applicant will need to provide a letter from ACHD letting staff know what the result is. **C/Hennis:** The result of the safety coordination, the waiver fee, or both? **Wendy Howell:** Ultimately, both. One way or the other, they will have to let us know. **C/Gealy:** What if ACHD has no requirement to address student safety? **Wendy Howell:** We can possibly work with the City Engineer about that. **C/Gealy:** I think this is an ACHD issue. I don't want this to fall through the cracks. **C/Hennis:** I believe that in the waiver, they are offering to do a crossing. **C/Gealy:** We don't need to do this as a condition? **C/Hennis:** I don't believe so, because that's what they're proposing. **C/Gealy:** We do want to condition that they work with ACHD staff.

Commissioner Gealy motions to approve Case No. 19-02-SUP Mod with the conditions as outlined in the staff report; With an additional condition to landscaping to place sod in the playground areas. An additional condition that the lighting follow dark skies standards. And an additional condition that the applicant work with ACHD staff on a waiver and waiver request and inform Kuna Planning and Zoning Staff. Commissioner Hennis seconds, all aye and motion carried 4-0.

19-02-AN (Annexation), 19-01-ZC (Rezone), 19-01-S (Preliminary Plat) & 19-08-DR (Design Review) – Greyhawk West Subdivision; A request by Providence Properties, LLC. to annex approximately 29.15 ac. into Kuna with an R-6 zone, and to rezone approx. 10.45 ac. from Ag to R-6 (Med. Density Residential). Applicant requests preliminary plat approval to subdivide the approx. combined 39.33 acres into 174 total lots with a proposed gross density of 3.97 DUA, and the proposed net density is approx. 5.04 DUA. The application also includes a Design Review application for the common lots. The subject site is near the southwest corner of Hubbard and Kay Avenue, Kuna, in Section 13, T 2 N, R 1 E (APN #'s S1313212470 & S1313244650).

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Kent Brown: 3161 E Springwood. Greyhawk West is an expansion of the Greyhawk Subdivision that lies to the east. We had a portion of that site that was part of the original design. Kuna went through all the change, basically you could have any zone you want and any house sizes. Kuna came up with a medium density that they wanted to try to get. They wanted to size it for sewer. The City Council actually prevented the zoning ordinance. Since we originally submitted, ACHD has asked us to not have the connection to Hubbard, and turn that into a cul-de-sac. We're looking at that being an emergency access. We have a connection through Saranda Subdivision to the west of us in that northwest corner of our site. The overall subdivision has Kay Street and the Kuna Canal along the westerly boundary. With the extension of the City is a pathway that has already been started and completed in the Saranda Subdivision. We have those landscape islands that are on those long streets. We have one on the east and one on the west. When you can't look down the street, you have a tendency to slow down. These islands work really well at doing that. We have endcaps and landscaping. That caused homes backing into those streets, the homes are looking at landscaping. We have a couple of pocket parks that are in here and pedestrian connections that go down to Ardell and Kay Street and go back west to the pathway along the Kuna Canal. I've been doing this for 30 years. I started out with the City of Boise as a Planner for nine years. Greyhawk was one of the first subdivision that I did after leaving the City. As we've gone through this and you talk about amenities, what's very interesting is that walking seems to be the most popular one. The combination of the pathways, sidewalks and lakes people enjoy the most. We have a pocket park and a tot lot that is in here. We have worked with the school district. The school district wants another location for the buses. We've agreed to do that with them and work on a location and type of structure that they would like to see. I'll stand for any questions. **Troy Behunin:** Good evening Commissioners, Troy Behunin, Planner III, 751 West Fourth Street. All noticing procedures have been met to have this public hearing tonight. This project involves two different parcels, one is 29 acres and in the County. There's also a rezone request for the southern 10.4 acres. It is currently zoned agriculture in the City, it's been used for agricultural purposes for a long time. They would like to rezone that from agriculture to the R-6. The annexed parcel is also seeking an R-6. Both parcels are in the Comprehensive Map as medium density residential. R-6 is squarely in the middle of both of those. Even their gross density is under the six units per acre. They have worked very well with Kuna School District to get the kids here. Soon, Kay will be completed so they will get at least four of the schools within the district. We also met with Bobby Withrow, who is our Parks Director. We've worked really closely with the applicant in order to provide a substantial amenity on the west side of the project. It's nearly 2,000 feet long. It will connect to the subdivision called Saranda that Kent already mentioned. At build out, that pathway will take someone on Timbermist on the north side of Hubbard all the way down to Deer Flat. Both subdivisions north and south of this have already begun the pathway connection. This is just another 2,000 feet of connection. They're working very closely with Bobby as well for the subdivision and the community. They will also be completing a portion of Ardell to the south and to the east. Staff has reviewed the design review component. It does meet our code. The shrubs and trees are fine and they're ready to put another subdivision in. If they send in another PDF, we'll review it and we can move on from there. I'll stand for any questions you may have. There are 172 total lots and 17 common lots. **C/Gealy:** In ACHD's report it said that Ardell Road will cross the canal. Are they planning to construct up to the canal? **Troy Behunin:** I believe that will have to construct up to the canal and then there would be a proportionate share for a crossing, a road trust for the bridge. **C/Gealy:** What if ACHD says that it does not align? **Troy Behunin:** It's only off a few feet, but it's nothing that they are not used to. They'll work it out, and the applicant will have to comply with that. During the construction documents process, any misalignment will get handled through realignment. It's not a perfect process, but at some point, there will be a crossing there and it will follow all standards. **C/Gealy:** Did ACHD require that they not connect to Hubbard and that they place a cul-de-sac there? **Troy Behunin:** Yes, I believe they have a cul-de-sac slated for things as this begins to develop. This project will develop from the south and go north, if approved. Winfield Springs did the same approach. They came in from Deer Flat and are marching towards Ardell, so they'll begin to converge. **C/Gealy:** There will be emergency access through the cul-de-sac, correct? **Troy Behunin:** At the deep end of that north cul-de-sac, yes. There will be an emergency access. It will serve both pedestrian access and emergency access. **C/Gealy:** Did you recommend a condition to include street lights? **Troy Behunin:** They're required anyway. Are you talking about in the staff analysis? **C/Gealy:** Yes. **Troy Behunin:** They will have to follow the Kuna City standard for

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street lights. Anything we follow that up with under specific condition of approval. I believe that is number four. **C/Gealy:** Will you explain where it says gross density of 3.97 dwelling units per acre and net density of 5.01 units per acre. **Troy Behunin:** I think I said that backwards. Even with their net, they are well under the six units per acre. **Troy Behunin:** Gross density is everything that the applicant will own, whether they own it right now or at the time of development. It encompasses everything. The net density is when they remove things that can't be built on it, such as roads, end caps, parks, pathways. The net is what you have left, the actual developable land. **C/Gealy:** The actual land with houses on it. **C/Young:** We will open the public testimony at 7:04. **Jana Montague:** 583 E Black Hawk Court, Kuna, ID 83634. I live in Hawk's Nest Subdivision. Back in 2005, there was a discussion at that time about the property, Greyhawk West being sold. A lot of us were told that the property, the smaller annexed part, was supposedly allotted for a park. I wanted to find out what happened with that, if that was a true thing. Now that this subdivision is going in, what happened with the park that was supposed to go in there? That was back in 2005, and I talked to my next-door neighbor. He was supposed to come in today, because they were told the same thing. They didn't show up. **C/Young:** As far as whether that was slated to be a park, we don't know. **Jana Montague:** Nothing is ever developed back there, so I thought that was true. I never really investigated it, and nothing ever transpired. That was my only concern. There are so many subdivisions going in. There's nothing for the kids to do. There's no boys and girls club, there's no YMCA. This is another 100 or so lots going in, and there's nothing for the kids. That's my concern. We keep building all these subdivisions, and there's nowhere for the kids to go. That's why I was opposing, thank you. **Tegwin Matouaer:** 2217 N Greenville Ave. I don't know anything about any of you. This is a rural community, and I love the farm that is across the way that will not be there anymore. There are farms on Hubbard going north that hopefully won't stay there in towards the highway thing. All the bricks on the wall are getting closer and closer. My concern is the space. I honestly think they should take at least ten houses out of that and add a little more space. I don't know what you call your common area that you're counting as a land lot. None of the walk-through spaces are land lots on our side. There are a lot of kids in the neighborhood, and it's fun to see them. They have to play in the streets, though. We have a little playground down the way, but it's like long and narrow. There's not a place in that part on our side that's already there. You see where it's going to be going in on that dirty part. We've already got houses going up right now. It's a very limited space, the original Greyhawk has a limited space where the kids can play soccer and the jungle gym. In our little section, there's very limited things from the width of that to here. There are 330 homes, two cars, two people, and now you're saying another 170. There's almost 1,000 people on that one road coming and going twice a day. When the kids grow up and they have cars and they're on the streets, I am just saying that in the future for all of you, we need to think of our mental and physical well-being. It creates crime and all kinds of crazy things. This brings up our discussion. **Kent Brown:** 3161 East Springwood. For an explanation on the bridge to Ardell, it's owned by four different people, thus where the crux of the matter comes. When you don't have people that are financially responsible to be a portion of the bridge on Ardell, that's where the issue is. They've subdivided everything to the south, and they're hoping something with deeper pockets will build a bridge for it. Our connection to this road network is part of Kuna's plan and ACHD's plan to get traffic removed from Kay Street, it's a very key portion of that in this part of the valley for Kuna. There was a discussion about parks, and there never was a park shown on the property that is that lower 10 acres. It did get that ag designation, because they were participating in your sewer treatment plan. They needed to be in the City, but they wanted to try to limit them, because they didn't have a subdivision. The idea that it's part of the existing zoning that lies on that property. It's very interesting, the property is on the other side of the canal on the west side of the canal. Kuna's old zoning ordinance is the reason that there's not these pocket parks or these parks that we were able to put in the original. Because of the old zoning ordinance, you didn't get any credit for it. There were so many lots that were three times larger, but the zone said that you could get 6,000 square foot lots, well you're allowed to have a third of it be 6,000 and you add another third that is 12,000. You had to have another third that is 20,000. That old zone didn't allow anything. The Comp Plan was saying that you're getting 6,000 square-foot lots. It was a total nightmare from an engineering standpoint. This allows us to be creative and provide open space that is usable. We have 12.99 percent open space in this development. You wouldn't have seen that in these areas. That's why they have such a small open space. **C/Young:** I close the public testimony at 7:16. This brings up our discussion. **C/Damron:**

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A traffic impact study is requested, so they can think about a highway entrance. **Troy Behunin:** Didn't you send it to them? **Kent Brown:** We sent it to ACHD, ITD wasn't asking for them at that time, and that was a recent change. They're asking for those. No litigation was needed. My client is telling me that no litigation was needed. **C/Gealy:** Two of things that I look for are transitional lots and amenities for the people living in these communities. In this case, this proposed development is under R-6 and is surrounded by R-6. The transition pretty much takes care of itself. I'm very pleased to see the amenities that are provided. I'm glad that you're working with staff to develop the trails. There are small green spaces scattered throughout the development. It looks to me like there's connectivity with the pathways as well as so the people can actually make a loop. The only conditions I found were that you ask the applicant to submit a new landscape plan to comply with Kuna City Code and add it to the conditions of approval, and that the applicant will work with the Kuna School District on the time and position of the bus stops for the students. **C/Young:** The amenities are something we've been pushing for a while. It's nice to see the connectivity and open space higher than the minimum required as well in the subdivision. **C/Hennis:** There are two to three grass areas versus one large one. **C/Young:** I agree with ACHD on closing off the street access to the north with things to close to a mid-mile collector. The mid-mile collector helps with traffic flow as intended. **C/Hennis:** The long streets will bring speeds down. **C/Young:** As far as the bridge goes, that will be into account when ACHD decides to install for that, so. **C/Hennis:** What I see on the site plan or landscape plan, the landscaping looks well thought out.

Commissioner Hennis motions to recommend approval of Case Nos. 19-02-AN, 19-01-ZC, 19-01-S with the conditions as outlined in the staff report; With an additional condition to work with the City to provide an updated landscape plan; And an additional condition to work with the City to provide the required stops that the school district had recommended. Commissioner Gealy seconds, all aye and motion carried 4-0. Commissioner Hennis motions to approve 19-08-DR with the conditions as outlined in the staff report; With an additional condition to work with the City and provide the updated and revised landscaping plan based on the recommended conditions; And an additional condition to work with the City to provide the required stops that that the school district had recommended. Commissioner Gealy seconds, all aye and motion carried 4-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Gealy Seconds, all aye and motion carried 4-0.

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department



City of Kuna

City Council
Staff Memo

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To: City Council

Case Numbers: 19-04-AN (Annexation)
Washburn Annexation

Site Location: 7015 S. Ten Mile Road
Meridian, ID 83642

Planner: Jace Hellman, Planner II

Hearing Date: August 6, 2019

Owner: Jefferson Washburn
7015 S. Ten Mile Rd.
Meridian, ID 83642
208.860.8836
Jefe722@gmail.com

Applicant: Dave Washburn
512 Seasons Ct.
Nampa, ID 83686
208.573.5511
Kellywashburn@hotmail.com

Representative: Intermountain Engineering
208.941.1245

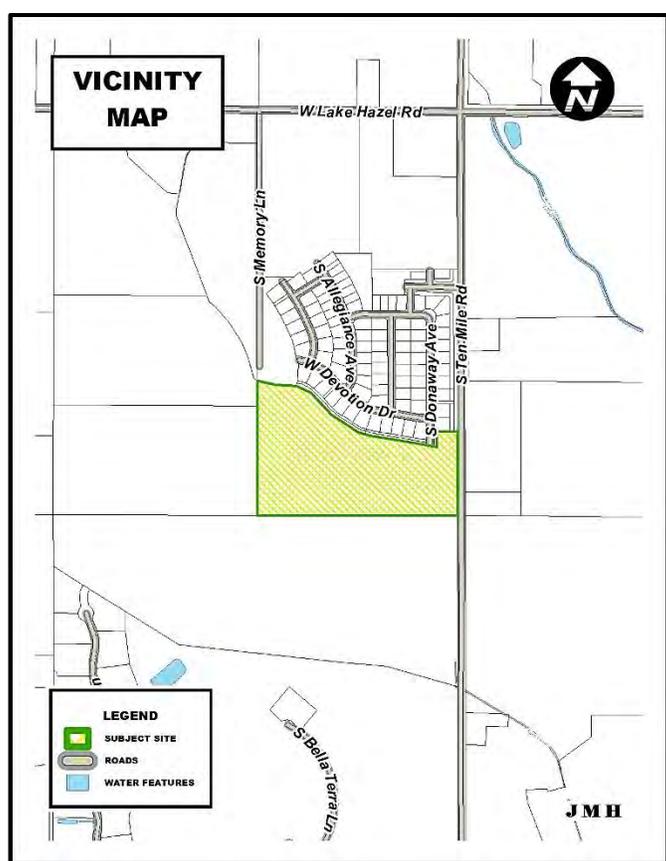


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| E. Staff Analysis | J. Council's Proposed Order of Decision |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexation are designated as a public hearing, with the Planning and Zoning Commission as a recommending body and City Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|----------------------------------|------------------------------------|
| i. Neighborhood Meeting | April 15, 2019 (2 people attended) |
| ii. Agency Comment Request | April 24, 2019 |
| iii. 400' Property Owners Notice | July 16, 2019 |
| iv. Kuna Melba Newspaper | July 17, 2019 |
| v. Site Posted | July 24, 2019 |

B. Applicant’s Request:

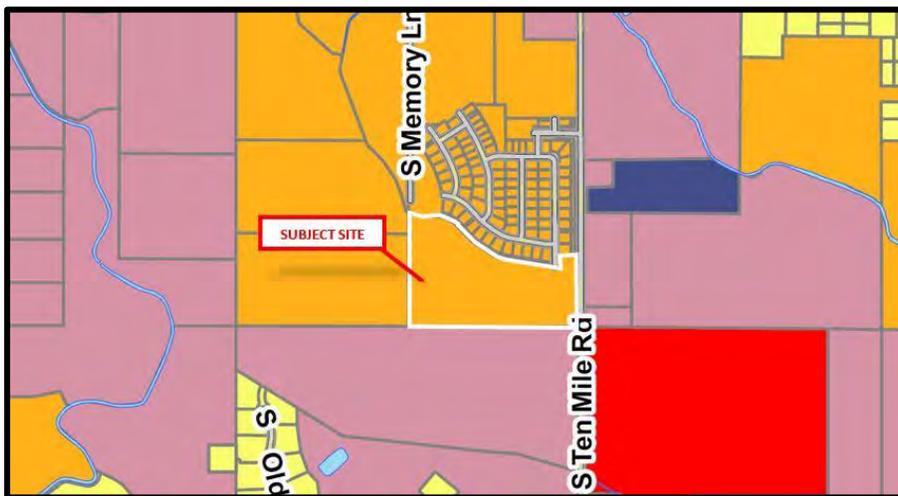
On behalf of Jefferson Washburn (Owner), Dave Washburn is requesting to annex an approximately nineteen (19) acre parcel in Kuna City Limits with an R-8 (medium density residential) zoning designation. The subject site is located at 7015 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West; (APN S1303141900).

C. Site History:

The parcel is currently zoned Rural Residential (RR) within unincorporated Ada County. Historically this parcel has been considered farmland.

D. 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. Surrounding Land Uses:

North	R-6	Medium Density Residential – Kuna City
South	RR	Rural Residential – Ada County
East	RR A	Rural Residential – Ada County Agriculture – Kuna City
West	R-6	Medium Density – Kuna City

3. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size	Current Zone:	Parcel Numbers
Jefferson Washburn	19.41 acres	RR (Rural Residential)	S1303141900

4. Services:

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

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

The subject site contains one single family dwelling and multiple outbuildings associated with agricultural practices. Vegetation on-site is consistent with that of a single-family lot and crop fields. The site is relatively flat with an estimated average slope of 0% to 6%. Bedrock depth is estimated to be between twenty (20) and forty (40) inches according to the USDA Soil Survey for Ada County.

6. **Transportation / Connectivity:**

The site is currently accessed via an existing driveway onto Ten Mile Road. No development is proposed with this application at this time.

7. **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.

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

- Boise Project Board of Control Exhibit B-2
- Kuna City Engineer Exhibit B-3
- Nampa & Meridian Irrigation District Exhibit B-4
- Idaho Transportation Department Exhibit B-5
- The Community Planning Association of Southwest Idaho (COMPASS) Exhibit B-6
- Ada County Highway District (ACHD) Exhibit B-7

E. Staff Analysis:

On April 5, 2019, the applicant and his representatives met with Kuna Planning and Zoning Staff to review their annexation application. The applicant is proposing an R-8 designation for his 19.41-acre parcel, which under Kuna City Code is classified as medium-density residential. The applicant’s intention is to have this parcel serve as a transition piece from R-6 to north (Memory Ranch) and a parcel to the south that the Envision Kuna, Comprehensive Plan identifies as “Mixed Use” (see section D.1 in this staff report), however there were no development plans included in the application. A neighborhood meeting was held by the applicant for residents within the vicinity of the proposed project on April 15, 2019. A recap of the neighborhood meeting minutes can be found within the applicant’s “Neighborhood Meeting Certification”.

Staff has determined that the property is eligible for annexation into Kuna City limits. The property owner is consenting to the annexation and the property is contiguous, or has its touch, with Kuna City limits situated to the north, east and west of the subject site.

The City of Kuna Street Circulation Map identifies a proposed major collector running along the subject site’s southern property line. Staff notes, at the time of future development, the applicant will be responsible to construct a portion of the newly proposed road. Standard right-of-way for collector streets is typically 50 to 70-feet.

Staff has determined the applicant’s annexation request is in compliance with Kuna City Code, Title Five; Idaho Statutes § 50-222 and § 67-65 and the goals and policies set in Kuna’s Comprehensive Plan. On June 11, 2019, the Planning and Zoning Commission voted 2-1 to recommend approval of case no. 19-04-AN to City Council subject to the conditions of approval listed in section “J” of this report. The Planning and Zoning Commission made its findings at a special meeting on July 1, 2019.

F. 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.
4. Idaho Code, Title 50, Chapter 2 – General Provisions – Government – Territory.

G. Proposed Comprehensive Plan Analysis:

The Kuna City Council may (accept or reject) the Comprehensive Plan components, and has determined the proposed annexation (*is/is not*) 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.

H. Proposed Kuna City Code Analysis:

1. This request appears to (*be/not be*) consistent and in compliance with all Kuna City Code (KCC).

Comment: *The proposed applications (adhere/not adhere) to the applicable requirements of KCC Title 5.*

2. The annexation request (*is/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.*

3. This application (*is/is not*) likely to cause adverse public health problems.

Comment: *The project will connect to public sewer and potable water systems at the point of future development, therefore eliminating the occurrence of adverse public health problems.*

I. 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, voted 2-1 on June 11, 2019 to recommend *approval* of Case No. 19-04-AN (*Annexation*); a request from Dave Washburn to annex approximately 19-acres into Kuna City limits with an R-8 zoning designation, subject to the conditions of approval listed in section “J” of this report.

J. Council’s Proposed Order of Decision:

This motion is for the approval, conditional approval or denial of the annexation application. However, if the City Council wishes to approve or deny specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff’s report and public testimony as presented, the City Council of Kuna, Idaho, hereby *(approves/conditionally approves/denies)* Case No. 19-04-AN (*Annexation*); a request from Dave Washburn to annex approximately 19-acres into Kuna City limits with an R-8 zoning designation, 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 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 construction 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 to the Kuna Municipal Pressure Irrigation system of the City (KMID).
5. Connection to City Services (Sewer, Water, Pressurized Irrigation) is required. All City services shall be brought to and through the subject property. The applicant shall conform to all corresponding Master Plans.
6. 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.
7. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
8. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED this 6th day of August, 2019.



City of Kuna

City Council

Proposed Findings of Fact and Conclusions of Law

Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

Based upon the record contained in Case No. 19-04-AN (annexation) including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, exhibits, and the testimony during the public hearing, the Kuna City Council hereby (*approves/conditionally approves/denies*) the Findings of Fact and Conclusions of Law for Case No. 19-04-AN, a request a request from Dave Washburn to annex approximately 19-acres into Kuna City limits with an R-8 zoning designation.

1. *Based on the evidence contained in Case No. 19-04-AN, this proposal does generally comply with the City Code.*

Staff Finding: *The applicant has submitted a complete application, and following staff review for technical compliance the application appears to be in general compliance with Kuna City Code Title 5.*

2. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Staff Finding: *Neighborhood notices were mailed to residents within 400-ft of the proposed project site on July 16, 2019 and a legal notice was published in the Kuna Melba Newspaper on July 17, 2019. The applicant posted a sign on the property on July 24, 2019.*

3. *Based on the evidence contained in Case No. 19-04-AN, this proposal does generally comply with the Comprehensive Plan.*

Staff Finding: *The Comprehensive Plan has listed numerous goals for providing a variety of housing densities that will accommodate various lifestyles, ages and economic group in Kuna. The proposed zoning designation is R-8 (Medium Density Residential). The Comprehensive Plan Map designates this property as medium density.*

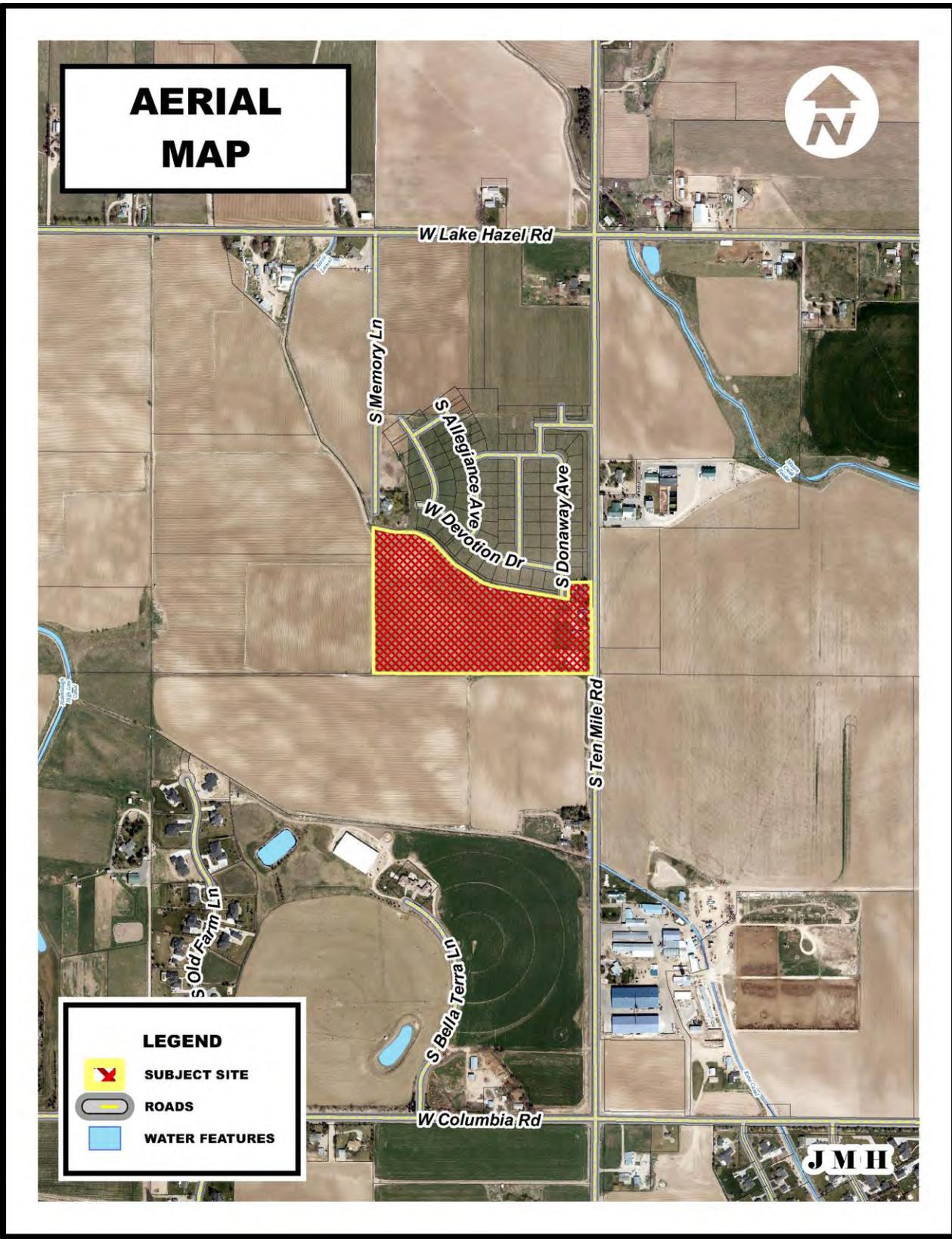
4. All private landowners have consented to annexation.

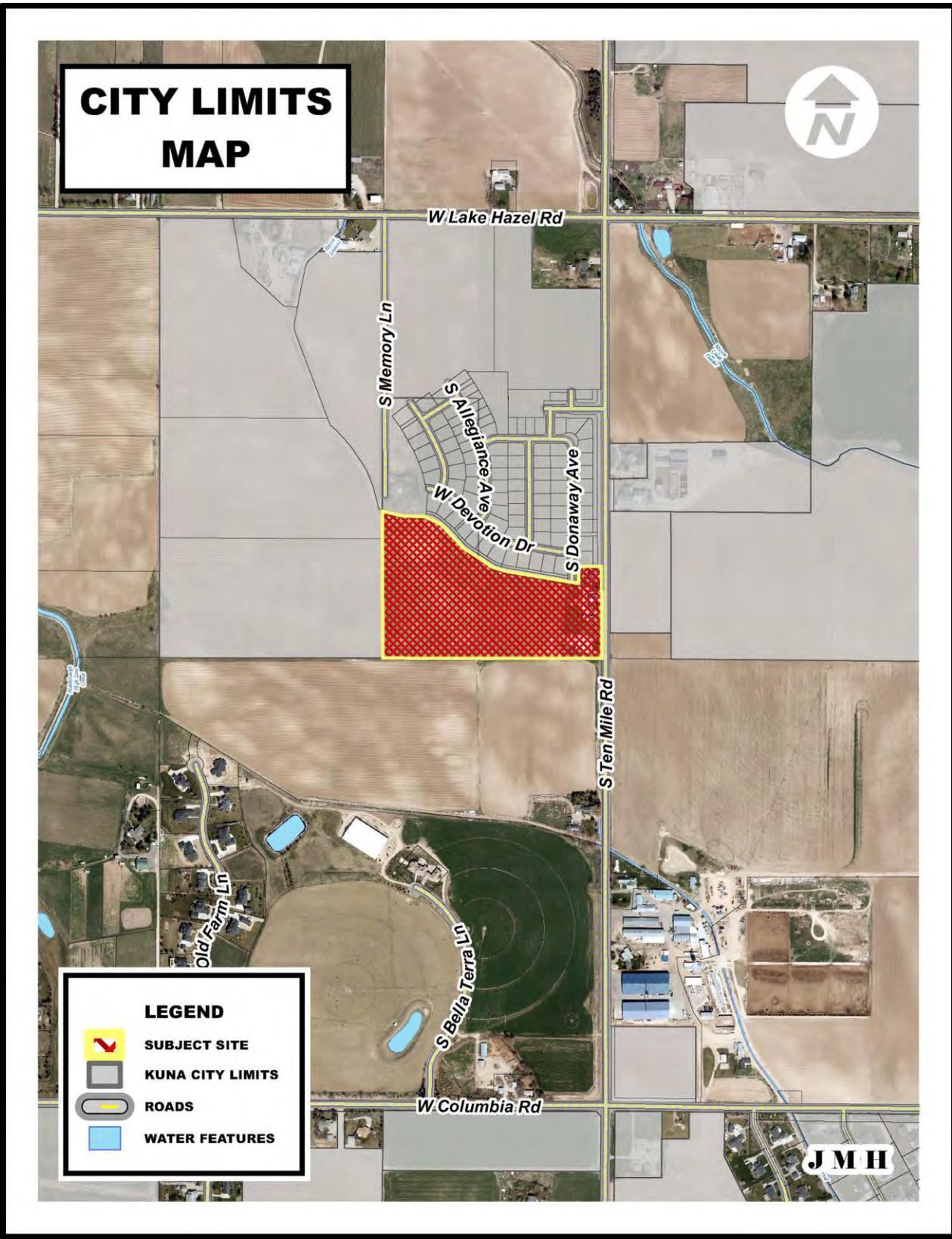
Staff Finding: *An affidavit of legal interest was signed by Jefferson Washburn allowing Dave Washburn to act on his behalf for this project, therefore consenting to the annexation of the proposed project site.*

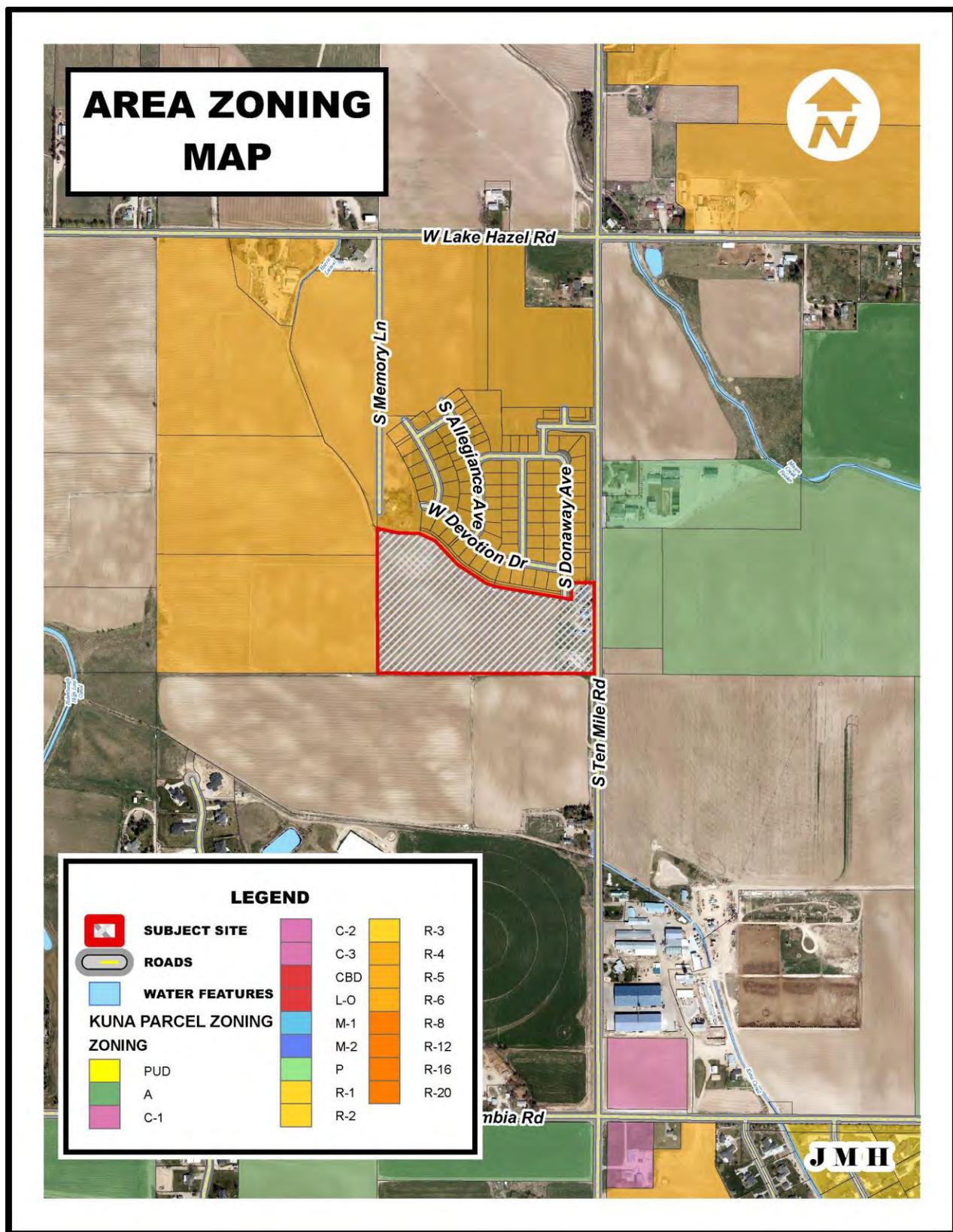
5. The proposed project lands *are* contiguous or adjacent to property within Kuna City Limits.

Staff Finding: *The parcel is contiguous with City limits to the north, east and west.*

DATED this 6th day of August, 2019.







CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, June 11, 2019

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	Absent	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	N/A
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	X
Commissioner Stephen Damron	X	Sam Weiger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Commissioner Hennis called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

1. CONSENT AGENDA

Meeting Minutes for May 28, 2019.

Findings of Fact and Conclusions of Law For 19-01-AN (Annexation) – Guido Annexation

Findings of Fact and Conclusions of Law For 19-02-SUP (Special Use Permit) – Pi Stem Modification

Findings of Fact and Conclusions of Law For 19-02-AN (Annexation), 19-01-S (Preliminary Plat), 19-01-ZC (Rezone), 19-08-DR (Design Review) – Greyhawk West (2019) Subdivision;

Commissioner Gealy Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.

2. NEW BUSINESS

19-11-DR (Design Review) – Peak Construction Office & Shop; The applicant, NeuDesign Architecture, requests Design Review (DR) approval for a new shop for a building contractor, approximately 4,207 square feet, accompanying lighting and a parking lot, within the Shortline Park Subdivision No. 1; The site is located 706 East Stagecoach Way, Kuna, Idaho 83634.

Sam Weiger: Chairman, commissioners for the record Sam Weiger, Planner I for the City of Kuna 751 W 4th ST. The applicant is seeking Design Review approval for a new building for a shop contractor with landscaping, lighting and a parking lot. The site is located within Shortline Park No. 1 subdivision, lot 2 block 1, at 706 E Stagecoach Way. The property is within city limits, and currently zoned M-1. Because the existing fencing along the street frontage will remain and adequately screens the proposed parking lot, staff would like to remove the recommendation that the applicant install additional shrubs along the street frontage. Staff has determined that this application complies with Title 5 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan. Staff forwards a recommendation of approval for Case No. 19-11-DR to the Planning and Zoning Commission. I will now stand for any questions you may have. **C/Damron:** Sam, the building just to the east of it, that has shrubs on the frontage on that one. He apparently doesn't want to put shrubs on it to match that one. Is there a reason for that? **Sam Weiger:** Commissioner, the fencing and landscaping along the parking lot was previously approved with the contractor's storage yard. The applicant, Peak Construction, applied for a Special Use Permit and Design Review for a contractor's storage yard back in July 2018. They are in compliance with code, because they were previously approved and they have the fencing serving as a screen. **Marla Carson:** Marla Carson, NeuDesign Architecture, 725 E. 2nd St. I'm here representing MMB Holdings, who is wanting approval for a shop at 706 East Stagecoach Way. That building is going to be 4,207 square feet. It's going to be a preconstructed metal building, it will be grey with white trim on about one acre of

CITY OF KUNA PLANNING & ZONING COMMISSION

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land. He's currently occupying the lot and using it as a storage lot. He's looking to new build his office and shop for his business. **C/Hennis:** Seems pretty straightforward, seems like a pretty decent building for what they're wanting. **C/Gealy:** I agree. **C/Damron:** It looks good.

Commissioner Hennis motions to approve Case No. 19-11-DR with the conditions as outlined in the staff report; Commissioner Damron seconds, all aye and motion carried 3-0.

PUBLIC HEARING

19-04-AN (Annexation) – On behalf of Jefferson Washburn (Owner), Dave Washburn is requesting to annex an approximately nineteen (19) acre parcel in Kuna City Limits with an R-8 (medium density residential) zoning designation. The subject site is located at 7015 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West; (APN S1303141900).

Jace Hellman: Chairman, Commissioners, for the record Jace Hellman, Kuna Planning and Zoning Staff, 751 W 4th St. The application before you this evening is for the recommendation to the City Council of the annexation of 7015 S Ten Mile Road which is an approximately 19-acre parcel. The applicant has requested to annex into the City with an R-8 Zone, which is classified as medium-density residential by Kuna City Code. The Kuna City Comprehensive Plan Future Land Use Map identifies the site as Medium Density Residential. No development is included in this application. Staff has determined the annexation request is in compliance with Kuna City Code, Idaho State Code and the Kuna comprehensive Plan. Staff would recommend that if the Commission recommends approval to the City Council, that the applicant be subject to the conditions of approval listed in section "L" of this staff report.

Dave Washburn: I am the applicant. I live at 512 West Seasons Court in Nampa. We are in the process of changing the property ownership from Jefferson Washburn to my name. He currently lives in the little house, and we plan to split that house off. I'll be the one developing the property. We had to go through this process in order to split off his house. This piece of property is from what we can tell a transition route, because we have CBH Homes on the north and they're doing the typical size lot subdivision. On the new Comprehensive Plan, everything to the south of us along Ten Mile, the Comp Plan shows as mixed-use. We're assuming that this would mean commercial, or it could be a variety of things. We're just transitioning I believe from one to the next. It's a very small piece of ground that we'd like to do the smaller lots with less maintenance required. I think we can do the smaller lots. Sewer is a little bit of a challenge. We can develop this initially with the existing sewer line that stubs out to the property. When we come back with the preliminary plat, we'll have more answers about that then. We have an irrigation canal on the north, Ten Mile, and another irrigation on the east. On the south property line, Ada County Highway wants us to come in with the material connecting Ten Mile and Black Cat, so they want a road extending. **C/Hennis:** We'll open the public hearing at 6:13. **Kurt Smith:** Kurt Smith, I live at 2587 Southside Blvd, Melba. I'm the project engineer licensed to practice in the State of Idaho. We have no issues with following any of their requirements with this project. When we lay it out with the R-8 zone, we expect anywhere from 80 to 110 lots. We will be glad to connect to City services. I will stand for questions. **C/Hennis:** That leaves Commissioner discussion. **C/Laraway:** This is an annexation only, we're not talking about R-8, rezoning, design review or anything like that. We're talking about R-6 to the north and R-8. We really don't know what transition we're making. The property to the south would be R-4, if they came in and tried to develop it, correct? **C/Hennis:** It's all technically medium density as is outlined on the Comp Plan. If I remember right, it will be R-6 or R-8. Both R-6 and R-8 are considered medium density. **C/Gealy:** In the proposed Comprehensive Plan, the property to the south is mixed-use. It will be a combination of two uses. There's no indication as to what the density might be under a mixed-use designation as I understand. I'm concerned about the R-8 density, because of the location, it seems to be a good distance from the City Center to be looking at a higher density than what's surrounding it. There's a map on page 70 on what I have that indicates that everything coming in is R-6 with the possible exception of Danskin Ridge that is an R-2. As I recall, that's just one lot. They've been getting a lot of pressure not for higher density. **C/Hennis:** They're indicating with that being a transitional from

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, June 11, 2019**

R-6 into a mixed-use area. If we try to go to a lower density, we'd be going backwards. That's where we either stay with the R-6 density, or we transition up slightly to a mixed-use. If we went to an R-2, then it would seem counterintuitive to what we're trying to do in a transitional area like we've been reaching for. **C/Hennis:** We have a lot of developments coming in, but we do correct them in the correct positioning. If we're trying to push this to a northern City Center, that might be appropriate. **C/Gealy:** The property to the north and the property to the west are both R-6. **C/Laraway:** That's kind of what I've been looking at, we don't know what the transition is going to be. It seems like we have a connection. We have a consistency of flow. We have R-6 to the north. We have R-6 across the street, abutting it to the northeast. Everything around there is R-6. **C/Hennis:** Right, but we're also as a City trying to have R-2 and R-12 in these areas. If the proposed Comp Plan has got us intending to do a lot of mixed-use out here, we going to go from R-2 to R-12 or R-20, depending on what they want to do with the project. We don't know what we're going to get at this point. Is that an appropriate area for an R-8? There's not too much difference between R-6 and R-8. It's still medium density, it's not considered high density by any means. **C/Gealy:** They did indicate that their intention is to do townhomes on the outside and smaller lots on the inside. Do you feel that this is appropriate? **C/Hennis:** If we're looking at mixed-use, it's south of that. If someone comes in and rezones it to R-2, then that's a problem. We don't know at this point. It's always a guess. **Jace Hellman:** Red is commercial, orange is medium density residential, and the dark blue is public and that is the treatment plant, and yellow is low density. It's a transition between mixed-use and the commercial there on the corner. **C/Gealy:** It's not Lake Hazel, it's a mid-mile collector. My major concern is that we have proper transitions between different types of uses and provide amenities for the people there. I would encourage probably townhomes along the street side, the corner may be appropriate. I would encourage you to consider perhaps a lower density as you butt up against the Memory Ranch to the north and to the west, so that there's less disparity between the two communities along the boundaries. **C/Damron:** The street side appears to be that other existing home that's going to remain there in that lot. We have that and townhomes behind that, is that what you're saying? **C/Hennis:** I think she's also meaning the new street and then Ten Mile. **C/Gealy:** Along those two roads, it might be appropriate for a higher density. Along the boundary of the subdivision to the north and the west, I'd like to see lot sizes a little more consistent with the property, where those are R-6. **C/Damron:** Then moving to the higher density towards the corner. **C/Gealy:** That would be my input, to have transition between the existing neighborhoods and to also consider amenities for the people that will be living there.

Commissioner Gealy motions to recommend approval of Case Nos. 19-04-AN with the conditions as outlined in the staff report, Commissioner Damron Seconds, motion carried 2-1.

19-01-OA (Ordinance Amendment) – Fencing and Open Space; An ordinance of the City Council of Kuna, Idaho, Amending Kuna City Code (KCC) to:

- Making certain findings; AND
- Amending Section 20, Article A, Chapter 2, Title 4 making a technical correction regarding the measure of fence height; AND
- Amending Subsection 2 of Section 6, Chapter 1, Title 5 making technical correction to the definition of "open space"; AND
- Amending part 8 of Subsection C, Section 5, Chapter 5, Title 5, making a technical correction regarding the measure of fence height; AND
- Repealing Section 4, Chapter 6, Title 5 and renumbering the remaining Sections of said Section; AND
- Amending Sections 5, 6, 7, 8, 9, and 10, Chapter 6, Title 5 to redesignate these Sections; AND
- Amending Subsection D, Section 12, Chapter 17, Title 5 making technical changes to design requirements for residential open space; AND

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, June 11, 2019

- Amending Section 2, Chapter 4, Title 6, providing for a change in the text designation for definitions upon which City Staff can rely and making a technical correction regarding the measure of fence height and location of fencing; AND
 - Providing a severability clause; AND
 - Directing the City Clerk; AND
- Providing an effective date.

Wendy Howell: Wendy Howell, P.O. Box 13, Kuna, Idaho 83634. This ordinance does two main things. We're taking the tiered approach to the open space after further research. This is more evenly spread and closer to the role of the Parks Department. The usage goal is 1 acre to 80 people. We added buffer areas and endcaps to the definition. Those areas cannot be included as open space. We have questions in the discrepancies regarding where the height of the fence is taken from. We went through all the ordinances and I hope I've got all the spaces it's been put, but we're having it so that the measurement is taken from "all fences should be measured from and along administrative property at the location the fences are constructed." That should be consistent throughout the ordinances. **C/Hennis:** What if there is an uneven grade? Is it on the lowest of the grades or should there be a definition on that? Say there is a site wall for two, you have a retaining wall and then a fence built on top of it. Or, you have an uneven grade. Is that something that you may add in there at some point? I don't want to complicate it, but it is something that I've run into in the past. **Wendy Howell:** It will be suggested by the building inspector, because there have been problems, because of berms and so forth. They do it along a finished grade of the property. **C/Damron:** It's like a contour. **C/Hennis:** I guess the way you qualify that is that it's the guy applying for the permit. **Wendy Howell:** There's also a mechanism in the fence ordinance, that they can apply for a specific variance that's requested. I have Bobby Withrow here to speak on behalf of the Parks and Recreation Department. **Bobby Withrow:** Bobby Withrow, Kuna Parks Director. I was looking at this before one of our Council Meetings. Before it passed, it was showing up as the five percent per 50 homes. We started looking at one of the subdivisions that was coming in front of us of approximately 600 homes. We started doing the math, and they weren't going to be able to do their project, because of the percentage that were going to have per open space. We sat down and came up with this. It helps with our density goals. The more houses you put on acre, the more open space you will need to have. You will have 300 homes, almost 10 percent of that ground will have to be open space. That is an estimate. Also, we had a project that went in front of City Council. There were four acres of park space, when there was only an acre-and-a-half, when the rest was the buffer and the endcaps. My goal is always to get more green space for the kids to play in. I'm hoping for any questions. **C/Hennis:** I will open the public hearing at 6:33. I will close the public hearing at 6:34. I open for Commission discussion. I like the approach.

Commissioner Gealy motions to recommend approval of Case No. 19-01-OA as presented; Commissioner Laraway seconds, all aye and motion carried 3-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

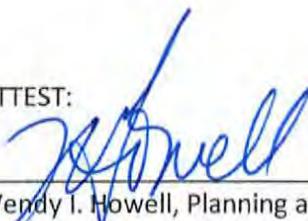
Commissioner Gealy motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 3-0.

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, June 11, 2019**



Dana Hennis, Commissioner
Kuna Planning and Zoning Commission

ATTEST:


Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department



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

Annexation Checklist

Annexation requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

Project name: Washburn 19-04-AN	Applicant: Jefferson Washburn
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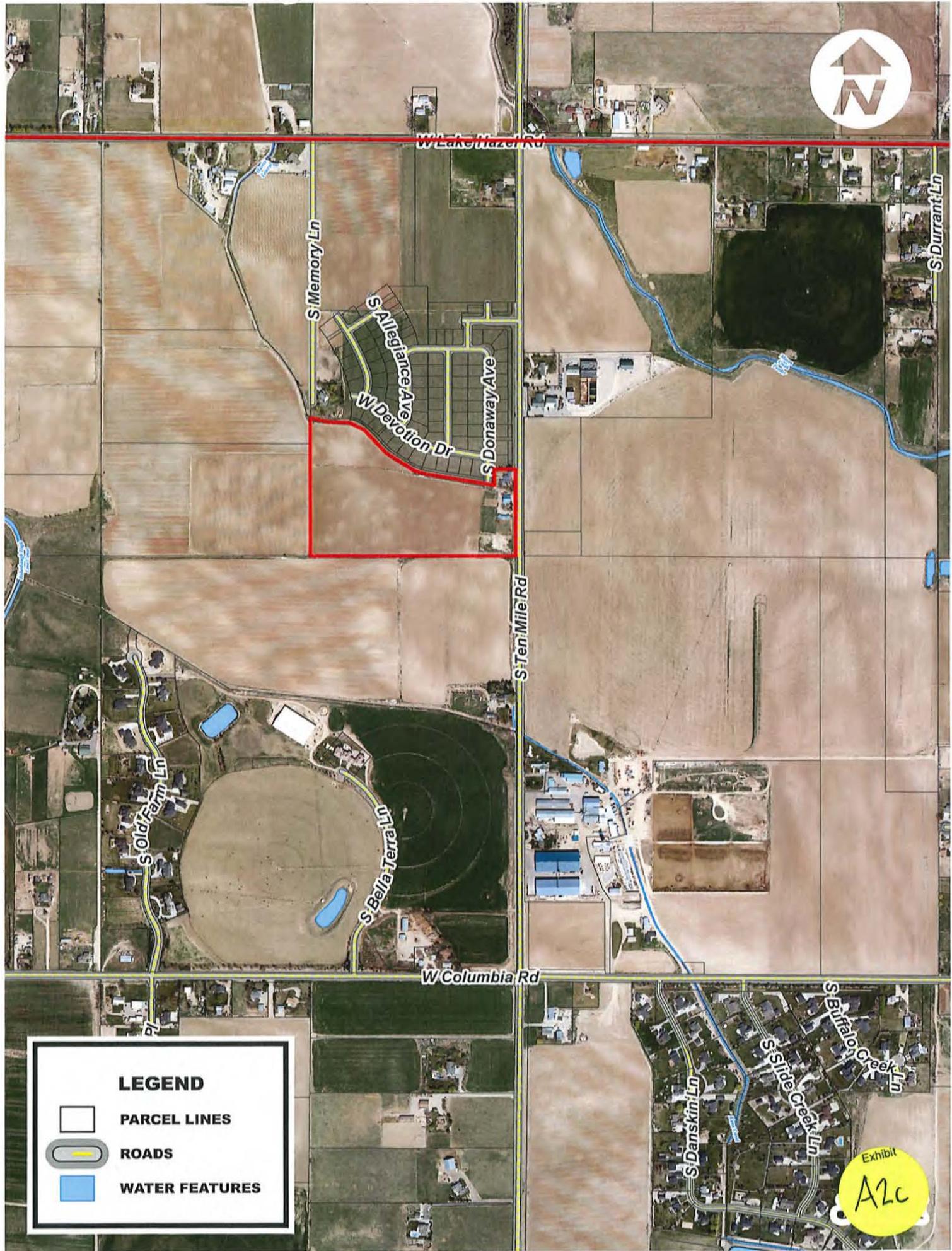
All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
✓	Letter of Intent indicating reasons for proposed annexation and the availability of public services.	✓
✓	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the annexation property, Street names and names of surrounding subdivisions.	✓
✓	Legal description of the annexation area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
✓	Recorded warranty deed for the property.	
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (All parties involved)	✓
✓	Development Agreement & Development Agreement Checklist	N/A
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
✓	Commitment of Property Posting form signed by the applicant/agent.	✓

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 Public Hearing 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.

This 20 acres is in a somewhat unique location, we are trying to transition from Memory Ranch subdivision with standard lot sizes and standard single-family homes to mixed-use, commercial property. For this reason we are proposing a single-family home sub-division with smaller lots which will attract a different user. Someone that wants a single-family home but is not so interested in taking care of a lawn or shop. We want to pattern this project after a very nice small-lot sub. located at Eagle Rd. and Easy Jet Rd. just south of Overland Rd. This project transitions from single-family to commercial very nicely. We are proposing townhome lots on the exterior of the project and smaller single-family lots on the interior. These lots will all fit within the medium density(R-8) zone shown on the new comprehensive plan. Thank you, Dave Washburn(Developer)



LEGEND

-  PARCEL LINES
-  ROADS
-  WATER FEATURES

Exhibit
A2c



5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

Certified to be a true and correct copy of the original.
[Signature]

File No. 539049

WARRANTY DEED

For Value Received

Jay Washburn and Lorraine Washburn, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

[Signature]

Jefferson Washburn a married man as his sole and separate property

hereinafter referred to as Grantee, whose current address is 7015 South Ten Mile Road Meridian, ID 83642

The following described premises, to-wit:

That portion of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian; and running thence
North 0°05' East along the Easterly boundary line of the aforesaid Southeast quarter, 569.00 feet; thence
South 89°54' West, 161.0 feet; thence
South 0°05' West, 100.00 feet to a point on the center line of the Harris Canal; thence
North 80°45' West, along the centerline of the Harris Canal, 485.0 feet; thence
North 56°45' West, along the centerline of the Harris Canal, 222.0 feet; thence
North 44°06' West, along the centerline of the Harris Canal, 256.8 feet; thence
North 84°26' West, along the centerline of the Harris Canal, 314.0 feet to the intersection of the West line of the Southeast quarter of the Northeast quarter of the aforementioned Section 3; thence
South 0°06' West, 880.0 feet to the South line of the aforementioned Southeast quarter; thence
North 89°52' East, 1324.0 feet to the Point of Beginning.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the 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 U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

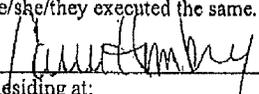
Dated: October 29, 2013

Jay B. Washburn
Jay Washburn
Lorraine B. Washburn
Lorraine Washburn

Exhibit
A2e

State of IDAHO, County of CANYON

On this 30 day of Oct in the year of 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Jay Washburn and Lorraine Washburn known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.


Residing at: _____

Commission Expires: _____
Residing at: Melba, ID
Commission Expires: 3/10/15



received
4.17.19



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.kunacity.id.gov

State of Idaho)
) ss.
County of Ada)

I, Jefferson Washburn , 7015 S Ten Mile 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 _____ Address _____
Name

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 5 day of April, 2019

[Signature]
Signature

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

Dilan Christensen
Notary Public
State of Idaho
Commission No. 2018-0668

[Signature]
Notary Public for Idaho
Residing at: KUNA IDAHO
My commission expires: APRIL 16, 2024

Exhibit
A2f



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 5-1A-2 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: Annexation of property @ 7015 S. Ten Mile into Kuna, ID

Date and time of neighborhood meeting: April 15, 2019 6:00 pm

Location of neighborhood meeting: 7015 S. Ten Mile Rd Meridian, ID 83642

SITE INFORMATION:

Location: Quarter: Portion of SE 1/4 NE 1/4 Section: 3 Township: 2N. Range: 1W. Total Acres: 19.06

Subdivision Name: _____ Lot: _____ Block: _____

Site Address: 7015 S. Ten Mile Rd. Tax Parcel Number(s): 51303141900

Meridian ID 83642

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

CURRENT PROPERTY OWNER:

Name: Jefferson Washburn

Address: 7015 S. Ten Mile Rd City: Meridian State: ID Zip: 83642

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

Name: Jefferson Washburn Business (if applicable): _____

Address: 7015 S. Ten Mile Rd City: Meridian State: ID Zip: 83642

208-860-8836

April 5, 2019

Annexation into Kuna at 7015 S Ten Mile

To whom it may concern,

On April 15, 2019, there will be meeting at 6:00 pm with information about annexing a parcel of land into the Kuna city limits. In the Kuna comprehensive plan, this land has been designated medium density residential and it will be annexed in under that same designation.

The meeting will be held at the home of Jefferson Washburn at 7015 S Ten Mile Rd. If you have any questions about the annexation of the property, you are invited to attend.

Thank you,

Jefferson and Tess Washburn

SIGN IN SHEET

PROJECT NAME: WASHBURN

Date: 4-15-19

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Clark Monson</u>	<u>3273 W Devotion</u>	<u>83642</u>	<u>205-250-1025</u>
2	<u>Adriana VanDyke</u>	<u>3345 W. Devotion</u>	<u>83642</u>	<u>360-910-7887</u>
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: 4-15-19 @ 6:00pm Number of Attendees: 2
 Meeting Location: 7015 S. Ten Mile Rd Meridian, ID 83642

Description of Project Presented:
 - Annex property (7015 S. Ten Mile) into Kuna, ID
 - Zone Medium Density according to Kuna P+Z Comp. Plan
 - Split Lot

Attendee's comments:
 - No Major Concerns
 - Asked if it would be apartment buildings

I hereby certify that the above information is complete and correct to the best of my knowledge.

Jefferson Washburn
 Printed Name

[Signature]
 Signature

4-15-19
 Date



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

4-4-19

Date

Jace Hellman

From: Jace Hellman
Sent: Wednesday, April 24, 2019 12:22 PM
To: ACHD; Ada County Engineer; Adam Ingram; Becky Rone - Kuna USPS Addressing; Bob Bachman; Bobby Withrow; Boise Project Board of Control (TRitthaler@boiseproject.org); Cable One t.v.; Central District Health Dept. CDHD; COMPASS; DEQ (Alicia.martin@deq.idaho.gov); Eric Adolfson; Idaho Power; Idaho Power; Idaho Power Easements; 'Idaho Power Easments 2'; Intermountain Gas; ITD; J&M Sanitation - Chad Gordon; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt.; Kuna Postmaster - Marc C. Boyer; Kuna School District; Kuna School District; Kuna School District; Lisa Holland; Megan Leatherman; Nampa Meridian Irrigation District; New York Irrigation; Paul Stevens; Perry Palmer; Planning Mgr: Ada County Development Services; Terry Gammel
Subject: City of Kuna Request for Comment - Case No. 19-04-AN (Annexation)
Attachments: Agency Packet.pdf

April 24, 2019

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Number & Case Name:	19-04-AN (Annexation)	
Project Description	On behalf of Jefferson Washburn, Dave Washburn requests to annex an approximately nineteen (19) acre parcel into Kuna City Limits with an R-8 zoning designation. The subject site is located at 7015 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West (APN: S1303141900).	
Site Location	7015 S. Ten Mile Road, Meridian, ID 83642	
Applicant/Owner	Jefferson Washburn 7015 S Ten Mile Rd. Meridian, ID 83642 208.860.8836 Jefe722@gmail.com	Dave Washburn 512 Seasons Ct. Nampa, ID 83686 208.573.5511 kellywashburn@hotmail.com
Public Hearing Date	Tuesday, June 11, 2019 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634	
Staff Contact	Jace Hellman, Planner II jhellman@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989	



Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

Thank you!

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
hellman@kunaid.gov



received
 4.29.19

Jace Hellman

From: Tom Ritthaler <TRitthaler@boiseproject.org>
Sent: Wednesday, April 24, 2019 1:02 PM
To: Jace Hellman
Subject: RE: City of Kuna Request for Comment - Case No. 19-04-AN (Annexation)

Jace,
 Boise Project has no objection to the annexation of this property.

Tom

From: Jace Hellman <jhellman@kunaID.gov>
Sent: Wednesday, April 24, 2019 12:22 PM
To: ACHD <clittle@achdidaho.org>; Ada County Engineer <agilman@adaweb.net>; Adam Ingram <adam.ingram@cableone.biz>; Becky Rone - Kuna USPS Addressing <rebecca.i.rone@usps.gov>; Bob Bachman <bbachman@kunaid.gov>; Bobby Withrow <bwithrow@kunaid.gov>; Boise Project Board of Control (TRitthaler@boiseproject.org) <TRitthaler@boiseproject.org>; Cable One t.v. <cheryl.goettsche@cableone.biz>; Central District Health Dept. CDHD <lbadigia@cdhd.idaho.gov>; COMPASS <cmiller@compassidaho.org>; DEQ (Alicia.martin@deq.idaho.gov) <Alicia.martin@deq.idaho.gov>; Eric Adolfson <eadolfson@compassidaho.org>; Idaho Power <ahawkins@idahopower.com>; Idaho Power <bwatson2@idahopower.com>; Idaho Power Easements <easements@idahopower.com>; Idaho Power Easments 2 <kfunke@idahopower.com>; Intermountain Gas <bryce.ostler@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; J&M Sanitation - Chad Gordon <Chad.Gordon@jmsanitation.com>; jmcDaniel@adaweb.net; Julie Stanely - Regional Address Mgmt. <Julie.R.Stanley@usps.gov>; Kuna Postmaster - Marc C. Boyer <marc.c.boyer@usps.gov>; Kuna School District <kbekkedahl@kunaschools.org>; Kuna School District <bsaxton@kunaschools.org>; Kuna School District <wjohnson@kunaschools.org>; Lisa Holland <lholland@kunaid.gov>; Megan Leatherman <mleatherman@adaweb.net>; Nampa Meridian Irrigation District <nmid@nmid.org>; New York Irrigation <terri@nyid.org>; Paul Stevens <PStevens@kunaid.gov>; Perry Palmer <ppalmer@kunafire.com>; Planning Mgr: Ada County Development Services <jboal@adaweb.net>; Terry Gammel <tgammel@kunafire.com>
Subject: City of Kuna Request for Comment - Case No. 19-04-AN (Annexation)

April 24, 2019

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

File Number & Case Name:	19-04-AN (Annexation)
Project Description	On behalf of Jefferson Washburn, Dave Washburn requests to annex an approximately nineteen (19) acre parcel into Kuna City Limits with an R-8 zoning designation. The subject site is located at 7015 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West (APN: S1303141900).
Site Location	7015 S. Ten Mile Road, Meridian, ID 83642

Exhibit
 BZ

Applicant/Owner	Jefferson Washburn 7015 S Ten Mile Rd. Meridian, ID 83642 208.860.8836 Jefe722@gmail.com	Dave Washburn 512 Seasons Ct. Nampa, ID 83686 208.573.5511 kellywashburn@hotmail.com
Public Hearing Date	Tuesday, June 11, 2019 6:00 pm Kuna City Hall is located at 751 W. 4 th Street, Kuna, ID 83634	
Staff Contact	Jace Hellman, Planner II jhellman@kunaid.gov Phone: 208.922.5274 Fax: 208.922.5989	
<p>Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you. If your agency needs additional time for review, please let our office know as soon as possible. <i>No response within 15 business days will indicate you have no objection or comments for this project.</i></p>		

Thank you!

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov



received
4.29.19



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 & ANNEXATION REVIEW MEMORANDUM

Date: 29 April 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Jefferson Washburn Annexation 19-04-AN

The Jefferson Washburn Annexation and Rezone request 19-04-AN, dated 17 April 2019 for 7015 S. Ten Mile Road, Meridian Idaho and listed as Annexation 19-04-AN with requested zoning of Medium R-8 has been reviewed. The following narrative is limited to the annexation and rezone request.

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 place additional demands on constructed facilities and on water rights provided by others. It is expected that this property shall transfer to the City, at time of annexation, all conveyable water rights by deed and "Change of Ownership" form from Idaho Department of Water Resources (IDWR). It is further expected that the irrigation water rights shall provide a sufficient quantity of irrigation water to service the described property.
- b. A plan approval letter will be required if this project affects any local irrigation districts or its 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. Zoning change requested is from Rural Residential (ADA County) to R-8 Medium Density (City of Kuna).
- e. R-8 is defined as eight dwellings per net acre. Or about 5,445 square feet per lot. This is considered medium density development by the City of Kuna Code (5-2-2, B).

2. Property Description

- a. The applicant provided a metes and bounds property description (legal description) of the subject parcel with a Warranty Deed. The legal description pertains to the gross area and the property boundaries of the described land.

3. Irrigation

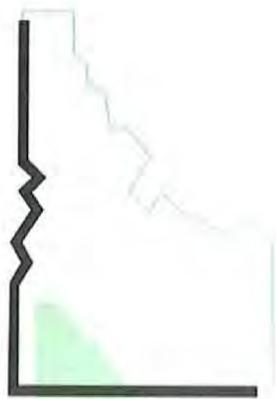
- a. The developer may be requested to participate with an update to the Irrigation distribution model.
- b. When available the subject property shall connect to the City of Kuna irrigation system.

4. Sewer

- a. The developer may be requested to participate with an update to the sewer collection master plan model as part of the development process.
- b. The development shall be connected to City sewer.

5. Water

- a. The developer may be requested to participate with an update to the water distribution master plan model as part of the development process.
- b. The development shall be connected to City water.



Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092
NAMPA, IDAHO 83651-4395
nmid.org
OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

May 1, 2019

Jace Hellman, Planner II
City of Kuna
751 W. 4th Street
Kuna, ID 83634

RECEIVED
MAY 06 2019
CITY OF KUNA

RE: 19-04-AN/ 7015 S. Ten Mile Road

Dear Jace:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted and plans show storm water is retained on site.

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

Please feel free to contact me with any further questions

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc:

Office/ file

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

Exhibit
B4

received
5.13.19



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

May 13, 2019

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

VIA EMAIL

Development Application	19-04-AN
Project Name	ANNEXATION TEN MILE ROAD
Project Location	7010 South Ten Mile Road, west of SH-69 milepost 5.70
Project Description	Annexation into Kuna City limits with an R-8 designation
Applicant	Jefferson Washburn
Representing	Dave Washburn

The Idaho Transportation Department (ITD) reviewed the referenced annexation application and has the following comments:

1. This project does not abut the State highway system.
2. The Idaho Administrative Procedures Act (IDAPA) 39.03.60 governs advertising along the State highway system. The applicant may contact Justin Pond, Right-of-Way Section Program Manager, at (208) 334-8832 for more information.
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
4. ITD does not object to annexation of the parcel 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,

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov

Exhibit
B5

Communities in Motion 2040 2.0 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 2.0* (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 2.0 goals.

Development Name: Washburn

Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: 125

New jobs: 0

Exceeds CIM forecast: Yes

	<p>CIM Corridor: None Pedestrian level of stress: R-Ten Mile Rd Bicycle level of stress: R-Ten Mile 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: 260 Jobs within 1 mile: 110 Jobs/Housing Ratio: 0.4</p>	<p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: 3.4 miles Nearest fire station: >4 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: 1,469 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: 1.4 miles Nearest public park: 2.4 miles Nearest grocery store: >4 miles</p>	<p>Residents who live or work less than 1/2 mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

This proposal exceeds growth forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. This location is still in a largely farmland area. Nearby services, such as schools, parks, emergency services, grocery, and other stores are several miles from the site and likely accessed only by vehicle.

The site is not currently served by public transportation. ValleyConnect 2.0 proposes bus service on Linder Road from downtown Kuna to the Boise Research Center with 20-minute frequencies. The closest bus stop would be approximately one mile in distance when that route is operational. A site plan was not provided with this application. Consider restricting access to Ten Mile Road to help this corridor move vehicles efficiently and provide safety for non-motorized users along the corridor.

More information about COMPASS and *Communities in Motion 2040 2.0*:

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

Exhibit
 B6

Development Services Department



Project/File: Washburn Annexation/ KUNA19-0006/ 19-04-AN
This is an annexation with rezone from RR to R-8. The site is located on 19-acres.

Lead Agency: City of Kuna

Site address: 7015 S Ten Mile Road

Staff Approval: May 20, 2019

Owner: Jefferson Washburn
7015 S Ten Mile Road
Meridian, ID 83642

Applicant: Dave Washburn
512 Seasons Court
Nampa, ID 83686

Staff Contact: Stacey Yarrington, Planner III
Phone: 387-6171
E-mail: syarrington@achdidaho.org

A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval of an annexation with rezone from RR (Rural Residential) to R-8 (Medium-high density Residential). The site is located on 19-acres. The City of Kuna's Future Land Use map designates this area as low-residential.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Medium density Residential	R-6
South	Rural Residential (Ada County)	RR
East	Agriculture/ Rural Residential (Ada County)	A & RR
West	Medium density Residential	R-6

3. **Site History:** ACHD has not previously reviewed this site for a development application.

4. **Adjacent Development:** The following developments are pending or underway in the vicinity of the site:

- Memory Ranch, a 261 residential lot subdivision in various phases of development and is located directly north and west of the site was approved by ACHD in July 2015.
- Caspian, a 497 single family lot subdivision located north of the site was approved by ACHD in April 2017.
- Gran Prado, a 530 residential lot subdivision located north of the site was approved by the ACHD Commission in December 2017.
- Silver Trail, a 421 single family lot subdivision located east of the site was approved by ACHD in October 2016.

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 Columbia Road is scheduled in the IFYWP to be improved with a single-lane expandable roundabout but is currently unfunded.
 - The intersection of Lake Hazel Road and Ten Mile Road is listed in the IFYWP to be widened to 4-lanes on the north leg, 3-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and signalized between 2026 and 2030.
 - Lake Hazel Road is listed in the CIP to be widened to 3-lanes from Black Cat Road to Ten Mile Road between 2026 and 2030.
 - Lake Hazel Road is listed in the CIP to be widened to 3-lanes from Ten Mile Road to Linder Road between 2026 and 2030.

B. Traffic Findings for Consideration

1. **Trip Generation:** Below is a list of land uses and estimated trip generation rates for uses that may be included within the site. Trip generation rates are based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Use	Avg. Daily Trips	Avg. PM Peak Hour
Single Family (per unit)	9.44	1
Multi-family (Low-rise) (per unit)	7.32	0.56

2. **Condition of Area Roadways**
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Lake Hazel Road	0-feet	Principal Arterial	148	Better than "E"
Ten Mile Road	546-feet	Minor Arterial	327	Better than "E"
Donaway Avenue	50-feet	Local	N/A	N/A

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

* Acceptable level of service for a two-lane minor arterial is "E" (575 VPH).

3. **Average Daily Traffic Count (VDT)**
Average daily traffic counts are based on ACHD's most current traffic counts.
 - The average daily traffic count for Lake Hazel Road east of Ten Mile Road was 2,497 on 10/16/2018.
 - The average daily traffic count for Ten Mile Road south of Lake Hazel Road was 6,012 on 10/17/2018.
 - There are no current traffic counts for Donaway Avenue.

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, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Ten Mile Road (24-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:** As part of a future development application and consistent with the MSM, the applicant should be required to dedicate 48-feet of right-of-way from centerline of Ten Mile Road abutting the site. Right-of-way is impact fee eligible and compensation will be provided.

As part of a future development application, the applicant should be required to improve Ten Mile Road with additional pavement to a minimum 17-feet from centerline, a 3-foot wide gravel shoulder, a borrow ditch, and 5-foot wide detached concrete sidewalk located a minimum of 42-feet from centerline to front face of sidewalk abutting the site.

The applicant should be required to provide a permanent right-of-way easement to 2-feet behind back of sidewalk for any sidewalk placed outside of the dedicated right-of-way.

2. New Collector Street

- a. **Existing Conditions:** There are no existing streets internal to the site.

- b. **Policy:**

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

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

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

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

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

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

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

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-

of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Half Street Policy: District Policy 7206.2.2 required improvements shall consist of pavement widening to one-half the required width, including 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 new collector roadway should align with Via Roberto Lane on the east side of Meridian Road and continue through the property stubbing to the west. 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 50-feet of right-of-way.

A new single-lane roundabout was identified on the MSM located at the mid-mile of Ten Mile Road and the New Collector Street intersection.

- c. **Staff Comments/Recommendations:** There is a new mid-mile collector designated on the MSM along the site's south property line. Therefore, as part of a future development application and consistent with the MSM, the applicant should be required to construct a new mid-mile east/west collector street along the south property line as ½ of a 36-foot street section with vertical curb, gutter, 7-foot wide attached (5-foot detached) sidewalk, plus 12-feet of additional pavement widening and 3-foot wide gravel shoulder with borrow ditch on the unimproved side.

As part of a future development application, the applicant should coordinate with District staff on dedication of sufficient right-of-way for the single-lane roundabout at the Ten Mile/ New Collector Street intersection.

3. Internal Streets

- a. **Existing Conditions:** There is one stub street, Donaway Avenue constructed at the site's north property line.

- b. **Policy:**

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

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 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.
- c. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to extend Donaway Avenue into the site and construct the internal streets to meet ACHD District policies listed above.

4. Roadway Offsets

a. **Existing Conditions:** There are no existing roadways internal to the site.

b. **Policy:**

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

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

District policy 7206.4.2 states that the preferred spacing for new collectors intersecting existing collectors is ¼ mile to allow for adequate signal spacing and alignment.

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

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

c. **Staff Comments/Recommendations:** As part of a future development application, the applicant should be required to design and construct the roadway intersections to meet ACHD District policies listed above.

5. Stub Streets

a. **Existing Conditions:** There is one stub street, Donaway Avenue, constructed at the site's north property line.

b. **Policy:**

Stub Street Policy: District policy 7206.2.4 (collector)/ 7207.2.4 (local)/ 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 7206.2.5.4 (collector)/ 7207.2.5.4 (local), 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." or "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED 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 (collector)/ 7207.2.4 (local)/ 7208.2.4 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:** As part of a future development application stub streets should be constructed to the adjacent parcel west of the site to provide for future connectivity and must be designed and constructed to meet ACHD District policies listed above.

6. Tree Planters

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

7. Landscaping

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

D. Site Specific Conditions of Approval

This application is for annexation with rezone only. Site specific conditions of approval will be established as part of the future development application.

1. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.

4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

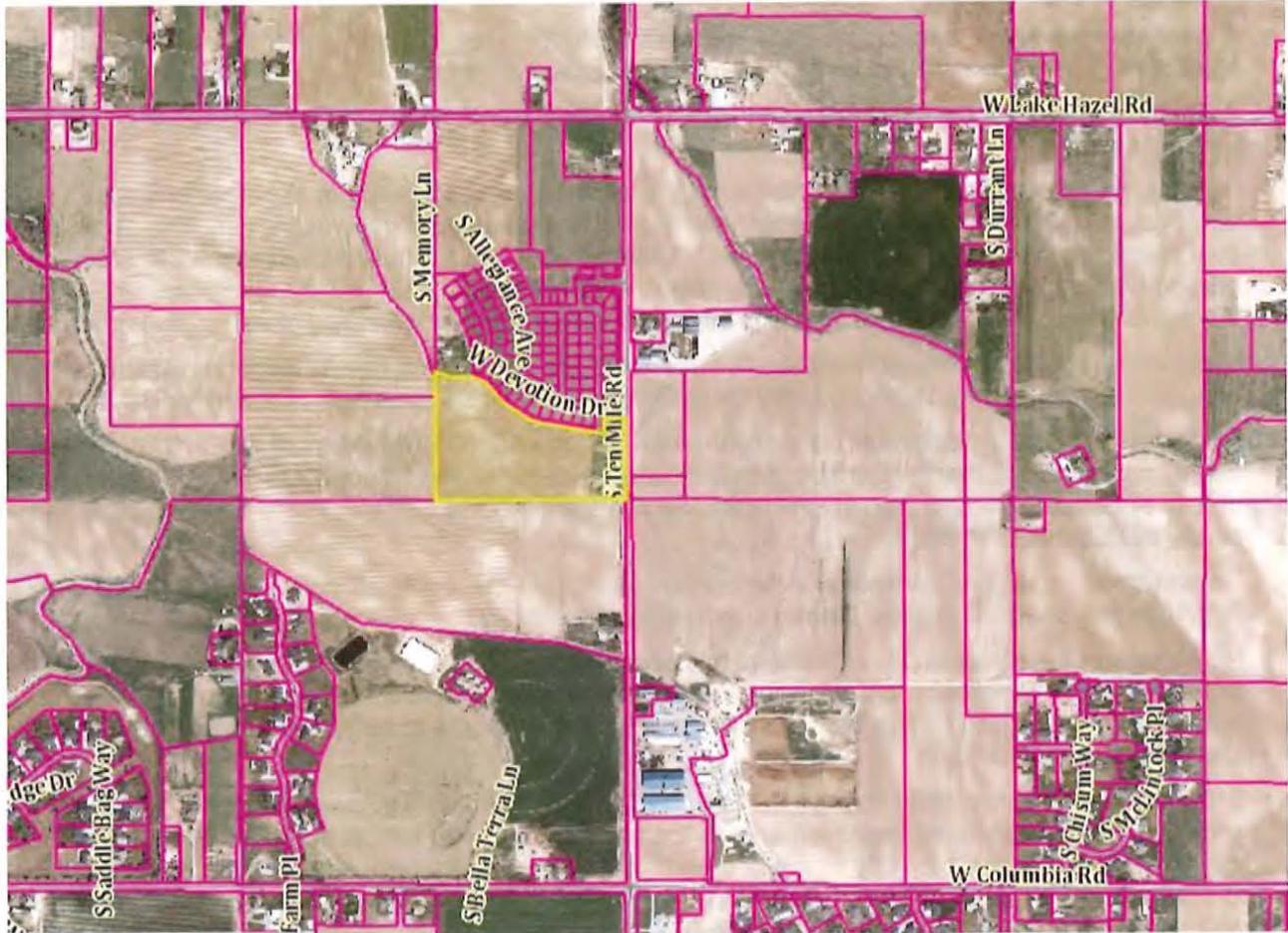
F. Conclusions of Law

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

G. Attachments

1. Vicinity Map
2. Site Plan
3. 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.



CITY OF KUNA

PLANNING & ZONING DEPARTMENT

CERTIFICATE OF MAILING

Date: 7/16/2019
To: 400' Property Owners Other _____
Planner: Jace Hellman, Planner II
Case Name: 19-04-AN (Annexation) – Washburn Annexation

I HEREBY CERTIFY that on this 16th day of July, 2019, I caused a true and correct copy of the foregoing instrument to be deposited in the United States mail, with prepaid postage.

Signature

Dawn Stephens
Attest





CITY OF KUNA
PLANNING & ZONING DEPARTMENT
PO Box 13 • 751 W. 4th St • Kuna, Idaho • 83634
Phone (208) 922-5274 • Fax: (208) 922-5989
www.kunacity.id.gov

Dear Property Owner:

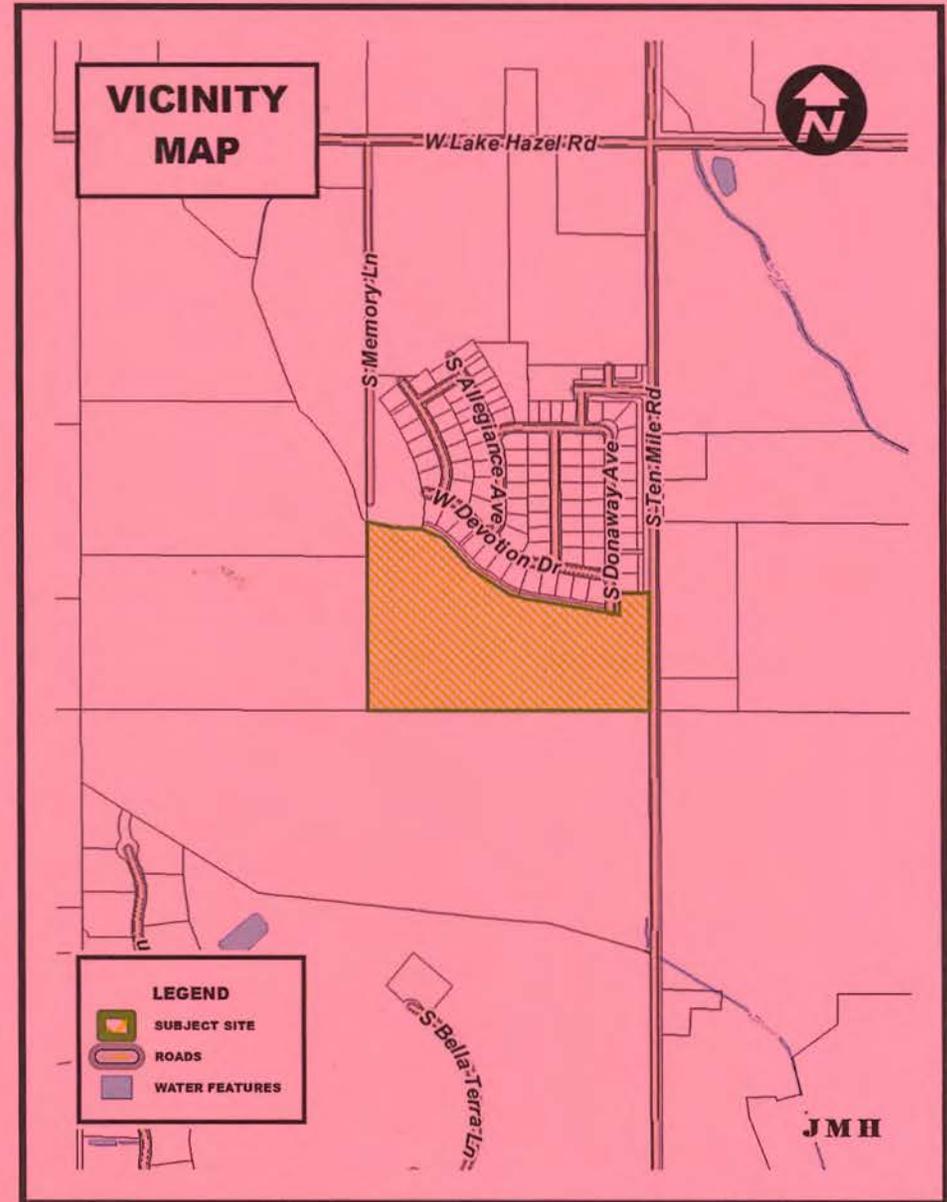
NOTICE IS HEREBY GIVEN that the City of Kuna City Council is scheduled to hold a public hearing on **August 6, 2019**, beginning at **6:00 pm** on the following case:

A request from Dave Washburn to annex an approximately nineteen (19) acre parcel into Kuna City Limits with an R-8 zoning designation. The subject site is located at 7015 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West (APN: S1303141900).

The hearing will be held at **6:00 PM** in the **Council Chambers at City Hall** located at **751 W. 4th Street, Kuna, Idaho**.

You are invited to provide oral or written comments. Written testimony received by the close of business on **July 30, 2019** will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions (must submit eight (8) copies) will be presented to the governing body at time of the hearing. Please note oral comments made during the public hearing will be restricted to three (3) minutes per person. Mail written comments to PO Box 13, Kuna, ID 83634 or hand deliver them to City Hall.

If you have questions or need special assistance, please contact the Planning and Zoning Division at (208) 922-5274.



MAILED 7/16/19

Suggestions For Testifying at the Public Hearing:

Be informed . . .

Review the proposal, staff report, applicable provisions of the ordinance, comprehensive plan and Idaho State Code (Title 67, Chapter 65).

All items pertaining to the application can be found the Friday prior to the hearing at <http://kunacity.id.gov/240/Agendas-and-Meeting-Minutes>.

Be on time . . .

Although the item you are interested in may not be first on the agenda, you never know when it will be heard. The governing body has authority to adjust the schedule according to its discretion. Thus, anticipate attending from the beginning.

Speak to the point . . .

The governing body appreciates pertinent, well organized, factual and concise comments. Redundant testimony is prohibited. **The developer or their representative is given 10 minutes to present their project. Others wishing to testify are given three (3) minutes. The developer (or their representative) is given additional time for rebuttal to address issues raised during public testimony.** Long stories, abstract complaints, or generalities may not be the best use of time. Neighborhood groups are encouraged to organize testimony and have one (1) person speak on behalf of the group. The group representative will receive 10 minutes to make comments.

If you don't wish to speak, write . . .

Written testimony submitted one (1) week prior to the hearing will be included in the packet that is distributed to the governing body prior to the hearing. Late submissions must submit six (6) copies, which will be presented to the governing body at time of hearing. As a reminder, it is unreasonable to submit extensive written comments or information at the hearing and expect them to be reviewed prior to a decision.

Wesley Ake
6953 S Nordean Ave
Meridian, ID 83642

James Andersen
6906 S Nordean Ave
Meridian, ID 83642

Lisa & Michael Anderson
6930 S Nordean Ave
Meridian, ID 83642

Fairie Bingman
3297 W Devotion Dr
Meridian, ID 83642

Michelle Bingman
6933 S Donaway Ave
Meridian, ID 83642

Challenger Development Inc
1977 E Overland Rd
Meridian, ID 83642

Penny & Clifford Code
6954 S Nordean Ave
Meridian, ID 83642

Durrant Home Place LLC
7590 S Ten Mile Rd
Meridian, ID 83642

Roy & Danielle Eells
6957 S Donaway Ave
Meridian, ID 83642

Donovan & Jennifer Ehrhardt
3369 W Devotion Dr
Meridian, ID 83642

Larry & Susan Grubb
6905 S Nordean Ave
Meridian, ID 83642

Shawn & Dawn Harmon
6908 S Donaway Ave
Meridian, ID 83642

Heartland Townhomes Property Management LLC
9839 W Cable Car St STE 101
Boise, ID 83709

Ralph Henderson
6980 S Donaway Ave
Meridian, ID 83642

Michael & Corrine Hogan
3321 W Devotion Dr
Meridian, ID 83642

Cynthia Kamper
7004 S Donaway Ave
Meridian, ID 83642

Leon Lasage Jr.
Narumi Mullarkey
6929 S Nordean Ave
Meridian, ID 83642

Dean & Ann Leavitt
7445 S Ten Mile Rd
Meridian, ID 83642

**Memory Ranch Subdivision
Homeowners Association Inc**
PO Box 2654
Eagle, ID 83616

**Monson Family Trust
Clark Monson Trustee**
3273 W Devotion Dr
Meridian, ID 83642

Florica Nedelcu
6944 S Allegiance Ave
Meridian, ID 83642

Noah & Maria Sherrer
6978 S Nordean Ave
Meridian, ID 83642

Roger & Julie Trout
6909 S Donaway Ave
Meridian, ID 83642

Union Square LLC
9839 W Cable Car St STE 101
Boise, ID 83709

Matthew & Adriana Van Dyke
3345 W Devotion Dr
Meridian, ID 83642

Viper Investments LLC
1977 E Overland Rd
Meridian, ID 83642

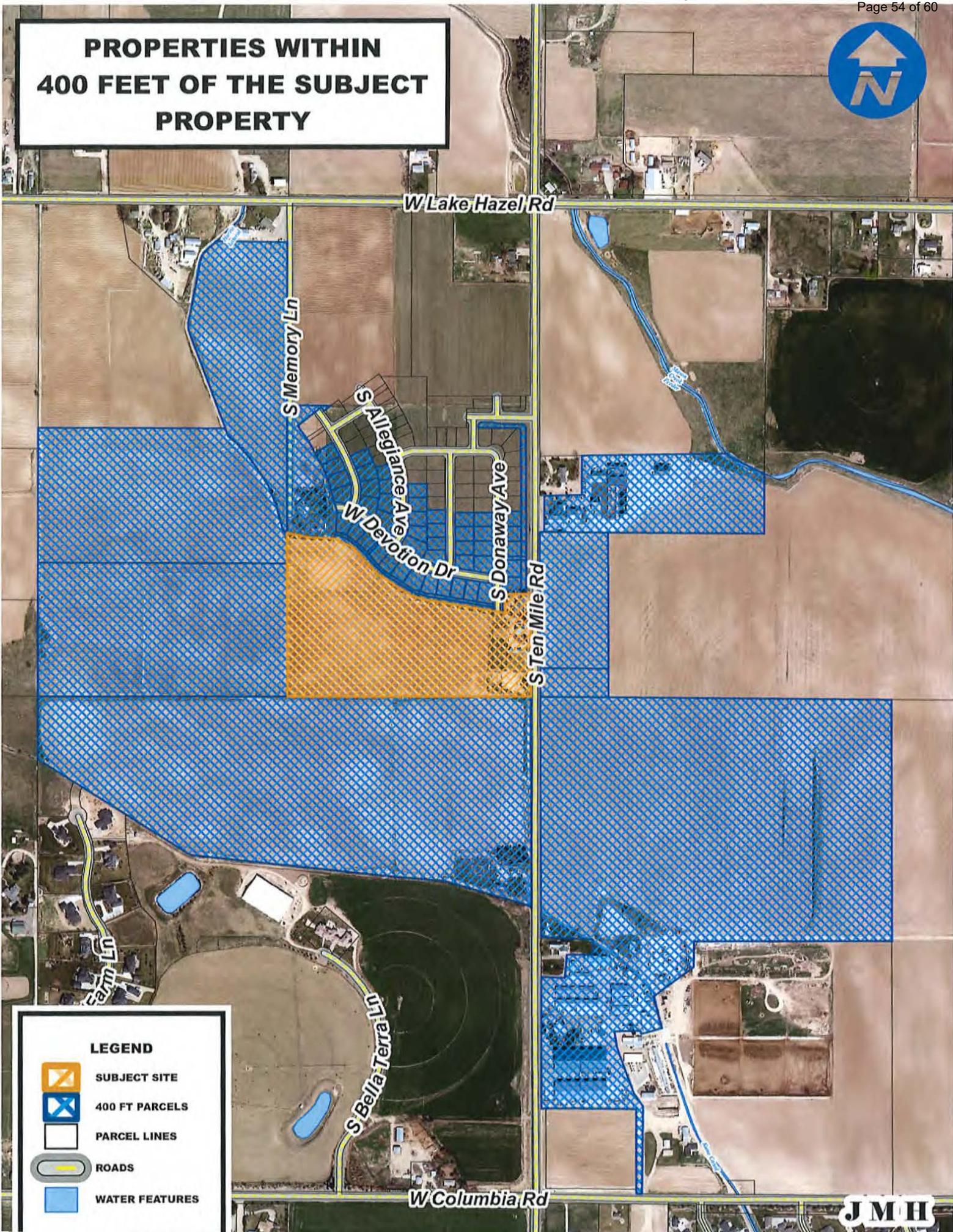
Jefferson Washburn
7015 S Ten Mile Rd
Meridian, ID 83642

Justin Young
Tracy Valle
6932 S Donaway Ave
Meridian, ID 83642

PRIMOWNER	SECOWNER	ADDCONCAT	STATCONCAT
AKE WESLEY P		6953 S NORDEAN AVE	MERIDIAN, ID 83642-0000
ANDERSEN JAMES SCOTT		6906 S NORDEAN AVE	MERIDIAN, ID 83642-0000
ANDERSON LISA RAYE	ANDERSON MICHAEL SCOTT	6930 S NORDEAN AVE	MERIDIAN, ID 83642-0000
BINGMAN FAIRIE ANNE		3297 W DEVOTION DR	MERIDIAN, ID 83642-0000
BINGMAN MICHELLE		6933 S DONAWAY AVE	MERIDIAN, ID 83642-0000
CHALLENGER DEVELOPMENT INC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
CITY OF KUNA		PO BOX 13	KUNA, ID 83634-0013
CODE PENNY	CODE CLIFFORD	6954 S NORDEAN AVE	MERIDIAN, ID 83642-0000
DURRANT HOME PLACE LLC		7590 S TEN MILE RD	MERIDIAN, ID 83642-0000
EELLS ROY D	EELLS DANIELLE M	6957 S DONAWAY AVE	MERIDIAN, ID 83642-0000
EHRHARDT DONOVAN	EHRHARDT JENNIFER	3369 W DEVOTION DR	MERIDIAN, ID 83642-0000
GRUBB LARRY ROGER	GRUBB SUSAN LORRAIN	6905 S NORDEAN AVE	MERIDIAN, ID 83642-0000
HARMON SHAWN	HARMON DAWN	6908 S DONAWAY AVE	MERIDIAN, ID 83642-0000
HEARTLAND TOWNHOMES PROPERTY MANAGEMENT LLC		9839 W CABLE CAR ST	BOISE, ID 83709-0000
HENDERSON RALPH		6980 S DONAWAY AVE	MERIDIAN, ID 83642-0000
HOGAN MICHAEL	HOGAN CORINNE	3321 W DEVOTION DR	MERIDIAN, ID 83642-0000
KAMPER CYNTHIA		7004 S DONAWAY AVE	MERIDIAN, ID 83642-0000
LASAGE LEON JR	MULLARKEY NARUMI K	6929 S NORDEAN AVE	MERIDIAN, ID 83642-0000
LEAVITT DEAN S	LEAVITT ANN B	7445 S TEN MILE RD	MERIDIAN, ID 83642-0000
MEMORY RANCH SUBDIVISION HOMEOWNERS ASSOCIATION INC		PO BOX 2654	EAGLE, ID 83616-0000
MONSON FAMILY TRUST	MONSON CLARK IVAR TRUSTEE	3273 W DEVOTION DR	MERIDIAN, ID 83642-0000
NEDELCO FLORICA		6944 S ALLEGIANCE AVE	MERIDIAN, ID 83642-0000
SHERRER NOAH	SHERRER MARIA	6978 S NORDEAN AVE	MERIDIAN, ID 83642-0000
TROUT ROGER	TROUT JULIE	6909 S DONAWAY AVE	MERIDIAN, ID 83642-0000
UNION SQUARE LLC		9839 W CABLE CAR ST	BOISE, ID 83709-0000
VAN DYKE MATTHEW	VAN DYKE ADRIANA	3345 W DEVOTION DR	MERIDIAN, ID 83642-0000
VIPER INVESTMENTS LLC		1977 E OVERLAND RD	MERIDIAN, ID 83642-0000
WASHBURN JEFFERSON		7015 S TEN MILE RD	MERIDIAN, ID 83642-0000
YOUNG JUSTIN	VALLE TRACY	6932 S DONAWAY AVE	MERIDIAN, ID 83642-0000



**PROPERTIES WITHIN
400 FEET OF THE SUBJECT
PROPERTY**



LEGEND

-  SUBJECT SITE
-  400 FT PARCELS
-  PARCEL LINES
-  ROADS
-  WATER FEATURES

Jace Hellman

From: Sharon Jessen <sjessen@idahopress.com>
Sent: Tuesday, July 2, 2019 10:27 AM
To: Jace Hellman
Subject: Re: City of Kuna Request for Legal Publication

LEGAL E-MAIL INITIAL RECEIPT

Good Day,

I have received your request and will get this processed as soon as possible. Please check your email occasionally for a copy of the pending invoice and proof.

Idaho Press, Emmett Messenger-Index, Kuna-Melba News and Meridian Press-Tribune

Legal Clerk

legals@idahopress.com

208-465-8129

Monday through Friday 8:00am– 12:00pm

From: Jace Hellman <jhellman@kunaID.gov>
Sent: Monday, July 1, 2019 2:47 PM
To: IPT Legals
Subject: City of Kuna Request for Legal Publication

Greetings:

We would like to request that you publish the attached legal notification in the July 17, 2019 cycle of the Kuna Melba News on behalf of the City of Kuna, Planning and Zoning Department. This notification needs to only be published for one (1) cycle.

The Kuna P.O. for this request is #8721 (if you need it).

I apologize for this being so far in advance, I wont be in the office next week to submit this request. I hope this alright, please let me know if I need to figure something else out.

Thank you!

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634



Jace Hellman

From: Jace Hellman
Sent: Monday, July 1, 2019 2:47 PM
To: 'IDAHO PRESS TRIBUNE'
Subject: City of Kuna Request for Legal Publication
Attachments: KMN 19-04-AN CC Washburn.docx

Greetings:

We would like to request that you publish the attached legal notification in the July 17, 2019 cycle of the Kuna Melba News on behalf of the City of Kuna, Planning and Zoning Department. This notification needs to only be published for one (1) cycle.

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Thank you!

Jace Hellman
Planner II
751 W 4th St
Kuna, ID 83634
jhellman@kunaid.gov



CITY OF KUNA
PO Box 13 - Kuna, ID 83634
Phone: 208.922.5274 - Fax: 208.922.5989

File # 19-04-AN Washburn Annexation

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, **Tuesday, August 6, 2019 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St, Kuna, ID; in connection with an **Annexation (AN)** request by Dave Washburn to annex an approximately nineteen (19) acre parcel into Kuna City Limits with an R-8 zoning designation. The subject site is located at 7015 S. Ten Mile Road, Meridian, ID 83642, within Section 3, Township 2 North, Range 1 West (APN: S1303141900).

The public is invited to present written or oral comments. Written testimony received by the close of business on **July 30, 2019** will be included in the packets distributed to the governing body. Late submissions (must include eight (8) copies) will be presented to the governing body at the time of the hearing. Please mail written comments to PO Box 13, Kuna, ID 83634, or drop them off at City Hall: 751 West 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at (208) 922-5274.

Kuna Planning & Zoning Department

(No need to print this portion) Please publish one time on July 17, 2019.

(Sent 7/1/2019)

Kuna P.O. # 8721

IDAHO PRESS-TRIBUNE
EMMETT MERIDIAN KUNA BOISE WKLY
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
(208)467-9251
Fax (208)475-2321

ORDER CONFIRMATION

Salesperson: LEGALS Printed at 07/03/19 10:35 by sje14

Acct #: 345222 Ad #: 1919490 Status: New WHOLD

1 KUNA, CITY OF Start: 07/17/2019 Stop: 07/17/2019
P.O. BOX 13 Times Ord: 1 Times Run: ***
KUNA ID 83634 LEG 1.00 X 62.00 Words: 253
Total LEG 62.00
Class: 0006 GOVERNMENT NOTICES
Rate: LG Cost: 50.88
Affidavits: 1

Contact: CHRIS ENGLER Ad Descrpt: PH 8/6/2019
Phone: (208)387-7727 Given by: JACE HELLMAN
Fax#: P.O. #: 8721
Email: awelker@kunaaid.gov; gsmith@k Created: sje14 07/03/19 10:32
Agency: Last Changed: sje14 07/03/19 10:34

PUB ZONE EDT TP RUN DATES
KMN A 96 S 07/17

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Jace Hellman Name (print or type)
[Signature] Name (signature)

(CONTINUED ON NEXT PAGE)

IDAHO PRESS-TRIBUNE
EMMETT MERIDIAN KUNA BOISE WKLY
C/O ISJ PAYMENT PROCESSING CENTER
PO BOX 1570
POCATELLO ID 83204
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Fax (208)475-2321

ORDER CONFIRMATION (CONTINUED)

Salesperson: LEGALS

Printed at 07/03/19 10:35 by sje14

Acct #: 345222

Ad #: 1919490

Status: New WHOLD WHOI

LEGAL NOTICE

File # 19-04-AN
Washburn Annexation

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Looks good

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Kuna Planning & Zoning
Department

July 17, 2019 1919490

345222 1919490
1 KUNA, CITY OF
P.O. BOX 13
KUNA ID 83634

RECEIVED
JUL 22 2019
CITY OF KUNA

AFFIDAVIT OF PUBLICATION
STATE OF IDAHO)

County of Ada)
)SS.

Sharon Jessen
of Nampa, Canyon County, Idaho, being
first duly sworn, deposes and says:

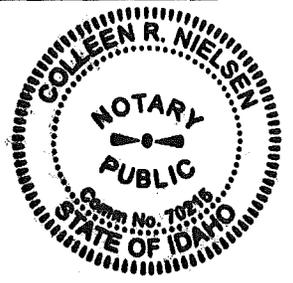
1. That I am a citizen of the United States, and at all times hereinafter mentioned was over the age of eighteen years, and not a party to the above entitled action.
2. That I am the Principle Clerk of the Kuna Melba News, a weekly newspaper published in the City of Kuna, in the County of Ada, State of Idaho; that the said newspaper is in general circulation in the said County of Ada, and in the vicinity of Kuna and Melba, and has been uninterruptedly published in said County during a period of seventy-eight consecutive weeks prior to the first publication of this notice, a copy of which is hereto attached.
3. That the notice, of which the annexed is a printed copy, was published in said newspaper 1 time(s) in the regular and entire issue of said paper, and was printed in the newspaper proper, and not in a supplement.

That said notice was published the following:
07/17/2019

Sharon Jessen
STATE OF IDAHO

County of Canyon
On this 17th day of July in the year of
2019 before me a Notary Public, personally appeared,
Sharon Jessen, known or identified
to me to be the person whose name is subscribed
to the within instrument, and being by me first
duly sworn, declared that the statements therein
are true, and acknowledge to me that he/she
executed the same.

Colleen R. Nielsen
Notary Public for Idaho
Residing at Canyon County
My Commission expires 06/28/2023



LEGAL NOTICE

File # 19-04-AN
Washburn Annexation

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Kuna Planning & Zoning
Department

July 17, 2019 1919490



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov
Phone: (208) 577-8794
Email: bbachman@kunaid.gov

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

MEMORANDUM

To: Mayor and Council
From: Bob Bachman - Public Works Director
RE: Alternative Methodology for EDU Calculation
Date: July 31, 2019

Mayor and Council:

Over the last two years we have been monitoring the commercial EDU chart and comparing it against other methodologies of assigning EDUs. We currently use a chart (Exhibit A) which allocates EDUs based on different types of businesses and their uses. This method generally has a lot of interpretation involved and rarely do three people come up with the same result. It also doesn't address existing buildings.

We also looked at assigning EDUs based on water meter size. The size of water meter would determine the EDUs assigned. We found this to be a decent method, but it doesn't fill all of the needs and potential demand. The other method we studied was fixture count. This method is based off the number of fixtures submitted in the plans and is enforced by plumbing code by making sure that it meets the minimum standard of fixtures based on the use of the business. This method is widely used by surrounding cities and has proven through our studies to be very accurate based on actual water usage. Fixture count is what the staff and I determined would be the most accurate method of calculating EDUs from now on. We don't see any grey areas and the charts to determine minimum fixture count are adopted by state code.

We wanted to be transparent so we talked to Key Bank and discussed switching from the current EDU chart to a fixture count method and they expressed they were supportive of the change as well. I believe by changing methodologies, it will give us a clear and defensible way to assign EDUs to existing buildings and new commercial construction.

I would be happy to answer any questions you might have.

Thank you,

Bob Bachman

City of Kuna EDU Chart - Exhibit A

Classification	Equivalent Dwelling Units
Assembly Hall or Auditorium For Each 200 Seats	1.00
Automotive <ul style="list-style-type: none"> • Car Dealer (Less Wash Bays and Repair Stalls) For Each 4000 sq. ft. <ul style="list-style-type: none"> - Additional Per Wash Bay 1.00 - Additional Per Repair Stall 1.00 • Car Wash <ul style="list-style-type: none"> - Self Service (Per Bay) 1.50 - Automatic w/Recycled Water (Per Bay) 1.50 - Automatic w/o Recycled Water (Per Bay) 2.00 • Service Station <ul style="list-style-type: none"> - Fuel & Bathroom Only: Add per Pump Islands over 4 1.00 - Full Service: Add per each Pump Island or Stall over 4 1.00 - Repair: Add per stall over 4 1.00 - Convenience Store: As per Retail Store 	
Bowling Alley (w/First 3 Lanes)	1.00
- Additional Per Lane Over 3	0.20
Business <ul style="list-style-type: none"> • Non Food Prep for each 4,000 sq. ft.: Apparel and Accessory, Department & Retail, Durable Goods, Drugstore, Florist, Hardware, Lumberyard, Gardening Sales, Nursery or Greenhouse, Shopping Center, Business Office, Bank, Post Office, and Tire Store are nonexclusive examples. 1.00 • Grocery & Misc Retail Foods (w/o resident butcher or baker) For Each 4,000 sq. ft. <ul style="list-style-type: none"> - Add for Resident Butcher or Baker 1.00 	
Campground <ul style="list-style-type: none"> - Add For Each Trailer Unit Over 2 1.00 - Add For Each Camp Site Over 3 0.50 - Additional For RV Dump 0.33 - Additional For RV Dump 4.00 	
Church, Club or Lodge <ul style="list-style-type: none"> • w/ Kitchen: For Each 75 General Assembly Seats 1.00 • w/o Kitchen: For Each 100 General Assembly Seats 1.00 	
Food and Beverage Service <ul style="list-style-type: none"> - Bar/Lounge: Add for each 20 Seats Over 20 1.00 - Restaurant Fine Dining: Add for each Seat over 25 0.50 - Restaurant Sit Down: Add for each Seat over 12 0.05 - Restaurant Fast Food: Add for each Seat over 20 0.08 - Restaurant Fast Food: Add for each Seat over 20 0.05 	
Health Practitioner (Doctor, Dentist, Chiropractor, Specialist) <ul style="list-style-type: none"> • For Up To 3 Chairs or Exam Rooms 1.00 - Add For Each Chair or Exam Room Over 3 0.33 	
Hotel or Motel <ul style="list-style-type: none"> - Additional Per Unit w/ Kitchen Over 2 1.00 - Additional Per Unit w/o Kitchen Over 3 0.50 - Additional Per Unit w/o Kitchen Over 3 0.33 	
Industrial Use: <ul style="list-style-type: none"> • Per Each 16 Employees 1.00 • With Showers Per Each 12 Employees 1.00 • With Showers & Cafeteria Per Each 10 Employees 1.00 - Add Per Industrial Process Wastewater 	Staff Calculated
Institutional <ul style="list-style-type: none"> - School w/o Cafeteria or Showers: Per 40 /Students over 40 1.00 - School w/Cafeteria: Per 30 Students over 30 1.00 - School w/Showers: Per 30 Students over 30 1.00 - School w/Cafeteria and Showers: Per 25 Students over 25 1.00 - Hospital Additional Per Bed Over 1 0.80 - Nursing Home Additional Per Bed Over 2 0.40 - Jail: Add Per Each Bed over 2 0.50 	
Laundry <ul style="list-style-type: none"> • Self Serve Up To 5 Machines <ul style="list-style-type: none"> - Additional Per Machine Over 5 2.00 - Additional Per Machine Over 5 0.20 • Commercial Per Machine 	Staff Calculated
Personal Care Service <ul style="list-style-type: none"> - Barber Shop: Add for each Station over 4 1.00 - Salon: Add for each Station Over 2 0.20 - Salon: Add for each Station Over 2 0.40 	
Photo Lab, Printing Shop	Staff Calculated
Residential Units <ul style="list-style-type: none"> • Per Single Family Dwelling and Multiple Dwelling per Living Unit 1.00 • Per Mobile Home or Trailer Park For Each Unit 1.00 	
Warehouse or Storage Unit For Each 12,500 sq. ft.	1.00

**RESOLUTION NO. R55-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY OF KUNA, IDAHO REPEALING RESOLUTION NO. R33-2012 AND THE CITY OF KUNA EDU (EQUIVALENT DWELLING UNIT) CHART IT ESTABLISHED AND ESTABLISHING A NEW METHODOLOGY OF CALCULATING EDUS AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Kuna City Code 7-6-3A provides that service connection charges for residential, commercial, and industrial buildings shall be set forth per a schedule approved by the City Council; and

WHEREAS, Kuna City Code 7-6-4 contains a partial Schedule of User-Equivalents (to be repealed). The schedule is incomplete and not usable. Thereafter the City commenced using an EDU Chart that was not adopted by the City Council; and

WHEREAS, the Kuna City Council approved R33-2012 on November 6, 2012 establishing an EDU Chart, which Resolution is herein repealed; and

WHEREAS, the City of Kuna investigated alternative methodologies of EDU calculations; and

WHEREAS, based on staff findings, the new methodology of calculating EDUs is based on fixture count; and

WHEREAS, twenty-one (21) fixtures is one complete EDU and any fraction will be rounded to the nearest quarter of an EDU; and

WHEREAS, subsequent to the results and staff recommendation, the Kuna City Council has determined that the fixture count methodology is necessary and conducive to the promotion of health, safety and welfare of the public inhabitants of the City and/or is required to meet the financial commitments of the City.

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

Section 1: The EDU fixture count methodology as described herein this Resolution, is officially adopted by the City of Kuna.

Section 2: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED BY THE COUNCIL of Kuna, Idaho this 6th day of August, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of August, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**CITY OF KUNA****P.O. BOX 13****KUNA, ID 83634****www.kunacity.id.gov****Phone: (208) 577-8794****Email: bbachman@kunaid.gov**Bob Bachman, BOC 1, IBC
Public Works Director
City of Kuna

MEMORANDUM

To: Mayor and Council
From: Bob Bachman - Public Works Director
RE: City Energy Audit
Date: August 1, 2019

Mayor and Council,

Earlier this year we advertised an RFQ for an energy service company (ESCO) to come in and do an energy conservation study that would involve a city-wide energy audit. We chose the company Ameresco based on their experience and their ability to ensure correct operation and maintenance even after a project is completed. The purpose of utilizing an ESCO is their ability to provide and develop, essentially, turn-key projects that are also self-funding. Energy service companies are able to guarantee project results per ID code 67-5711D in the forms of project costs and/or energy savings.

Ameresco looked at all city-owned buildings, both treatment facilities and street lights. The energy audit will aid in identifying the cost-effective Energy Conservation Measures (ECMs). These measures will include components of electricity, gas, water and waste. We expect the results will save 10%-30% energy depending on the measure or project type. A project with 20% yield of our total annual costs on electricity and natural gas would be somewhere around \$150,000 in savings.

Ameresco proposed an audit fee of \$18,965. Through Idaho Power's Commercial Energy Efficiency Detailed Audit Program, they will reimburse \$10,327.50. The remaining balance the City is responsible for unless Ameresco is not able to develop a project that meets the cost effectiveness criteria, then the fee will be waived. If the City decides to proceed with a project, Ameresco will roll the balance into the project cost.

The energy audit will provide detailed documentation of fieldwork for the audit, calculation input and output in support of the recommendations made in the Energy Services Proposal, economic and engineering assumptions, sketches, floor plans, and any other information developed in the course of the audit.

We're asking authorization to move forward with Ameresco performing the extensive audit.

Please let me know if you have any questions.

Thank you,

Bob Bachman

**RESOLUTION NO. 56-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “PROFESSIONAL SERVICES AGREEMENT” WITH JUB ENGINEERING, INC. FOR THE ECONOMIC DEVELOPMENT DEPARTMENT IN FACILITATING AN URBAN RENEWAL DISTRICT ELIGIBILITY STUDY; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

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

Section 1. The “*Professional Services Agreement*” with JUB Engineering, Inc. for City of Kuna Urban Renewal District Eligibility Study, in substantially the format, as attached hereto as “**EXHIBIT A**” is hereby approved.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said Agreement and the City Clerk is hereby authorized to attest to said execution as so authorized and approved for on behalf of the City of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 6th day of August, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 6th day of August, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

CITY OF KUNA, IDAHO PROFESSIONAL SERVICES AGREEMENT

This AGREEMENT is made between the City of Kuna, Idaho, a political subdivision of the state of Idaho, herein "*KUNA*" and J-U-B ENGINEERS, Inc., herein "*CONTRACTOR*").

THE PARTIES AGREE AS FOLLOWS:

1. **SCOPE OF WORK:**

KUNA engages *CONTRACTOR* to assist the City of Kuna with developing an Urban Renewal District Eligibility Study as detailed in "**Exhibit A**" attached hereto.

2. **KUNA'S RESPONSIBILITIES:**

1. *KUNA* agrees to provide *CONTRACTOR* with information as to *KUNA*'s requirements for the *Project*, including design objectives, capacity and performance requirements, and other documents in its possession, or reasonably obtainable.
2. *KUNA* agrees to obtain, arrange and pay for all advertisements for bids, permits and licenses, and similar fees and charges required, and provide all land, easements, rights-of-ways and access necessary for *CONTRACTOR*'s services and the *Project*.
3. *KUNA* agrees to provide right of access to all properties as required during the execution of the work.

3. **CONTRACTOR'S RESPONSIBILITIES:**

1. *CONTRACTOR* agrees to provide the services of all professional and technical personnel required by this Agreement and detailed in **Exhibit A**.

4. **RISK ALLOCATION:**

KUNA agrees that *CONTRACTOR* is not responsible for damages arising directly or indirectly from any delays for causes beyond *CONTRACTOR*'s control. For purposes of this Agreement, such causes include, but are not limited to, strikes or labor disputes; severe weather disruptions or other natural disasters; fire, riots, war or other emergencies or acts of God; failure of any government agency or other third party to act in a timely manner; failure of performance by *KUNA* or *KUNA*'s contractors or consultants; or discovery of any hazardous substance or differing site conditions. In addition, if said delays directly result in the increase in cost or time required by *CONTRACTOR* to perform its services in an orderly and efficient manner, *CONTRACTOR* shall be entitled to request an equitable adjustment in the schedule and payment.

5. **PAYMENT:**

KUNA agrees to pay *CONTRACTOR* for its services rendered under this Agreement an amount

not to exceed the total sum of **\$18,240** for said services rendered from for the Project. The parties agree that *CONTRACTOR* will invoice *KUNA* for payment under this Agreement for services rendered herein.

6. RIGHT OF CONTROL:

KUNA agrees that it will have no right to control or direct the details, manner, or means by which *CONTRACTOR* accomplishes the results of the services performed hereunder. *CONTRACTOR* has no obligation to work any particular hours or days or any particular number of hours or days. *CONTRACTOR* agrees, however, that his other contracts or services shall not interfere with the performance of his services under this Agreement.

7. INDEPENDENT CONTRACTOR RELATIONSHIP:

CONTRACTOR is an independent contractor and is not an employee, servant, agent, partner, or joint venturer of *KUNA*. *KUNA* shall determine the work to be done by *CONTRACTOR*, but *CONTRACTOR* shall determine the legal means by which it accomplishes the work specified by *KUNA*.

8. FEDERAL, STATE, AND LOCAL PAYROLL TAXES:

Neither federal, state or local income taxes, nor payroll taxes of any kind shall be withheld and paid by *KUNA* on behalf of *CONTRACTOR* or the employees of *CONTRACTOR*. *CONTRACTOR* shall not be treated as an employee with respect to the services performed hereunder for federal or state tax purposes. *CONTRACTOR* understands that *CONTRACTOR* is responsible to pay, according to law, *CONTRACTOR*'s income tax. *CONTRACTOR* further understands that *CONTRACTOR* may be liable for self-employment (Social Security) tax to be paid by *CONTRACTOR* according to law.

9. LICENSES AND LAW:

CONTRACTOR represents that he possess the skill and experience necessary and all licenses required to perform the services under this agreement. *CONTRACTOR* further agrees to comply with all applicable laws in the performance of the services hereunder.

10. FRINGE BENEFITS:

Because *CONTRACTOR* is engaged in its own independently established business, *CONTRACTOR* is not eligible for, and shall not participate in, any employee pension, health, or other fringe benefit plans of *KUNA*.

11. WORKER'S COMPENSATION:

CONTRACTOR shall maintain in full force and effect worker's compensation for *CONTRACTOR* and any agents, employees, and staff that the *CONTRACTOR* may employ, and provide proof to *KUNA* of such coverage or that such worker's compensation insurance is not required under the circumstances.

12. EQUIPMENT, TOOLS, MATERIALS OR SUPPLIES:

CONTRACTOR shall supply, at *CONTRACTOR*'s sole expense, all equipment, tools, materials and/or supplies to accomplish the services to be provided herein.

13. DATE OF COMPLETION:

This contract shall be completed on or before January 31, 2020.

14. WARRANTY:

CONTRACTOR warrants that work performed in this agreement shall be in accordance with and limited to the applicable standard of care for like professional services. *CONTRACTOR* acknowledges that it will be liable for any breach of this warranty.

15. INDEMNIFICATION AND INSURANCE PROVISIONS:

CONTRACTOR agrees to the following:

1. As respects acts, errors or omissions in the performance of professional services, *CONTRACTOR* agrees to indemnify and hold harmless KUNA, its officers, employees, and KUNA-designated volunteers from and against any and all claims, demands, defense costs, or liability of any kind or nature to the extent arising directly out of *CONTRACTOR*'s negligent acts, errors or omissions in the performance of its professional services under the terms of this contract.

2. As respects all acts or omissions which do not arise directly out of the performance of professional services, but limited to those acts or omissions ~~ally~~ covered by *CONTRACTOR*'s general and automobile liability insurance, *CONTRACTOR* agrees to indemnify, defend (at *KUNA*'s option), and hold harmless *KUNA*, its officers, agents, employees, representatives, and volunteers from and against any and all claims, demands, defense costs, liability, or consequential damages of any kind or nature arising out of or in connection with *CONTRACTOR*'s (or *CONTRACTOR*'s subcontractors, if any) performance or failure to perform, under the terms of this contract; excepting those which *CONTRACTOR* is not legally liable.

Without limiting *KUNA*'s right to indemnification, it is agreed that *CONTRACTOR* shall secure prior to commencing any activities under this Agreement, and maintain during the term of this Agreement, insurance coverage as follows:

1. Worker's compensation insurance as required by Idaho statutes.

2. Comprehensive general liability insurance or commercial general liability insurance, including coverage for premises and operations, contractual liability, personal injury liability, products/completed operations liability, broad-form property damage (if applicable) and independent contractor's liability (if applicable), in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.

3. Comprehensive automobile liability coverage including, as applicable, owned, non-owned and hired autos, in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.

4. Professional liability insurance coverage, in an amount not less than One Million Dollars (\$1,000,000.00), and *CONTRACTOR* shall maintain such coverage for at least four (4) years from the termination of this Agreement; and during this four-

year period, *CONTRACTOR* shall use *CONTRACTOR*'s best efforts to ensure that there is no change of the retroactive date on this insurance coverage.

The policy or policies shall provide *CONTRACTOR* thirty (30) days prior notice in case of cancellation, non-renewal, or significant coverage changes. *CONTRACTOR* shall immediately provide notice to *KUNA* in such an event.

KUNA is hereby authorized to reduce the requirements set forth above in the event he/she determines that such reduction is in *KUNA*'s best interest.

It is agreed that any insurance maintained by *KUNA* shall apply in excess of and not contribute with insurance provided by this policy.

Each insurance policy required by this Agreement, excepting policies for worker's compensation and professional liability shall provide that:

KUNA, its officers, agents, employees, representatives and volunteers are added as additional insureds as respects operations and activities of, or on behalf of, the named insured, performed under contract with *KUNA*. Prior to commencing any work under this Agreement, *CONTRACTOR* shall deliver to *KUNA* insurance certificates confirming the existence of the insurance required by this Agreement, and including the applicable clauses referenced above. Also, within thirty (30) days of the execution date of this Agreement, *CONTRACTOR* shall provide to *KUNA* endorsements to the above-required policies, which add to these policies the applicable clauses referenced above. Said endorsements shall be signed by an authorized representative of the insurance company and shall include the signature's company affiliation and title. Should it be deemed necessary by *KUNA*, it shall be *CONTRACTOR*'s responsibility to see that *KUNA* receives documentation acceptable to *KUNA* which sustains that the individual signing said endorsements is indeed authorized to do so by the insurance company. Also, *KUNA* has the right to demand, and to receive within a reasonable time period, copies of any insurance policies required under this Agreement.

In addition to any other remedies *KUNA* may have if *CONTRACTOR* fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, *KUNA* may, at its sole option:

1. Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
 - A. Order *CONTRACTOR* to stop work under this Agreement and/or withhold any payment(s) which become due to *CONTRACTOR* hereunder until *CONTRACTOR* demonstrates compliance with the requirements hereof.
 - B. Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies *KUNA* may have and is not the exclusive remedy for *CONTRACTOR*'s failure to maintain insurance or secure appropriate endorsements.

Nothing herein contained shall be construed as limiting in any way the extent to which *CONTRACTOR* may be held responsible for payments of damages to persons or property resulting from *CONTRACTOR's*, or its subcontractor's, negligent performance of the work covered under this Agreement.

16. NON-WAIVER:

Failure of either party to exercise any of the rights under this Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

17. CHOICE OF LAW:

Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Idaho.

18. ENTIRE AGREEMENT:

This is the entire Agreement of the parties and can only be modified or amended in writing by the parties.

19. SEVERABILITY:

If any part of this Agreement is held unenforceable, the remaining portions of the Agreement will nevertheless remain in full force and effect.

20. ATTORNEY FEES:

Determination of how reasonable attorney fees shall be awarded in any action to enforce this Agreement or to declare or termination of this Agreement shall be in accordance with Idaho Code Section 12-117 (1) or recodification or amendment of said statute.

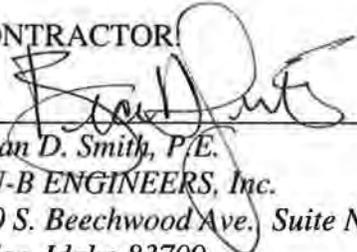
DATED this _____ day of _____, 2019.

KUNA:

_____ *KUNA*

Joe Stear
Mayor

CONTRACTOR:

By 

Brian D. Smith, P.E.
J-U-B ENGINEERS, Inc.
250 S. Beechwood Ave. Suite No. 201
Boise, Idaho 83709
Its Area Manager

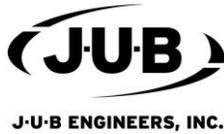
ATTEST:

_____ *Chris Engels*
City Clerk

WITNESS:


(Signature of Witness or Notary Public)

Form and content approved by _____, as attorney *KUNA*.



**J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES**

**City of Kuna
Urban Renewal District Eligibility Study
August 2019**

Exhibit A – Scope of Services, Schedule, and Basis of Fee

The Agreement for Professional Services is amended and supplemented to include the following provisions regarding the Scope of Services, Schedule of Services, and the Basis of Fee:

For the purposes of this exhibit, 'Agreement for Professional Services' and 'the Agreement' shall refer to the document entitled 'Agreement for Professional Services,' executed between J-U-B and the CITY OF KUNA (CITY) to which this exhibit and any other exhibits have been attached.

PROJECT UNDERSTANDING

The goal of the project is to assist the CITY with developing an urban renewal district eligibility study.

The scope of services for J-U-B is identified with five (5) primary tasks, described in detail in Part 1:

Urban Renewal Eligibility Study

- Task 010 – Project Management, Meetings and Coordination
- Task 020 – Stakeholder Outreach Assistance
- Task 030 – Information Gathering, Analysis & Mapping
- Task 040 – Eligibility Study Document
- Task 050 – Presentation Materials

PART 1 - SCOPE OF SERVICES

A. Basic Services - J-U-B's Basic Services under this Agreement are limited to the following tasks. CITY reserves the right to add subsequent phases or related work to the scope of services upon mutual agreement of scope, additional fees, and schedule.

Task 010 – Project Management, Meetings and Coordination

J-U-B will develop a study process schedule with tasks, dates and responsible persons; manage the project with monthly meetings, monthly billings and frequent communication with the City and project staff throughout the study process. The duration of this project is anticipated to take up to three (3) months.

Deliverables:

- 1) Study Process Schedule
- 2) Monthly meeting notes (3)
- 3) Monthly invoices (3)

Assumptions:

- 1) Monthly meetings are expected to take a maximum of 1.5 hours in duration, and can take place either through a conference call or in person. Up to two (2) J-U-B staff will attend each meeting.

Task 020 – Stakeholder Outreach Assistance

J-U-B will work with city staff on developing a Frequently Asked Questions (FAQ’s) sheet, list of stakeholder questionnaire, and will provide a cursory review of a stakeholder list produced by the City of Kuna. The City of Kuna will be responsible for conducting stakeholder interviews and providing maps for discussion regarding possible Urban Renewal District areas to evaluate.

Deliverables:

- 1) FAQ’s sheet
- 2) Stakeholder Assessment Questions
- 3) Stakeholder List (to be interviewed)

Assumptions:

- 1) City staff will provide stakeholder interview list for J-U-B to review.
- 2) City staff will be responsible for providing all maps.
- 3) City staff will conduct all stakeholder interviews.

Task 030 – Information Gathering, Analysis and Mapping

J-U-B will conduct the following activities within this task:

- 1) Review potential district areas with the city
- 2) Complete a site visit of the area(s)
- 3) Review and document deteriorating/deteriorated area characteristics based on site visit, assessor data, City data, GIS data, and other available sources.
- 4) Perform a Legislation review for conformity with the law (not a legal review, assume URA legal counsel will provide legal review).
- 5) Prepare Exhibit maps of the selected area(s) including:
 - a. Study area(s)
 - b. Field observed land use
 - c. Deterioration of structures
 - d. Blocks within study area
 - e. Large lots within study area
 - f. Rights-of-way within study area
 - g. Bike and pedestrian connectivity
 - h. Deterioration of sites in study area
 - i. FEMA and flood hazards in study area

Assumptions:

- 1) J-U-B’s work does not include a legal review.
- 2) The City will be responsible for legal counsel review.

Task 040 – Eligibility Study Document

J-U-B will prepare an Eligibility Study document. It is anticipated the Eligibility Study document will consist of 15-20 pages including text and maps. This task includes up to three (3) versions: draft, final draft and final.

Deliverables:

- 1) Version 1 – draft for City staff and legal counsel review
- 2) Version 2 – final draft for city council/urban renewal agency Board review
- 3) Version 2 – final for adoption

Assumptions:

- 1) City staff will be responsible for distribution of plan for review and will facilitate comments to be addressed by J-U-B.
- 2) City will compile comments into a single format for J-U-B to address.

Task 050 – Presentation Materials

J-U-B will prepare presentation materials for city staff's use. Presentation materials will consist of a power point presentation (up to 20 slides), an electronic version of the Eligibility Study and up to ten (10) hard copies.

Deliverables:

- 1) Power point presentation – up to 20 slides
- 2) Electronic pdf version of the Eligibility Study
- 3) Ten (10) hard copies of the Eligibility Study

Assumptions:

- 1) City staff will present the Eligibility Study to stakeholders, appointed and elected officials.
- 2) J-U-B will prepare one (1) draft power point for city staff review and one (1) final power point for presentation purposes

B. CITY's Responsibilities/Exclusions from Current Scope - CITY is responsible for completing, authorizing J-U-B to complete as Additional Services, or authorizing others to complete all tasks not specifically included above in J-U-B's Basic Services that may be required for the project, including, but not limited to:

1. Ensure staff availability to review documents and provide active direction and timely decisions in writing pertaining this scope of work.
2. Furnish to J-U-B any other available information pertinent to the Project including reports and data relative to this scope of work.

PART 2 - SCHEDULE OF SERVICES

A. The following table summarizes the anticipated schedule for the identified Basic Services predicated upon timely receipt of CITY-provided information, typical review periods, and active direction during

work. CITY acknowledges that the J-U-B will not be responsible for impacts to the schedule by events or actions of others over which J-U-B has no control.

Task Number	Task Name	Anticipated Schedule
010	Project Management, Meetings and Coordination	August-October 2019
020	Stakeholder Outreach Assistance	August 2019
030	Information Gathering, Analysis & Mapping	August-September 2019
040	Eligibility Study Document	August-October 2019
050	Presentation Materials	October 2019

PART 3 - BASIS OF FEE

A. CITY shall pay J-U-B for the identified Basic Services as follows:

1. The CITY will pay up to \$8,000 for FY 2019 budget, with the remaining contract amount (approximately \$10,240) pending City Council approval of the FY 2020 budget.
2. For Lump Sum fees:
 - a. The portion of the Lump Sum amount billed for J-U-B’s services will be based upon J-U-B’s estimate of the percentage of the total services actually completed during the billing period.
3. For Time and Materials (T&M) fees:
 - a. CITY shall pay J-U-B an amount equal to the cumulative hours charged to the Project by each J-U-B employee times that employees’ standard billing rate for all services performed on the Project, plus Reimbursable Expenses and J-U-B’s J-U-Bs' charges, if any.

B. The fee types and amounts for each task are presented in the following table:

Task Number	Task Name	Fee Type	Amount
010	Project Management, Meetings and Coordination	Lump Sum	\$1,600
020	Stakeholder Outreach Assistance	Lump Sum	\$1,800
030	Information Gathering, Analysis & Mapping	Lump Sum	\$6,900
040	Eligibility Study Document	Lump Sum	\$6,000
050	Presentation Materials	Lump Sum	\$1,140
060	Reimbursables (travel, mileage, copies)	Lump Sum	\$800
Total:			\$18,240

C. Period of Service: If the period of service for the task identified above is extended beyond 18 months, the compensation amount for J-U-B's services shall be appropriately adjusted to account for inflation and salary adjustments.



CITY OF KUNA

P.O. BOX 13

KUNA, ID 83634

www.kunacity.id.gov

Telephone (208) 922-5546 Fax (208) 922-5989

MEMORANDUM

TO: KUNA CITY COUNCIL

FROM: JARED EMPEY
KUNA CITY TREASURER

RE: MAYOR STEAR COLA PAYMENT

DATE: JULY 31, 2019

Per the Council's request made on July 16, 2019 I have calculated the potential amount owed to Mayor Stear on account of a cost of living increase. The total calculated sum is \$9,005.75, which includes Social Security, Medicare, and PERSI benefits attached to the gross salary. The amount would be allocated among the City's funds as follows: 90.0% General Fund, 4.0% Water Fund, 4.0% Sewer Fund, 2.0% Irrigation Fund.

Attached is a schedule showing the detail for the above-mentioned calculation. Please direct staff concerning the appropriateness of the requested payment.

COLA Calculation
Mayor Stear

1/1/2016	10/1/2016	10/1/2017	10/1/2018	10/1/2019
0.00%	1.50%	2.62%	3.48%	2.90%
62,000.00				
	62,930.00			
		64,578.77		
			66,826.11	
				68,764.06
5,166.67	5,244.17	5,381.56	5,568.84	5,730.34

Month	Year	Paid	With COLA	Difference
1	2016	5,166.67	5,166.67	-
2	2016	5,166.67	5,166.67	-
3	2016	5,166.67	5,166.67	-
4	2016	5,166.67	5,166.67	-
5	2016	5,166.67	5,166.67	-
6	2016	5,166.67	5,166.67	-
7	2016	5,166.67	5,166.67	-
8	2016	5,166.67	5,166.67	-
9	2016	5,166.67	5,166.67	-
10	2016	5,166.67	5,244.17	77.50
11	2016	5,166.67	5,244.17	77.50
12	2016	5,166.67	5,244.17	77.50
1	2017	5,166.67	5,244.17	77.50
2	2017	5,166.67	5,244.17	77.50
3	2017	5,166.67	5,244.17	77.50
4	2017	5,166.67	5,244.17	77.50
5	2017	5,166.67	5,244.17	77.50
6	2017	5,166.67	5,244.17	77.50
7	2017	5,166.67	5,244.17	77.50
8	2017	5,166.67	5,244.17	77.50
9	2017	5,166.67	5,244.17	77.50
10	2017	5,166.67	5,381.56	214.90
11	2017	5,166.67	5,381.56	214.90
12	2017	5,166.67	5,381.56	214.90
1	2018	5,166.67	5,381.56	214.90
2	2018	5,166.67	5,381.56	214.90
3	2018	5,166.67	5,381.56	214.90
4	2018	5,166.67	5,381.56	214.90
5	2018	5,166.67	5,381.56	214.90
6	2018	5,166.67	5,381.56	214.90
7	2018	5,166.67	5,381.56	214.90
8	2018	5,166.67	5,381.56	214.90
9	2018	5,166.67	5,381.56	214.90
10	2018	5,166.67	5,568.84	402.18
11	2018	5,166.67	5,568.84	402.18
12	2018	5,166.67	5,568.84	402.18
1	2019	5,166.67	5,568.84	402.18
2	2019	5,166.67	5,568.84	402.18
3	2019	5,166.67	5,568.84	402.18
4	2019	5,166.67	5,568.84	402.18
5	2019	5,166.67	5,568.84	402.18
6	2019	5,166.67	5,568.84	402.18
7	2019	5,166.67	5,568.84	402.18
Gross Pay				7,530.52
Social Security				466.89
Medicare				109.19
PERSI				899.14
Total Compensation				9,005.75
General Fund				8,105.18
Water Fund				360.23
Sewer Fund				360.23
Irrigation Fund				180.12

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
GENERAL FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
TAX REVENUE												
01-4100	Property Tax Revenue	\$3,181,873	\$2,763,887	\$2,653,922	\$2,406,887	\$2,331,587	\$2,121,168	\$2,067,086	\$1,934,595	\$1,917,767	\$1,821,225	\$1,777,962
01-4110	Property Tax Interest & Penalty	\$3,169	\$3,169	\$2,832	\$3,662	\$5,147	\$5,226	\$4,396	\$3,875	\$5,555	\$6,898	\$4,657
01-4001	Sales Tax Revenue Sharing - State	\$850,419	\$787,054	\$703,634	\$761,490	\$654,195	\$625,080	\$623,563	\$656,988	\$545,184	\$547,058	\$513,464
01-4120	Sales Tax Revenue Sharing - County	\$343,869	\$324,404	\$249,206	\$297,591	\$218,547	\$244,319	\$200,321	\$204,059	\$159,598	\$171,896	\$150,809
		\$4,379,329	\$3,878,514	\$3,609,594	\$3,469,632	\$3,209,476	\$2,995,793	\$2,895,366	\$2,799,516	\$2,628,104	\$2,547,077	\$2,446,892
INTERGOVERNMENTAL REVENUE												
01-4000	State Liquor Distribution	\$197,976	\$192,210	\$177,760	\$183,479	\$155,120	\$157,220	\$143,195	\$146,746	\$131,925	\$131,925	\$128,458
01-4130	County Fine Distribution	\$8,500	\$9,445	\$9,037	\$10,158	\$29,474	\$27,968	\$42,795	\$41,598	\$32,309	\$40,021	\$48,000
		\$206,476	\$201,655	\$186,797	\$193,637	\$184,594	\$185,188	\$185,990	\$188,344	\$164,234	\$171,946	\$176,458
LICENSES/PERMITS/FEE REVENUE												
01-4170	Franchise Fees	\$320,464	\$320,464	\$317,560	\$314,380	\$287,270	\$277,363	\$267,391	\$269,028	\$275,307	\$269,028	\$248,437
01-4180	Business Licenses	\$4,118	\$3,744	\$3,411	\$3,066	\$2,531	\$2,164	\$301	\$798	\$184	\$178	\$160
01-4183	Wine Licenses	\$2,813	\$2,813	\$2,078	\$2,050	\$800	\$950	\$1,700	\$1,700	\$1,800	\$1,800	\$1,800
01-4181	Liquor Licenses	\$6,250	\$6,250	\$6,344	\$7,187	\$6,101	\$6,101	\$5,063	\$5,625	\$5,625	\$5,484	\$5,063
01-4182	Beer Licenses	\$3,333	\$3,333	\$2,490	\$2,813	\$1,897	\$1,788	\$2,375	\$2,575	\$2,500	\$2,500	\$2,650
01-4184	Animal Licenses	\$11,843	\$11,279	\$7,373	\$7,159	\$6,465	\$6,706	\$6,254	\$6,240	\$5,407	\$5,567	\$5,596
01-4190	Catering Permit	\$293	\$293	\$240	\$420	\$179	\$240	\$241	\$180	\$220	\$240	\$220
01-4193	Vendor Permits	\$882	\$882	\$1,443	\$1,305	\$385	\$415	\$525	\$465	\$424	\$964	\$465
		\$349,997	\$349,059	\$340,939	\$338,381	\$305,628	\$295,727	\$283,850	\$286,610	\$291,467	\$285,760	\$264,391
MISCELLANEOUS REVENUE												
01-4155	Administrative Services	\$5,260	\$5,260	\$1,384	\$5,756	\$1,384	\$1,399	\$1,384	\$1,291	\$1,384	\$971	\$1,115
01-4185	Miscellaneous Income	\$50,000	\$54,841	\$1,300	\$51,255	\$1,300	\$4,112	\$1,300	\$3,389	\$0	\$16,721	\$15,732
01-4173	Interest Revenue	\$45,000	\$58,401	\$3,904	\$19,137	\$2,933	\$3,235	\$812	\$2,156	\$812	\$933	\$900
01-4195	Rental Income	\$3,926	\$3,926	\$3,200	\$4,065	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900	\$2,900
		\$104,186	\$122,429	\$9,788	\$80,212	\$8,517	\$11,646	\$6,396	\$9,736	\$5,096	\$21,525	\$20,647
SENIOR CENTER ACTIVITY - MISCELLANEOUS REVENUE												
01-4195-1001	Rental Income	\$6,340	\$6,210	\$6,100	\$6,090	\$5,805	\$5,890	\$6,635	\$5,380	\$5,380	\$5,740	\$5,220
BUILDING- LICENSES/PERMITS/FEES REVENUE (FORMERLY P&Z)												
01-4155-1005	Administrative Services	\$67,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-4360-1005	Building Permits	\$1,054,157	\$1,054,157	\$640,890	\$752,314	\$551,645	\$599,596	\$369,891	\$422,639	\$268,595	\$280,157	\$180,000
01-4391-1005	IRES Check Fees	\$18,500	\$18,500	\$9,833	\$13,225	\$7,520	\$10,130	\$5,695	\$7,640	\$4,631	\$4,915	\$3,300
01-4392-1005	Mechanical Permits	\$123,997	\$123,997	\$81,862	\$106,775	\$57,960	\$71,039	\$39,953	\$42,838	\$29,245	\$26,550	\$22,000
01-4361-1005	Plumbing Permits	\$196,271	\$196,271	\$130,627	\$162,501	\$92,486	\$118,579	\$78,156	\$88,772	\$43,846	\$32,940	\$0
01-4362-1005	Electrical Permits	\$213,127	\$213,127	\$141,453	\$182,398	\$107,637	\$132,182	\$119,339	\$121,218	\$62,152	\$35,927	\$0
		\$1,673,951	\$1,606,052	\$1,004,664	\$1,217,213	\$817,248	\$931,525	\$613,034	\$683,108	\$408,469	\$380,489	\$205,300
PLANNING AND ZONING - MISCELLANEOUS REVENUE												
01-4155-1003	Administrative Services	\$203,699	\$271,599	\$131,255	\$134,385	\$148,706	\$145,715	\$84,353	\$110,617	\$86,109	\$75,949	\$48,307
01-4185-1003	Miscellaneous Income	\$0	\$0	\$0	\$0	\$0	\$98	\$0	\$0	\$0	\$0	\$0
01-4358-1003	Development Support Services	\$6,529	\$6,529	\$4,476	\$5,500	\$10,410	\$10,240	\$4,173	\$4,395	\$2,573	\$2,485	\$2,600
01-4550-1003	Inspection Revenue	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30	\$500
		\$210,228	\$278,127	\$135,731	\$139,885	\$159,116	\$156,053	\$88,526	\$115,012	\$88,682	\$78,464	\$51,407
PARKS ACTIVITY - LICENSES/PERMITS/FEES REVENUE												
01-4195-1004	Rental Income	\$6,560	\$6,560	\$1,746	\$4,765	\$2,093	\$1,430	\$1,467	\$1,505	\$3,900	\$2,625	\$1,500
PARKS ACTIVITY - MISCELLANEOUS REVENUE												
01-4197-1004	RV Dump Revenue	\$4,017	\$3,900	\$1,685	\$3,799	\$2,093	\$1,430	\$1,467	\$1,505	\$3,900	\$2,525	\$1,500
01-4185-1004	Miscellaneous Income	\$50	\$1,098	\$0	\$75	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$4,067	\$4,998	\$1,685	\$3,874	\$2,093	\$1,430	\$1,467	\$1,505	\$3,900	\$2,525	\$1,500
OTHER REVENUE												
01-4900	Transfer In	\$0	\$261,456	\$0	\$206,712	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-4950	Carryover	\$2,605,966	\$2,605,230	\$1,968,028	\$2,605,230	\$1,411,604	\$1,587,703	\$1,646,344	\$1,587,703	\$1,206,561	\$1,557,880	\$717,340
		\$0	\$2,605,230	\$1,968,028	\$2,811,942	\$1,411,604	\$1,587,703	\$1,646,344	\$1,587,703	\$1,206,561	\$1,557,880	\$717,340
GRAND TOTAL REVENUE		\$9,547,100	\$9,058,833	\$7,265,072	\$8,265,630	\$6,106,174	\$6,172,386	\$5,729,075	\$5,678,420	\$4,805,793	\$5,054,031	\$3,890,655
GRAND TOTAL WITHOUT CARRYOVER		\$6,941,134	\$6,453,603	\$5,297,044	\$5,660,400	\$4,694,570	\$4,584,683	\$4,082,731	\$4,090,716	\$3,599,232	\$3,496,151	\$3,173,315

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
GENERAL FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
PUBLIC SAFETY EXPENDITURES												
01-6000	Law Enforcement Services	\$2,501,394	\$2,206,149	\$2,206,149	\$1,914,284	\$1,914,284	\$1,594,843	\$1,594,843	\$1,569,904	\$1,569,904	\$1,525,148	\$1,525,148
01-6203	Prosecutorial Services	\$54,000	\$55,570	\$55,570	\$52,552	\$52,552	\$50,794	\$50,794	\$53,700	\$51,711	\$53,700	\$53,700
01-6005	Animal Control Services	\$114,138	\$70,000	\$70,250	\$66,059	\$66,158	\$61,633	\$61,715	\$59,848	\$59,865	\$57,454	\$57,365
		\$2,669,532	\$2,331,719	\$2,331,969	\$2,032,895	\$2,032,994	\$1,707,270	\$1,707,352	\$1,683,452	\$1,681,480	\$1,636,302	\$1,636,213
LABOR & BENEFITS - ADMIN.												
01-5000	Salaries & Wages - Elected Officials	\$96,988	\$88,150	\$92,925	\$88,556	\$92,400	\$88,200	\$91,350	\$80,711	\$84,750	\$66,247	\$66,000
01-5005	Salaries & Wages - Staff	\$276,502	\$249,251	\$331,143	\$268,560	\$294,365	\$250,701	\$252,100	\$226,121	\$213,246	\$226,121	\$225,388
01-5800	OASDI - Employer	\$23,156	\$19,805	\$26,292	\$27,416	\$23,979	\$20,714	\$21,294	\$15,543	\$18,476	\$14,020	\$18,066
01-5810	Medicare - Employer	\$5,416	\$4,632	\$6,149	\$4,863	\$5,608	\$4,771	\$4,980	\$3,635	\$4,321	\$3,279	\$4,225
01-5820	Group Medical Insurance	\$53,279	\$42,943	\$52,824	\$54,485	\$47,058	\$44,613	\$44,628	\$35,253	\$33,462	\$38,448	\$27,851
01-5830	Group Life Insurance	\$229	\$210	\$357	\$326	\$326	\$325	\$325	\$316	\$316	\$301	\$301
01-5840	PERSI Employer 401 (a)	\$44,622	\$38,189	\$49,520	\$39,979	\$45,203	\$40,187	\$40,187	\$38,991	\$34,496	\$29,420	\$30,144
01-5850	Worker's Compensation Insurance	\$1,454	\$551	\$3,088	-\$2,549	\$2,844	\$1,971	\$2,177	\$1,601	\$1,658	\$776	\$798
01-5860	Group Dental & Vision Insurance	\$4,794	\$2,740	\$4,939	\$4,389	\$4,419	\$4,620	\$4,617	\$3,121	\$3,044	\$2,117	\$2,265
01-6280	Unemployment Expenses	\$7,000	\$6,376	\$0	\$1,094	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$513,441	\$452,844	\$567,237	\$487,120	\$516,202	\$456,102	\$461,658	\$405,292	\$393,769	\$380,729	\$375,038
GENERAL GOVERNMENT - ADMIN.												
01-6025	Janitorial	\$3,953	\$2,550	\$1,907	\$1,876	\$1,175	\$1,075	\$1,049	\$949	\$837	\$1,121	\$1,051
01-6050	Contract Labor	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,287	\$0	\$0	\$1,500
01-6052	Contract Services	\$22,020	\$18,083	\$16,001	\$15,122	\$15,940	\$16,211	\$16,391	\$7,714	\$7,604	\$8,122	\$9,296
01-6075	Dues & Memberships	\$44,366	\$35,583	\$39,896	\$35,069	\$37,773	\$34,760	\$34,957	\$28,351	\$27,706	\$26,595	\$26,595
01-6085	Election Expenses	\$750	\$0	\$750	\$0	\$1,500	\$0	\$750	\$0	\$6,000	\$0	\$17,000
01-6125	Legal Publications	\$6,500	\$6,801	\$2,000	\$2,695	\$2,000	\$1,880	\$1,800	\$1,530	\$1,800	\$1,823	\$1,543
01-6130	Liability & Property Insurance	\$19,772	\$18,479	\$18,479	\$17,270	\$17,270	\$16,447	\$16,447	\$16,222	\$16,125	\$15,390	\$17,085
01-6140	Maintenance & Repair - Building	\$1,600	\$1,642	\$1,600	\$2,102	\$1,600	\$1,120	\$760	\$221	\$480	\$250	\$421
01-6142	Maintenance & Repair - Equipment	\$8,500	\$9,657	\$7,631	\$9,900	\$7,631	\$7,517	\$7,386	\$7,011	\$6,984	\$6,321	\$6,201
01-6155	Meetings/Committees	\$10,000	\$2,158	\$9,073	\$8,411	\$11,273	\$9,471	\$10,711	\$5,157	\$11,495	\$3,652	\$5,076
01-6165	Office Supplies	\$11,500	\$6,897	\$10,564	\$6,746	\$10,564	\$5,300	\$5,274	\$5,300	\$5,274	\$5,274	\$5,000
01-6175	Small Tools	\$12,100	\$5,034	\$6,810	\$4,324	\$7,359	\$5,100	\$6,000	\$5,201	\$6,000	\$5,788	\$15,744
01-6188	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6190	Postage & Billing	\$15,000	\$13,991	\$12,545	\$12,415	\$12,545	\$13,620	\$14,112	\$14,302	\$15,026	\$13,186	\$15,192
01-6202	Professional Services	\$35,000	\$33,942	\$5,361	\$9,744	\$5,361	\$7,427	\$8,622	\$4,787	\$4,823	\$4,994	\$6,235
01-6211	Rent - Buildings & Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$15,522	\$15,522	\$15,423	\$15,423
01-6212	Rent - Equipment	\$6,750	\$6,000	\$250	\$126	\$250	\$270	\$250	\$0	\$250	\$0	\$2,382
01-6255	Telephone	\$7,782	\$7,125	\$8,503	\$7,931	\$8,503	\$8,311	\$7,906	\$7,899	\$7,735	\$6,070	\$4,801
01-6265	Training & Schooling	\$7,000	\$6,488	\$7,025	\$5,561	\$6,940	\$6,150	\$7,424	\$470	\$799	\$764	\$1,200
01-6270	Travel	\$1,500	\$0	\$270	\$137	\$270	\$219	\$1,725	\$150	\$1,800	\$190	\$0
01-6285	Uniforms	\$300	\$193	\$250	\$0	\$250	\$220	\$250	\$270	\$0	\$0	\$0
01-6290	Utilities	\$6,000	\$4,888	\$4,263	\$5,969	\$4,263	\$4,227	\$4,196	\$3,752	\$3,659	\$3,552	\$2,132
01-6300	Fuel Expenditures	\$500	\$0	\$900	\$2,182	\$900	\$825	\$600	\$550	\$600	\$520	\$692
01-6305	Maintenance & Repair - Vehicles	\$1,000	\$1,348	\$300	\$1,646	\$300	\$311	\$113	\$119	\$113	\$60	\$600
01-6500	Cash Over/Short	\$50	\$0	\$12,788	\$36	\$0	-\$14	\$0	\$90	\$0	\$157	\$0
01-6505	Bank Fees	\$15,138	\$15,138	\$12,788	\$11,444	\$12,788	\$13,311	\$10,163	\$9,621	\$7,443	\$7,371	\$5,902
		\$237,081	\$195,997	\$179,953	\$160,707	\$166,455	\$153,758	\$156,886	\$136,475	\$148,072	\$126,621	\$161,071

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
DEBT COVERAGE												
01-6110	Interest Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6015	Bond & Loan Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0								
CAPITAL - ADMIN.												
01-6166	PP&E - Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,917	\$2,863
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,917	\$2,863
MISCELLANEOUS - ADMIN.												
01-6070	Donations	\$30,643	\$19,148	\$25,848	\$8,225	\$9,000	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500	\$4,500
01-6160	Miscellaneous Expenditures	\$11,050	\$0	\$0	\$180	\$0	\$1,517	\$24,443	\$1,260	\$0	\$75	\$0
01-6045	Contingency	\$2,195,983	\$123,186	\$1,678,243	\$335,798	\$1,225,849	\$302,869	\$1,227,237	\$188,000	\$1,169,762	\$109,832	\$711,606
01-6400	Transfers Out	\$1,097,259	\$636,500	\$247,500	\$153,833	\$152,810	\$56,075	\$56,075	\$49,700	\$49,700	\$0	\$0
		\$3,334,935	\$778,834	\$1,951,591	\$498,036	\$1,387,659	\$364,961	\$1,312,255	\$243,460	\$1,223,962	\$114,407	\$716,106
GENERAL GOVERNMENT - SENIOR CENTER												
01-6140-1001	Maintenance & Repair - Building	\$4,000	\$1,302	\$18,300	\$2,574	\$8,300	\$2,912	\$3,240	\$2,481	\$1,500	\$1,445	\$1,500
01-6025-1001	Janitorial	\$5,957	\$5,578	\$4,964	\$3,003	\$4,964	\$4,280	\$4,964	\$4,079	\$4,404	\$4,298	\$4,560
01-6036-1001	Public Transportation	\$10,000	\$7,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6290-1001	Utilities	\$7,101	\$6,856	\$6,928	\$6,687	\$6,928	\$6,397	\$6,928	\$5,886	\$7,515	\$7,072	\$8,400
01-6255-1001	Telephone	\$0	\$0	\$0	\$0	\$0	\$0	\$597	\$597	\$597	\$560	\$580
01-6130-1001	Liability & Property Insurance	\$471	\$440	\$440	\$411	\$411	\$195	\$392	\$230	\$384	\$219	\$220
		\$27,529	\$21,176	\$30,632	\$12,675	\$20,603	\$13,785	\$16,121	\$13,273	\$14,400	\$13,593	\$15,260
MISCELLANEOUS - SENIOR CENTER												
01-6400-1001	Transfers Out	\$0	\$0	\$0	\$0	\$0	\$17,000	\$17,000	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$17,000	\$17,000	\$0	\$0	\$0	\$0
GENERAL GOVERNMENT - STREET LIGHTS												
01-6142-1002	Maintenance & Repair - Equipment	\$10,000	\$5,798	\$8,469	\$11,324	\$8,469	\$5,265	\$8,469	\$7,351	\$7,500	\$3,667	\$15,000
01-6290-1002	Utilities	\$88,900	\$79,759	\$83,084	\$82,252	\$83,084	\$80,513	\$83,084	\$80,057	\$80,000	\$69,223	\$78,300
01-6300-1002	Fuel Expenditures	\$0	\$0	\$315	\$0	\$315	\$0	\$315	\$0	\$0	\$0	\$0
01-6305-1002	Maintenance & Repair - Vehicles	\$0	\$0	\$150	\$77	\$150	\$0	\$150	\$0	\$0	\$0	\$0
		\$98,900	\$85,556	\$92,018	\$93,653	\$92,018	\$85,778	\$92,018	\$87,408	\$87,500	\$72,890	\$93,300
LABOR & BENEFITS - P&Z												
01-5005-1003	Salaries & Wages - Staff	\$331,756	\$340,818	\$358,469	\$321,179	\$317,961	\$304,011	\$305,178	\$221,388	\$252,602	\$182,144	\$185,718
01-5800-1003	OASDI - Employer	\$20,569	\$21,118	\$22,225	\$18,849	\$19,714	\$17,670	\$18,921	\$13,452	\$15,661	\$11,223	\$11,515
01-5810-1003	Medicare - Employer	\$4,810	\$4,939	\$5,198	\$4,408	\$4,610	\$4,132	\$4,425	\$3,146	\$3,663	\$2,627	\$2,693
01-5820-1003	Group Medical Insurance	\$43,057	\$45,270	\$42,509	\$38,552	\$42,509	\$38,117	\$38,374	\$25,887	\$40,576	\$24,487	\$25,973
01-5830-1003	Group Life Insurance	\$185	\$230	\$198	\$186	\$198	\$198	\$206	\$130	\$168	\$109	\$111
01-5840-1003	PERSI Employer 401 (a)	\$39,612	\$40,921	\$41,467	\$35,593	\$36,781	\$30,714	\$35,302	\$24,948	\$29,220	\$20,184	\$19,846
01-5850-1003	Worker's Compensation Insurance	\$1,703	\$1,455	\$1,930	\$1,704	\$1,748	\$1,620	\$1,873	\$1,339	\$1,447	\$1,443	\$1,156
01-5860-1003	Group Dental & Vision Insurance	\$3,781	\$5,123	\$4,138	\$4,848	\$4,138	\$3,701	\$3,798	\$3,129	\$3,191	\$2,824	\$2,157
01-6280-1003	Unemployment Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$412	\$0	\$364	\$0
		\$445,473	\$459,873	\$476,133	\$425,319	\$427,658	\$400,163	\$408,077	\$293,831	\$346,528	\$245,406	\$249,169
GENERAL GOVERNMENT - P&Z												
01-6300-1003	Fuel Expenditures	\$300	\$43	\$300	\$137	\$300	\$42	\$200	\$27	\$200	\$27	\$231
01-6305-1003	Maintenance & Repair - Vehicles	\$100	\$17	\$100	\$0	\$100	\$19	\$38	\$32	\$38	\$0	\$200
01-6142-1003	Maintenance & Repair - Equipment	\$3,500	\$2,924	\$2,732	\$4,563	\$2,725	\$3,517	\$2,638	\$3,001	\$2,494	\$4,713	\$4,152
01-6140-1003	Maintenance & Repair - Building	\$500	\$412	\$500	\$727	\$500	\$1,048	\$120	\$8	\$100	\$0	\$140
01-6025-1003	Janitorial	\$0	\$903	\$681	\$628	\$420	\$536	\$375	\$344	\$299	\$283	\$350
01-6211-1003	Rent - Buildings & Land	\$0	\$0	\$0	\$0	\$0	\$103	\$0	\$5,569	\$5,543	\$5,142	\$5,141
01-6290-1003	Utilities	\$0	\$645	\$1,094	\$662	\$1,094	\$925	\$1,070	\$606	\$1,187	\$1,053	\$568
01-6255-1003	Telephone	\$2,179	\$2,456	\$2,730	\$2,500	\$2,730	\$3,746	\$2,730	\$2,625	\$2,716	\$1,865	\$1,600
01-6202-1003	Professional Services	\$12,500	\$191,898	\$189,484	\$298,258	\$221,989	\$227,333	\$286,283	\$129,390	\$70,595	\$44,821	\$5,693
01-6130-1003	Liability & Property Insurance	\$0	\$5,280	\$5,280	\$4,934	\$4,934	\$2,350	\$4,699	\$4,315	\$4,607	\$4,091	\$4,107

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
01-6150-1003	Maintenance & Repair - System	\$0	\$0	\$0	\$923	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6190-1003	Postage & Billing	\$1,000	\$907	\$206	\$548	\$206	\$176	\$206	\$239	\$143	\$251	\$553
01-6165-1003	Office Supplies	\$4,600	\$2,240	\$2,750	\$2,170	\$2,750	\$1,802	\$1,500	\$1,432	\$1,500	\$1,408	\$1,458
01-6265-1003	Training & Schooling	\$4,435	\$1,801	\$4,277	\$1,482	\$4,200	\$839	\$3,816	\$1,498	\$1,650	\$590	\$2,500
01-6175-1003	Small Tools	\$7,320	\$2,713	\$3,535	\$965	\$11,140	\$3,268	\$4,000	\$3,796	\$4,000	\$3,577	\$7,960
01-6188-1003	Signage	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300
01-6212-1003	Rent - Equipment	\$0	\$0	\$0	\$41	\$0	\$0	\$0	\$0	\$0	\$80	\$0
01-6155-1003	Meetings/Committees	\$250	\$35	\$328	\$0	\$328	\$200	\$305	\$215	\$300	\$140	\$196
01-6270-1003	Travel	\$600	\$0	\$450	\$24	\$450	\$82	\$1,000	\$5	\$1,650	\$0	\$0
01-6285-1003	Uniforms	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6500-1003	Cash Over/Short	\$0	\$0	\$0	\$10	\$0	\$19	\$0	\$0	\$0	\$0	\$0
01-6505-1003	Bank Fees	\$0	\$13,528	\$4,500	\$9,396	\$4,500	\$5,017	\$2,400	\$1,409	\$372	\$524	\$145
01-6052-1003	Contract Services	\$0	\$9,328	\$8,589	\$3,016	\$9,424	\$3,845	\$11,373	\$9,015	\$11,323	\$1,396	\$5,139
01-6075-1003	Dues & Memberships	\$8,801	\$303	\$1,450	\$403	\$1,450	\$998	\$600	\$353	\$375	\$382	\$428
01-6027-1003	Code Enforcement	\$800	\$0	\$750	\$0	\$1,500	\$0	\$850	\$0	\$1,500	\$0	\$0
01-6125-1003	Legal Publications	\$4,000	\$3,386	\$5,500	\$5,026	\$4,200	\$4,887	\$3,350	\$3,215	\$3,000	\$3,244	\$3,550
CAPITAL - P&Z		\$50,885	\$238,820	\$235,236	\$336,412	\$274,940	\$260,751	\$327,551	\$167,093	\$113,593	\$73,588	\$44,411
01-6166-1003	PP&E - Operations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,975	\$12,500
MISCELLANEOUS - P&Z												
01-6400-1003	Transfers Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
LABOR & BENEFITS - PARKS												
01-5005-1004	Salaries & Wages - Staff	\$454,434	\$328,423	\$333,709	\$324,134	\$323,896	\$254,168	\$264,222	\$213,554	\$204,790	\$153,271	\$139,871
01-5009-1004	Salaries & Wages - Seasonal	\$48,241	\$54,728	\$57,121	\$52,925	\$56,646	\$55,675	\$55,216	\$44,866	\$54,389	\$53,360	\$44,369
01-5800-1004	OASDI - Employer	\$31,166	\$23,729	\$24,231	\$24,058	\$23,594	\$19,794	\$19,805	\$15,025	\$16,069	\$13,028	\$11,423
01-5810-1004	Medicare - Employer	\$7,289	\$5,388	\$5,667	\$5,626	\$5,518	\$4,629	\$4,632	\$3,514	\$3,758	\$3,010	\$2,671
01-5820-1004	Group Medical Insurance	\$80,186	\$63,529	\$50,392	\$51,046	\$53,451	\$41,312	\$42,953	\$31,026	\$37,437	\$23,239	\$20,484
01-5830-1004	Group Life Insurance	\$390	\$327	\$276	\$296	\$276	\$224	\$221	\$168	\$175	\$132	\$136
01-5840-1004	PERSI Employer 401 (a)	\$54,259	\$42,184	\$38,602	\$36,107	\$37,467	\$30,240	\$30,564	\$24,175	\$23,690	\$17,639	\$16,131
01-5850-1004	Worker's Compensation Insurance	\$18,907	\$10,267	\$14,927	\$15,756	\$12,732	\$12,866	\$12,725	\$10,139	\$10,711	\$10,718	\$7,993
01-5860-1004	Group Dental & Vision Insurance	\$6,916	\$5,661	\$4,538	\$5,005	\$4,777	\$3,918	\$4,117	\$2,748	\$2,838	\$2,074	\$1,656
01-6280-1004	Unemployment Expenses	\$0	\$0	\$6,087	\$0	\$6,087	\$0	\$6,087	\$2,160	\$6,026	\$2,458	\$8,488
GENERAL GOVERNMENT - PARKS		\$701,787	\$534,236	\$535,551	\$514,952	\$524,444	\$422,827	\$440,542	\$347,375	\$359,883	\$278,929	\$253,222
01-6300-1004	Fuel Expenditures	\$12,200	\$11,371	\$12,200	\$15,138	\$12,200	\$9,213	\$12,200	\$10,679	\$12,200	\$10,860	\$9,900
01-6305-1004	Maintenance & Repair - Vehicles	\$6,000	\$5,156	\$5,000	\$3,240	\$5,000	\$3,797	\$3,000	\$4,051	\$5,000	\$2,519	\$4,500
01-6142-1004	Maintenance & Repair - Equipment	\$10,000	\$9,920	\$8,500	\$9,971	\$8,500	\$7,759	\$8,737	\$11,330	\$8,337	\$7,566	\$11,750
01-6140-1004	Maintenance & Repair - Building	\$10,000	\$2,992	\$5,000	\$10,587	\$5,000	\$4,565	\$3,750	\$2,530	\$5,500	\$4,956	\$8,000
01-6025-1004	Janitorial	\$6,954	\$6,954	\$3,300	\$3,046	\$3,000	\$2,643	\$3,000	\$3,265	\$2,500	\$1,184	\$2,700
01-6052-1004	Contract Services	\$500	\$650	\$0	\$438	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6150-1004	Maintenance & Repair - System	\$69,000	\$37,924	\$61,500	\$54,935	\$52,000	\$51,664	\$30,000	\$28,028	\$34,500	\$28,719	\$32,500
01-6211-1004	Rent - Buildings & Land	\$2,082	\$2,082	\$2,082	\$1,934	\$2,082	\$2,082	\$2,082	\$1,488	\$2,082	\$1,785	\$2,082
01-6290-1004	Utilities	\$41,500	\$31,939	\$41,500	\$27,261	\$41,558	\$18,783	\$39,203	\$17,693	\$45,624	\$11,376	\$13,500
01-6255-1004	Telephone	\$5,402	\$5,304	\$3,848	\$4,803	\$3,848	\$3,231	\$3,256	\$2,807	\$2,753	\$2,693	\$2,950
01-6130-1004	Liability & Property Insurance	\$6,591	\$6,160	\$6,160	\$5,757	\$5,757	\$5,757	\$5,482	\$6,711	\$5,375	\$5,390	\$4,458
01-6135-1004	Public Entertainment	\$20,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6125-1004	Legal Publications	\$300	\$293	\$0	\$242	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6165-1004	Office Supplies	\$3,000	\$1,547	\$1,500	\$2,300	\$1,500	\$1,849	\$700	\$700	\$600	\$471	\$600
01-6265-1004	Training & Schooling	\$5,000	\$3,282	\$2,500	\$3,319	\$2,500	\$2,665	\$1,635	\$8,778	\$11,320	\$4,699	\$1,000
01-6175-1004	Small Tools	\$11,200	\$9,925	\$10,500	\$11,187	\$10,500	\$13,195	\$10,500	\$8,599	\$10,500	\$11,439	\$11,000
01-6188-1004	Signage	\$3,000	\$0	\$3,000	\$218	\$500	\$344	\$275	\$272	\$250	\$233	\$500
01-6212-1004	Rent - Equipment	\$25,000	\$22,107	\$8,260	\$14,424	\$8,260	\$7,772	\$5,000	\$3,918	\$5,700	\$6,587	\$6,500

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
01-6230-1004	Safety Training & Equipment	\$3,000	\$1,079	\$2,500	\$972	\$2,000	\$1,089	\$1,819	\$1,149	\$900	\$898	\$1,200
01-6285-1004	Uniforms	\$2,500	\$2,063	\$2,000	\$2,165	\$2,000	\$2,180	\$1,580	\$828	\$750	\$487	\$850
01-6500-1004	Cash Over/Short	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6505-1004	Bank Fees	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30
01-6075-1004	Dues & Memberships	\$600	\$165	\$600	\$450	\$600	\$525	\$415	\$305	\$365	\$363	\$550
		\$243,829	\$160,912	\$179,949	\$172,388	\$166,805	\$139,112	\$132,634	\$113,130	\$154,257	\$102,223	\$114,570
MISCELLANEOUS - PARKS												
01-6097-1004	Deposits on Account	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6400-1004	Transfers Out	\$485,000	\$384,000	\$384,000	\$206,300	\$206,300	\$507,000	\$507,000	\$178,676	\$178,676	\$0	\$0
		\$485,000	\$384,000	\$384,000	\$206,300	\$206,300	\$507,000	\$507,000	\$178,676	\$178,676	\$0	\$0
CAPITAL - PARKS												
01-6166-1004	PP&E - Operations	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6020-1004	Capital Improvements	0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		0	\$0									
LABOR & BENEFITS - BUILDING												
01-5005-1005	Salaries & Wages - Staff	\$232,673	\$110,499	\$117,012	\$102,102	\$115,646	\$84,202	\$87,089	\$82,312	\$72,987	\$69,016	\$82,895
01-5800-1005	OASDI - Employer	\$14,426	\$7,035	\$7,255	\$6,205	\$7,170	\$4,488	\$5,400	\$4,110	\$4,525	\$4,333	\$5,323
01-5810-1005	Medicare - Employer	\$3,374	\$1,645	\$1,697	\$1,451	\$1,677	\$1,050	\$1,263	\$998	\$1,058	\$1,013	\$1,245
01-5820-1005	Group Medical Insurance	\$30,452	\$13,154	\$11,287	\$11,003	\$11,287	\$5,979	\$7,650	\$9,330	\$7,919	\$6,824	\$6,443
01-5830-1005	Group Life Insurance	\$144	\$70	\$62	\$57	\$62	\$33	\$45	\$36	\$37	\$36	\$34
01-5840-1005	PERSI Employer 401 (a)	\$27,781	\$13,230	\$13,536	\$11,431	\$13,378	\$8,193	\$10,074	\$7,524	\$8,443	\$7,911	\$9,900
01-5850-1005	Worker's Compensation Insurance	\$3,751	\$1,783	\$2,886	\$2,161	\$2,765	\$1,197	\$1,702	\$1,281	\$1,221	\$1,241	\$1,389
01-5860-1005	Group Dental & Vision Insurance	\$2,680	\$1,069	\$1,016	\$937	\$1,016	\$596	\$733	\$564	\$600	\$105	\$671
01-6280-1005	Unemployment Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$315,281	\$148,485	\$154,751	\$135,347	\$153,001	\$105,738	\$113,956	\$106,155	\$96,791	\$90,478	\$107,900
GENERAL GOVERNMENT - BUILDING												
01-6052-1005	Contract Services	\$251,839	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6300-1005	Fuel Expenditures	\$5,940	\$3,410	\$5,400	\$2,441	\$5,400	\$1,611	\$2,188	\$1,751	\$2,100	\$1,844	\$2,200
01-6305-1005	Maintenance & Repair - Vehicles	\$880	\$0	\$800	\$83	\$800	\$737	\$700	\$359	\$500	\$337	\$800
01-6255-1005	Telephone	\$1,463	\$1,028	\$1,028	\$1,014	\$1,028	\$761	\$865	\$493	\$627	\$584	\$748
01-6165-1005	Office Supplies	\$1,650	\$1,307	\$1,100	\$2,407	\$1,100	\$996	\$1,100	\$586	\$350	\$150	\$300
01-6265-1005	Training & Schooling	\$3,000	\$814	\$3,000	\$2,181	\$3,000	\$1,702	\$2,500	\$599	\$900	\$200	\$850
01-6175-1005	Small Tools	\$950	\$0	\$750	\$563	\$750	\$150	\$300	\$0	\$200	\$0	\$500
01-6188-1005	Signage	\$150	\$0	\$150	\$0	\$150	\$20	\$150	\$11	\$150	\$0	\$250
01-6130-1005	Liability & Property Insurance	\$5,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6125-1005	Legal Publications	\$100	\$0	\$100	\$0	\$100	\$0	\$0	\$0	\$0	\$0	\$0
01-6142-1005	Maintenance & Repair - Equipment	\$550	\$110	\$550	\$5	\$550	\$0	\$0	\$0	\$0	\$0	\$0
01-6150-1005	Maintenance & Repair - System	\$1,200	\$0	\$200	\$80	\$200	\$0	\$0	\$0	\$0	\$0	\$0
01-6155-1005	Meetings/Committees	\$60	\$0	\$60	\$0	\$60	\$0	\$0	\$0	\$0	\$0	\$0
01-6230-1005	Safety Training & Equipment	\$300	\$0	\$300	\$113	\$300	\$0	\$0	\$0	\$0	\$0	\$0
01-6270-1005	Travel	\$0	\$0	\$0	\$6	\$0	\$0	\$50	\$0	\$50	\$43	\$50
01-6075-1005	Dues & Memberships	\$3,570	\$190	\$1,075	\$190	\$1,075	\$357	\$600	\$582	\$500	\$582	\$400
01-6505-1005	Bank Fees	\$13,528	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$290,830	\$6,859	\$14,513	\$9,084	\$14,513	\$6,334	\$8,453	\$4,381	\$5,377	\$3,740	\$6,098
MISCELLANEOUS - BUILDING												
01-6400-1005	Transfers Out	\$0	\$0	\$0	\$29,000	\$29,000	\$0	\$28,000	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$29,000	\$29,000	\$0	\$28,000	\$0	\$0	\$0	\$0
LABOR & BENEFITS - ECONOMIC DEVELOPMENT												
01-5005-4000	Salaries & Wages - Staff	\$75,294	\$72,828	\$74,241	\$40,599	\$61,233	\$0	\$0	\$0	\$0	\$0	\$0
01-5800-4000	OASDI - Employer	\$4,668	\$4,637	\$4,603	\$2,432	\$3,796	\$0	\$0	\$0	\$0	\$0	\$0
01-5810-4000	Medicare - Employer	\$1,092	\$1,084	\$1,076	\$569	\$888	\$0	\$0	\$0	\$0	\$0	\$0
01-5820-4000	Group Medical Insurance	\$6,730	\$7,189	\$6,134	\$3,155	\$6,134	\$0	\$0	\$0	\$0	\$0	\$0

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
01-5830-4000	Group Life Insurance	\$35	\$38	\$34	\$17	\$34	\$0	\$0	\$0	\$0	\$0	\$0
01-5840-4000	PERSI Employer 401 (a)	\$8,990	\$8,730	\$8,588	\$4,441	\$7,083	\$0	\$0	\$0	\$0	\$0	\$0
01-5850-4000	Worker's Compensation Insurance	\$189	\$169	\$198	\$101	\$159	\$0	\$0	\$0	\$0	\$0	\$0
01-5860-4000	Group Dental & Vision Insurance	\$569	\$617	\$552	\$274	\$552	\$0	\$0	\$0	\$0	\$0	\$0
		\$97,567	\$95,292	\$95,426	\$51,588	\$79,879	\$0	\$0	\$0	\$0	\$0	\$0
GENERAL GOVERNMENT - ECONOMIC DEVELOPMENT												
01-6165-4000	Office Supplies	\$500	\$69	\$1,000	\$415	\$1,750	\$0	\$0	\$0	\$0	\$0	\$0
01-6160-4000	Miscellaneous Expense	\$800	\$663	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6265-4000	Training & Schooling	\$2,600	\$2,169	\$2,375	\$2,535	\$1,500	\$0	\$0	\$0	\$0	\$0	\$0
01-6175-4000	Small Tools	\$2,050	\$1,350	\$2,000	\$2,525	\$2,000	\$0	\$0	\$0	\$0	\$0	\$0
01-6188-4000	Signage	\$0	\$0	\$300	\$0	\$300	\$0	\$0	\$0	\$0	\$0	\$0
01-6202-4000	Professional Services	\$5,000	\$0	\$6,000	\$90	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6255-4000	Telephone	\$487	\$613	\$0	\$341	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6155-4000	Meetings/Committees	\$8,290	\$8,059	\$8,290	\$245	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0
01-6270-4000	Travel	\$4,700	\$3,798	\$4,525	\$0	\$1,100	\$0	\$0	\$0	\$0	\$0	\$0
01-6052-4000	Contract Services	\$0	\$0	\$0	\$37	\$0	\$0	\$0	\$0	\$0	\$0	\$0
01-6075-4000	Dues & Memberships	\$8,603	\$7,189	\$6,623	\$750	\$650	\$0	\$0	\$0	\$0	\$0	\$0
01-6125-4000	Legal Publications	\$2,000	\$0	\$5,000	\$0	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0
		\$35,030	\$23,910	\$36,113	\$6,937	\$13,400	\$0	\$0	\$0	\$0	\$0	\$0
GRAND TOTAL EXPENDITURES		\$9,547,100	\$5,918,512	\$7,265,072	\$5,172,413	\$6,105,872	\$4,623,580	\$5,712,503	\$3,780,000	\$4,804,288	\$3,147,800	\$3,787,721
GRAND TOTAL WITHOUT CONTINGENCY		\$7,351,117	\$5,795,326	\$5,586,829	\$4,836,616	\$4,880,023	\$4,320,711	\$4,485,266	\$3,592,000	\$3,634,526	\$3,037,968	\$3,076,115

*Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2020
GRANT FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
GRANT REVENUE												
03-4200	Grant Revenue	\$2,270,196	\$29,991	\$1,100,000	\$449,324	\$1,100,000	\$378,635	\$945,000	\$103,635	\$161,550	\$0	\$0
03-4950	Carryover	\$13,233	\$0	\$114,216	\$105,061	\$209,725	\$80,217	\$209,725	\$0	\$0	\$0	\$0
		\$2,283,429	\$29,991	\$1,214,216	\$554,385	\$1,309,725	\$458,852	\$1,154,725	\$103,635	\$161,550	\$0	\$0
GRANT EXPENDITURES												
03-6354	Grant Expenditures	\$2,283,429	\$16,758	\$1,214,216	\$554,385	\$161,550	\$298,418	\$0	\$99,711	\$161,550	\$0	\$0
GRAND TOTAL NET		\$2,283,429	\$16,758	\$1,214,216	\$554,385	\$161,550	\$298,418	\$0	\$99,711	\$161,550	\$0	\$0

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
LATE COMERS FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
05-4504	Water Main Capacity Fee	\$1,036,969	\$1,036,969	\$350,000	\$760,279	\$350,000	\$595,942	\$205,200	\$369,911	\$205,200	\$226,389	\$205,275
05-4604	Sewer Main Capacity Fee	\$721,230	\$721,230	\$250,000	\$553,992	\$250,000	\$416,805	\$145,075	\$256,741	\$145,000	\$158,339	\$145,075
05-4704	Irrigaton Main Capacity Fee	\$492,525	\$492,525	\$205,000	\$355,539	\$205,000	\$265,565	\$108,500	\$216,428	\$108,500	\$128,695	\$108,301
05-4173	Interest Revenue	\$15,000	\$27,810	\$400	\$12,272	\$400	\$2,165	\$148	\$1,095	\$148	\$1,212	\$200
05-4950	Carryover	\$2,535,532	\$919,875	\$974,551	\$0	\$0	\$0	\$0	\$116,603	\$0	\$78,225	\$0
		\$4,801,256	\$3,198,409	\$1,779,951	\$1,682,082	\$805,400	\$1,280,477	\$458,923	\$960,778	\$458,848	\$592,860	\$458,851
GRAND TOTAL REVENUE		\$4,801,256	\$3,198,409	\$1,779,951	\$1,682,082	\$805,400	\$1,280,477	\$458,923	\$960,778	\$458,848	\$592,860	\$458,851
GRAND TOTAL WITHOUT CARRYOVER		\$2,265,724	<i>\$2,278,534</i>	<i>\$805,400</i>	<i>\$1,682,082</i>	<i>\$805,400</i>	<i>\$1,280,477</i>	<i>\$458,923</i>	<i>\$844,175</i>	<i>\$458,848</i>	<i>\$514,635</i>	<i>\$458,851</i>

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
LATE COMERS FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING EXPENDITURES												
05-6305	Water Main Capacity Reimburse	\$400,000	\$80,040	\$350,000	\$271,591	\$350,000	\$572,001	\$205,275	\$357,008	\$76,861	\$176,937	\$132,667
05-6306	Sewer Main Capacity Reimburse	\$487,481	\$192,777	\$250,000	\$254,184	\$250,000	\$334,787	\$145,075	\$254,366	\$145,074	\$157,764	\$145,076
05-6400	Transfers Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$204,466		\$150,339
05-6307	PI Main Capacity Reimburse	\$477,318	\$380,499	\$205,400	\$303,590	\$205,400	\$267,559	\$108,500	\$206,416	\$32,447	\$155,284	\$30,769
		\$1,364,798	\$653,316	\$805,400	\$829,365	\$805,400	\$1,174,347	\$458,850	\$817,790	\$458,848	\$489,985	\$458,851
OTHER EXPENDITURES												
05-6045	Contingency	\$3,436,458	\$0	\$73	\$0	\$73	\$0	\$0	\$0	\$0	\$0	\$202
		\$3,436,458	\$0	\$73	\$0	\$73	\$0	\$0	\$0	\$0	\$0	\$202
GRAND TOTAL EXPENDITURES		\$4,801,256	\$653,316	\$805,473	\$829,365	\$805,473	\$1,174,347	\$458,850	\$817,790	\$458,848	\$489,985	\$459,053
GRAND TOTAL WITHOUT CONTINGENCY		\$1,364,798	<i>\$653,316</i>	<i>\$805,400</i>	<i>\$829,365</i>	<i>\$805,400</i>	<i>\$1,174,347</i>	<i>\$458,850</i>	<i>\$817,790</i>	<i>\$458,848</i>	<i>\$489,985</i>	<i>\$458,851</i>

*Forecast

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
WATER FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
20-4500	Metered Water Sales	\$2,212,652	\$2,107,287	\$1,849,903	\$1,881,258	\$1,849,903	\$1,738,230	\$1,653,170	\$1,622,727	\$1,546,333	\$1,470,749	\$1,442,675
20-4507	Water Token Sales - Bulk Water	\$45,000	\$49,458	\$21,024	\$38,658	\$21,024	\$29,765	\$10,000	\$23,708	\$3,000	\$9,484	\$3,000
20-4510	Service Reconnect Fees	\$14,000	\$15,916	\$22,500	\$12,684	\$22,500	\$16,829	\$18,000	\$18,431	\$16,000	\$18,654	\$16,000
20-4358	Development Support Services	\$2,000	\$1,899	\$4,000	\$2,696	\$4,000	\$2,927	\$3,000	\$4,850	\$1,000	\$2,609	\$1,000
20-4775	Late Pay Fees	\$32,000	\$30,396	\$34,000	\$37,785	\$34,000	\$35,971	\$0	\$0	\$0	\$0	\$0
20-4185	Miscellaneous Income	\$75,000	\$80,111	\$99,907	\$161,971	\$99,907	\$476,767	\$130,055	\$200,243	\$128,413	\$142,632	\$1,000
20-4550	Water Line Inspections	\$45,000	\$57,457	\$20,000	\$41,546	\$20,000	\$15,232	\$15,000	\$29,619	\$4,000	\$14,731	\$4,000
		\$2,425,652	\$2,342,525	\$2,051,334	\$2,176,600	\$2,051,334	\$2,315,721	\$1,829,225	\$1,899,578	\$1,698,746	\$1,658,861	\$1,467,675
CAPITAL REVENUE												
20-4503	New Meter Revenue	\$263,240	\$263,240	\$127,346	\$192,532	\$56,000	\$141,496	\$56,000	\$100,495	\$56,000	\$62,026	\$48,000
20-4505	New Service Connection	\$881,020	\$881,020	\$440,024	\$697,293	\$189,875	\$488,915	\$189,875	\$344,350	\$189,875	\$209,405	\$162,750
20-4173	Interest Revenue	\$100,000	\$138,284	\$4,719	\$50,833	\$2,000	\$4,672	\$2,000	\$3,658	\$1,700	\$1,863	\$1,700
20-4900	Transfers In	\$0	\$0	\$14,000	\$48	\$0	\$0	\$0	\$0	\$165,413	\$0	\$110,308
20-4950	Carryover	\$7,650,137	\$6,328,662	\$5,407,215	\$0	\$2,754,793	\$0	\$886,104	\$0	\$408,994	\$1,693,217	\$219,722
		\$8,894,397	\$7,611,207	\$5,993,304	\$940,706	\$3,002,668	\$635,083	\$1,133,979	\$448,503	\$821,982	\$1,966,511	\$542,480
GRAND TOTAL REVENUE		\$11,320,048	\$9,953,731	\$8,044,638	\$3,117,306	\$5,054,002	\$2,950,804	\$2,963,204	\$2,348,081	\$2,520,728	\$3,625,371	\$2,010,155
GRAND TOTAL WITHOUT CARRYOVER		\$3,669,912	\$3,625,069	\$2,637,423	\$3,117,306	\$2,299,209	\$2,950,804	\$2,077,100	\$2,348,081	\$2,111,734	\$1,932,155	\$1,790,433

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
WATER FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
LABOR & BENEFITS												
20-5005	Salaries & Wages - Staff	\$605,013	\$521,989	\$583,745	\$483,039	\$520,382	\$423,301	\$462,634	\$410,494	\$401,132	\$382,038	\$366,709
20-5795	Salaries - Overtime	\$15,125	\$12,112	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-5009	Salaries & Wages - Seasonal	\$0	\$5,329	\$0	\$305	\$9,063	\$0	\$0	\$201	\$0	\$4,410	\$4,907
20-5000	Salaries & Wages - Elected	\$4,311	\$3,973	\$4,130	\$3,961	\$4,107	\$3,920	\$4,060	\$3,587	\$3,767	\$63	\$0
20-5800	OASDI - Employer	\$38,716	\$33,284	\$36,448	\$28,733	\$33,080	\$25,704	\$28,935	\$26,202	\$25,104	\$23,014	\$23,040
20-5810	Medicare - Employer	\$9,055	\$7,784	\$8,524	\$6,095	\$7,737	\$6,012	\$6,767	\$6,073	\$5,245	\$5,383	\$5,388
20-5820	Group Medical Insurance	\$86,073	\$77,663	\$82,363	\$69,699	\$72,401	\$59,114	\$66,012	\$67,849	\$67,018	\$60,124	\$60,948
20-5830	Group Life Insurance	\$406	\$390	\$393	\$320	\$338	\$289	\$324	\$283	\$308	\$291	\$293
20-5840	PERSI Employer 401 (a)	\$74,560	\$62,134	\$68,024	\$51,198	\$60,692	\$45,555	\$54,006	\$47,986	\$46,839	\$41,074	\$42,290
20-5850	Worker's Compensation	\$20,563	\$12,554	\$22,140	\$11,780	\$18,987	\$11,294	\$11,637	\$16,340	\$10,408	\$13,129	\$13,682
20-5860	Group Dental/Vision Insurance	\$7,724	\$7,344	\$7,805	\$6,470	\$6,908	\$6,200	\$6,930	\$5,670	\$5,117	\$4,028	\$4,957
20-6280	Unemployment Expenses	\$0	\$0	\$0	\$28	\$0	\$0	\$0	\$0	\$0	\$713	\$713
		\$861,545	\$744,556	\$813,573	\$661,627	\$733,695	\$581,388	\$641,305	\$584,686	\$565,651	\$533,572	\$522,927
MAINTENANCE & GENERAL OPERATIONS												
20-6025	Janitorial	\$3,700	\$3,638	\$3,000	\$2,410	\$1,449	\$1,852	\$1,449	\$1,332	\$1,533	\$439	\$3,855
20-6050	Contract Labor	\$5,000	\$0	\$2,500	\$0	\$2,500	\$0	\$2,500	\$89	\$1,500	\$700	\$2,500
20-6052	Contract Services	\$19,828	\$14,172	\$19,828	\$15,207	\$13,522	\$18,864	\$13,522	\$8,707	\$15,297	\$9,627	\$11,737
20-6060	DEQ Assessment Fees	\$30,671	\$21,498	\$20,447	\$19,650	\$18,564	\$16,812	\$18,564	\$16,812	\$17,337	\$16,812	\$17,022
20-6065	Dig Line Expenditures	\$2,700	\$2,659	\$2,000	\$2,665	\$2,000	\$1,639	\$2,000	\$1,064	\$2,000	\$659	\$2,000
20-6075	Dues & Memberships	\$2,793	\$1,083	\$2,793	\$1,824	\$2,100	\$2,034	\$2,100	\$1,762	\$2,100	\$1,273	\$2,013

20-6110	Interest Expenses	\$0	\$0	\$0	\$0	\$2,500	\$0	\$2,500	\$0	\$2,500	\$0	\$2,500
20-6125	Legal Publications	\$1,000	\$72	\$1,000	\$533	\$1,000	\$349	\$1,000	\$168	\$1,000	\$512	\$1,000
20-6130	Liability & Property Insurance	\$18,831	\$17,599	\$17,700	\$16,447	\$15,664	\$15,664	\$15,664	\$15,011	\$15,357	\$14,797	\$14,294
20-6131	Insurance Claims Paid	\$0	\$0	\$0	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100
20-6140	Maint. & Repair - Bldng. & Grounds	\$14,950	\$12,844	\$14,950	\$10,857	\$13,000	\$12,979	\$10,000	\$6,834	\$10,000	\$4,480	\$10,000
20-6142	Maint. & Repair - Equipment	\$11,500	\$11,427	\$11,000	\$9,663	\$10,000	\$8,602	\$15,502	\$12,710	\$15,502	\$5,842	\$15,502
20-6150	Maint. & Repair - System	\$133,000	\$59,158	\$133,000	\$32,777	\$75,000	\$49,475	\$133,000	\$81,680	\$150,000	\$75,085	\$150,000
20-6151	Maint. & Repair - Process Chemicals	\$30,000	\$18,648	\$15,000	\$20,927	\$10,000	\$9,785	\$8,000	\$0	\$0	\$0	\$0
20-6152	Maint. & Repair - Lab Costs	\$10,920	\$6,776	\$9,100	\$10,411	\$9,100	\$8,541	\$9,000	\$0	\$0	\$0	\$0
20-6155	Meetings/Committees	\$1,050	\$502	\$1,050	\$363	\$1,050	\$388	\$930	\$300	\$930	\$265	\$1,050
20-6160	Miscellaneous Expenditures	\$20,000	\$560	\$4,313	\$7,496	\$4,313	\$50	\$4,313	\$0	\$4,313	-\$18	\$4,313
20-6165	Office Supplies	\$4,500	\$5,010	\$2,625	\$3,019	\$2,100	\$1,737	\$1,800	\$1,048	\$1,750	\$1,298	\$1,750
20-6175	Small Tools	\$15,000	\$8,784	\$15,000	\$8,268	\$15,000	\$10,057	\$22,248	\$8,900	\$25,425	\$10,011	\$22,947
20-6190	Postage & Billing	\$21,700	\$20,980	\$21,700	\$19,701	\$21,700	\$16,955	\$23,814	\$20,213	\$21,137	\$15,070	\$20,218
20-6202	Professional Services	\$32,000	\$36,253	\$14,000	\$17,870	\$8,557	\$3,712	\$6,451	\$3,142	\$8,263	\$8,025	\$7,500
20-6211	Rent - Buildings & Land	\$1,512	\$1,512	\$1,512	\$1,386	\$1,512	\$2,206	\$1,512	\$15,452	\$15,925	\$14,007	\$14,129
20-6212	Rent - Equipment	\$3,000	\$2,679	\$1,500	\$179	\$1,500	\$0	\$1,500	\$0	\$1,500	\$651	\$1,500
20-6230	Safety Training & Equipment	\$2,750	\$665	\$2,750	\$408	\$2,750	\$987	\$2,750	\$521	\$2,750	\$357	\$2,750
20-6255	Telephone	\$13,406	\$11,419	\$13,406	\$11,220	\$13,406	\$12,548	\$11,881	\$11,692	\$13,237	\$11,155	\$9,580
20-6265	Training & Schooling	\$6,500	\$3,547	\$6,500	\$1,516	\$6,500	\$2,131	\$6,500	\$880	\$6,500	\$2,711	\$6,500
20-6270	Travel	\$1,200	\$0	\$1,200	\$78	\$1,200	\$4	\$1,200	\$10	\$1,200	\$280	\$1,200
20-6285	Uniforms	\$4,800	\$3,277	\$4,000	\$1,141	\$4,000	\$2,226	\$3,250	\$1,604	\$3,200	\$2,849	\$3,200
20-6290	Utilities	\$150,000	\$114,599	\$150,000	\$122,514	\$150,000	\$141,144	\$150,000	\$116,740	\$148,085	\$118,581	\$135,000
20-6300	Fuel	\$14,500	\$8,478	\$14,500	\$18,393	\$14,500	\$12,717	\$13,000	\$8,725	\$13,000	\$9,304	\$14,000
20-6305	Maint. & Repair - Vehicles	\$6,500	\$4,206	\$6,500	\$3,140	\$6,500	\$4,243	\$6,500	\$1,165	\$6,500	\$3,309	\$6,500
20-6505	Bank Fees	\$25,000	\$24,534	\$16,050	\$18,566	\$16,050	\$15,863	\$15,971	\$11,907	\$12,280	\$8,713	\$7,371
		\$608,310	\$416,578	\$528,924	\$378,229	\$447,137	\$373,565	\$508,521	\$348,469	\$521,221	\$336,795	\$492,031
DEBT COVERAGE												
20-6015	Bond & Loan Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL EXPENDITURES												
20-6020	Capital Improvements	\$1,654,480	\$250,241	\$2,500,000	\$39,441	\$1,813,420	\$534,342	\$1,435,000	\$717,477	\$1,133,875	\$894,098	\$692,279
20-6166	PP&E	\$256,350	\$12,550	\$359,604	\$237,266	\$294,604	\$78,427	\$244,332	\$73,151	\$88,664	\$17,831	\$87,558
		\$1,910,830	\$262,791	\$2,859,604	\$276,706	\$2,108,024	\$612,769	\$1,679,332	\$790,628	\$1,222,539	\$911,929	\$779,837
OTHER EXPENDITURES												
20-6045	Contingency	\$7,939,363	\$47,973	\$3,838,542	\$39,235	\$2,061,085	\$4,739	\$124,380	\$0	\$202,722	\$0	\$209,360
20-6095	Bad Debts Expense	\$0	\$0	\$4,000	\$294	\$4,000	\$0	\$4,000	\$0	\$4,000	\$45	\$4,000
20-6400	Transfers Out	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
20-6500	Cash Over/Short	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	-\$9	\$2,000	\$107	\$2,000
		\$7,939,363	\$47,973	\$3,842,542	\$39,529	\$2,065,085	\$4,739	\$130,380	-\$9	\$208,722	\$152	\$215,360
GRAND TOTAL EXPENDITURES												
		\$11,320,048	\$1,471,899	\$8,044,644	\$1,356,091	\$5,353,941	\$1,572,461	\$2,959,538	\$1,723,774	\$2,518,133	\$1,782,448	\$2,010,155
GRAND TOTAL WITHOUT CONTINGENCY												
		\$3,380,685	\$1,423,926	\$4,206,101	\$1,316,856	\$3,292,856	\$1,567,722	\$2,835,158	\$1,723,774	\$2,315,411	\$1,782,448	\$1,800,795

*Forecast

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
SEWER FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
21-4600	Sewer User Fees	\$2,741,199	\$2,610,666	\$2,227,403	\$2,366,842	\$2,227,403	\$2,117,037	\$2,041,173	\$1,965,466	\$1,892,948	\$1,823,215	\$1,783,570
21-4640	Sewer Farm Revenue	\$115,182	\$115,182	\$139,570	\$124,192	\$139,570	\$131,226	\$139,750	\$136,810	\$139,750	\$136,843	\$111,800
21-4185	Miscellaneous Income	\$50,000	\$64,449	\$138,450	\$78,198	\$138,450	\$58,948	\$900	\$80,139	\$76,550	\$91,927	\$76,550
21-4510	Service Reconnect Fees	\$17,000	\$20,459	\$13,000	\$26,111	\$13,000	\$16,829	\$0	\$0	\$0	\$0	\$0
21-4550	Sewer Line Inspections	\$30,000	\$40,543	\$9,000	\$33,422	\$9,000	\$18,509	\$8,000	\$30,154	\$4,000	\$17,387	\$2,500
21-4775	Late Payment Fee	\$35,000	\$41,689	\$23,000	\$42,580	\$23,000	\$35,970	\$0	\$0	\$0	\$0	\$0
21-4358	Development Support Services	\$1,500	\$1,324	\$4,000	\$2,696	\$4,000	\$3,127	\$2,000	\$4,850	\$2,000	\$2,609	\$2,000
		\$2,989,881	\$2,894,311	\$2,554,423	\$2,674,042	\$2,554,423	\$2,381,647	\$2,191,823	\$2,217,420	\$2,115,248	\$2,071,981	\$1,976,420
CAPITAL REVENUE												
21-4505	New Service Connection	\$0	\$0	\$0	\$4,555	\$0	\$3,277	\$0	\$1,092	\$0	\$4,326	\$0
21-4606	LID Reduced Sewer Connection	\$843,217	\$843,217	\$474,978	\$677,315	\$474,978	\$485,814	\$112,608	\$248,988	\$84,216	\$131,899	\$72,796
21-4173	Interest Revenue	\$65,000	\$89,609	\$5,900	\$42,617	\$5,900	\$6,886	\$2,300	\$4,535	\$1,750	\$2,271	\$1,700
21-4900	Transfers In	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21-4950	Carryover	\$3,863,199	\$5,310,831	\$4,695,560	\$0	\$2,984,664	\$0	\$1,229,447	\$2,937,035	\$1,234,602	\$2,939,934	\$265,302
		\$4,771,416	\$6,243,657	\$5,176,438	\$724,487	\$3,465,542	\$495,977	\$1,344,355	\$3,191,650	\$1,320,568	\$3,078,430	\$339,798
GRAND TOTAL REVENUE		\$7,761,297	\$9,137,968	\$7,730,861	\$3,398,529	\$6,019,965	\$2,877,623	\$3,536,178	\$5,409,070	\$3,435,816	\$5,150,411	\$2,316,218
GRAND TOTAL WITHOUT CARRYOVER		\$3,898,098	\$3,827,138	\$3,035,301	\$3,398,529	\$3,035,301	\$2,877,623	\$2,306,731	\$2,472,035	\$2,201,214	\$2,210,477	\$2,050,916

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
SEWER FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
LABOR & BENEFITS												
21-5005	Salaries & Wages - Staff	\$689,130	\$629,350	\$685,953	\$562,304	\$601,422	\$497,062	\$542,051	\$484,887	\$488,434	\$459,497	\$450,842
21-5795	Salaries - Overtime	\$17,228	\$6,478	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21-5009	Salaries & Wages - Seasonal	\$0	\$435	\$0	\$223	\$11,329	\$0	\$0	\$201	\$0	\$4,410	\$5,188
21-5000	Salaries & Wages - Elected	\$4,311	\$3,936	\$4,130	\$3,961	\$4,107	\$3,920	\$4,060	\$3,587	\$0	\$63	\$0
21-5800	OASDI - Employer	\$44,061	\$39,202	\$42,785	\$34,246	\$38,245	\$30,512	\$33,859	\$31,279	\$30,283	\$27,875	\$28,274
21-5810	Medicare - Employer	\$10,305	\$9,168	\$10,006	\$7,283	\$8,944	\$7,136	\$7,919	\$7,326	\$6,364	\$6,519	\$6,612
21-5820	Group Medical Insurance	\$100,320	\$90,235	\$74,151	\$71,780	\$74,004	\$60,218	\$67,561	\$71,362	\$77,314	\$68,410	\$70,818
21-5830	Group Life Insurance	\$461	\$464	\$387	\$371	\$386	\$329	\$372	\$323	\$356	\$332	\$342
21-5840	PERSI Employer 401 (a)	\$84,855	\$75,147	\$79,847	\$59,937	\$70,066	\$53,556	\$63,193	\$56,764	\$56,502	\$499	\$51,725
21-5850	Worker's Compensation	\$15,051	\$9,754	\$18,366	\$8,684	\$14,795	\$7,919	\$14,132	\$13,394	\$12,651	\$11,735	\$12,012
21-5860	Group Dental/Vision Insurance	\$8,657	\$7,268	\$6,638	\$5,844	\$6,625	\$5,787	\$7,157	\$6,391	\$5,897	\$4,595	\$5,757
21-6280	Unemployment Expenses	\$0	\$0	\$0	\$28	\$0	\$0	\$0	\$0	\$713	\$18	\$713
		\$974,379	\$871,438	\$922,263	\$754,659	\$829,923	\$666,439	\$740,304	\$675,513	\$678,514	\$583,954	\$632,283
MAINTENANCE & GENERAL OPERATIONS												
21-6025	Janitorial	\$3,600	\$3,638	\$3,000	\$2,476	\$1,700	\$2,308	\$1,449	\$1,332	\$1,533	\$657	\$3,900
21-6050	Contract Labor	\$2,500	\$0	\$2,500	\$0	\$0	\$0	\$2,500	\$0	\$2,500	\$901	\$2,500
21-6052	Contract Services	\$15,500	\$14,168	\$15,500	\$12,527	\$15,500	\$11,344	\$15,079	\$8,787	\$15,573	\$9,031	\$15,735
21-6065	Dig Line Expenditures	\$2,700	\$2,659	\$2,000	\$2,265	\$2,000	\$1,421	\$2,000	\$1,064	\$2,000	\$757	\$2,000
21-6075	Dues & Memberships	\$3,632	\$1,749	\$3,632	\$1,428	\$2,731	\$2,315	\$2,731	\$2,153	\$2,575	\$892	\$2,025

21-6090	Farm Expenditures	\$116,000	\$81,553	\$116,000	\$97,057	\$116,000	\$92,699	\$112,000	\$116,341	\$110,000	\$95,203	\$51,000
21-6110	Interest Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21-6125	Legal Publications	\$1,300	\$467	\$1,300	\$683	\$1,300	\$647	\$1,300	\$33	\$1,300	\$600	\$1,000
21-6130	Liability & Property Insurance	\$38,603	\$36,077	\$36,077	\$33,717	\$33,717	\$32,111	\$32,111	\$30,614	\$31,481	\$29,716	\$29,158
21-6131	Insurance Claims Paid	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
21-6140	Maint. & Repaid - Bldng. & Grounds	\$25,000	\$22,672	\$23,900	\$27,509	\$18,500	\$14,902	\$23,900	\$6,768	\$23,900	\$8,502	\$23,900
21-6142	Maint. & Repair - Equipment	\$51,000	\$21,220	\$51,000	\$42,845	\$51,000	\$36,686	\$62,000	\$39,249	\$62,000	\$52,512	\$62,000
21-6150	Maint. & Repair - System	\$155,210	\$126,197	\$141,100	\$88,155	\$111,100	\$74,314	\$54,600	\$257,784	\$215,000	\$254,503	\$205,000
21-6151	Maint. & Repair - Process Chemicals	\$119,427	\$51,306	\$108,570	\$119,112	\$103,400	\$85,436	\$123,400	\$0	\$0	\$0	\$0
21-6152	Maint. & Repair - Lab Costs	\$25,933	\$21,416	\$23,575	\$30,247	\$20,500	\$24,660	\$19,000	\$0	\$0	\$0	\$0
21-6153	Maint. & Repair - Sludge Disposal	\$36,383	\$30,909	\$34,650	\$34,110	\$33,000	\$34,300	\$34,000	\$0	\$0	\$0	\$0
21-6155	Meetings/Committees	\$1,450	\$501	\$1,450	\$612	\$1,450	\$245	\$1,450	\$323	\$1,450	\$281	\$1,450
21-6160	Miscellaneous Expenditures	\$30,000	\$250	\$242,473	\$4,938	\$242,473	\$1,708	\$4,813	\$236,973	\$3,813	\$3,293	\$3,813
21-6165	Office Supplies	\$5,500	\$6,319	\$4,000	\$2,909	\$3,700	\$2,053	\$3,700	\$1,464	\$3,700	\$1,940	\$3,700
21-6175	Small Tools	\$16,500	\$12,795	\$15,000	\$4,411	\$15,000	\$11,556	\$0	\$6,741	\$24,783	\$10,924	\$21,238
21-6190	Postage & Billing	\$21,000	\$20,980	\$17,955	\$19,685	\$17,955	\$19,532	\$23,814	\$19,255	\$23,612	\$19,681	\$26,395
21-6202	Professional Services	\$23,557	\$23,102	\$23,557	\$15,537	\$23,557	\$23,671	\$2,715	\$11,372	\$8,263	\$7,853	\$8,017
21-6211	Rent - Buildings & Land	\$2,400	\$1,875	\$2,400	\$1,337	\$2,400	\$2,139	\$1,512	\$15,739	\$15,925	\$17,808	\$17,984
21-6212	Rent - Equipment	\$3,000	\$2,886	\$2,000	\$1,505	\$2,000	\$1,185	\$2,000	\$1,177	\$1,750	\$1,730	\$1,750
21-6230	Safety Training & Equipment	\$2,640	\$2,407	\$2,400	\$1,445	\$2,400	\$2,438	\$2,400	\$1,435	\$2,400	\$1,775	\$2,000
21-6255	Telephone	\$14,500	\$12,822	\$14,500	\$11,838	\$14,500	\$14,048	\$11,917	\$12,123	\$13,343	\$12,660	\$12,542
21-6265	Training & Schooling	\$2,500	\$2,344	\$2,500	\$720	\$2,500	\$1,232	\$2,500	\$584	\$5,000	\$1,486	\$5,000
21-6270	Travel	\$750	\$0	\$750	\$78	\$750	\$4	\$2,500	\$10	\$2,500	\$9	\$2,500
21-6285	Uniforms	\$4,800	\$4,073	\$4,000	\$914	\$4,000	\$2,130	\$3,100	\$2,831	\$3,000	\$2,007	\$3,000
21-6290	Utilities	\$280,000	\$277,370	\$280,000	\$247,736	\$280,000	\$245,771	\$275,000	\$247,417	\$271,085	\$259,394	\$250,000
21-6300	Fuel	\$15,000	\$14,277	\$15,000	\$13,468	\$12,500	\$11,978	\$25,000	\$9,266	\$25,000	\$13,106	\$24,000
21-6305	Maint. & Repair - Vehicles	\$16,016	\$17,264	\$12,320	\$3,755	\$11,200	\$11,095	\$11,000	\$3,808	\$11,000	\$9,111	\$11,000
21-6505	Bank Fees	\$25,000	\$24,534	\$16,900	\$18,566	\$16,900	\$16,017	\$15,971	\$16,008	\$12,280	\$14,306	\$12,164
		\$1,061,400	\$837,828	\$1,220,009	\$841,584	\$1,163,733	\$779,945	\$875,462	\$1,050,652	\$896,766	\$830,638	\$804,771
DEBT COVERAGE												
21-6015	Bond & Loan Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0										
CAPITAL EXPENDITURES												
21-6020	Capital Improvements	\$691,480	\$1,255,143	\$1,861,482	\$948,025	\$2,107,420	\$698,808	\$1,534,000	\$517,895	\$1,551,000	\$459,353	\$575,500
21-6166	PP&E	\$598,350	\$145,464	\$309,350	\$10,586	\$309,350	\$176,067	\$210,259	\$53,769	\$98,793	\$28,003	\$121,627
		\$1,289,830	\$1,400,608	\$2,170,832	\$958,610	\$2,416,770	\$874,875	\$1,744,259	\$571,664	\$1,649,793	\$487,356	\$697,127
OTHER EXPENDITURES												
21-6045	Contingency	\$4,435,688	\$476,057	\$3,411,206	\$21,085	\$1,624,342	\$4,768	\$168,153	\$0	\$198,743	\$0	\$170,037
21-6095	Bad Debts Expense	\$0	\$0	\$4,000	\$0	\$4,000	\$0	\$0	\$0	\$4,000	\$58	\$4,000
21-6400	Transfers Out	\$0	\$0	\$6,000	\$0	\$6,000	\$0	\$6,000	\$0	\$6,000	\$0	\$6,000
21-6500	Cash Over/Short	\$0	\$0	\$0	\$0	\$0	\$0	\$2,000	\$36	\$2,000	\$161	\$2,000
		\$4,435,688	\$476,057	\$3,421,206	\$21,085	\$1,634,342	\$4,768	\$176,153	\$36	\$210,743	\$219	\$182,037
GRAND TOTAL EXPENDITURES		\$7,761,297	\$3,585,930	\$7,734,310	\$2,575,939	\$6,044,768	\$2,326,027	\$3,536,178	\$2,297,865	\$3,435,816	\$1,902,166	\$2,316,218
GRAND TOTAL WITHOUT CONTINGENCY		\$3,325,609	\$3,109,873	\$4,323,104	\$2,554,854	\$4,420,426	\$2,321,259	\$3,368,025	\$2,297,865	\$3,237,073	\$1,902,166	\$2,146,181

*Forecast

REVENUE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
IRRIGATION FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
OPERATING REVENUE												
25-4700	Pressurized Irrigation User Fees	\$670,262	\$657,119	\$592,377	\$634,512	\$592,377	\$576,475	\$554,840	\$527,099	\$483,000	\$484,899	\$436,105
25-4177	Gravity Irrigation User Fees	\$18,268	\$18,268	\$26,210	\$20,424	\$26,210	\$24,417	\$22,000	\$23,929	\$12,000	\$23,703	\$12,000
25-4185	Miscellaneous Income	\$20,000	\$320,000	\$109,003	\$204,578	\$109,003	\$175,450	\$104,724	\$156,397	\$76,053	\$106,937	\$100
25-4510	Service Reconnect Fees	\$6,000	\$6,591	\$4,000	\$7,360	\$4,000	\$6,411	\$100	\$20	\$100	\$20	\$100
25-4550	Irrigation Line Inspections	\$30,000	\$43,179	\$20,000	\$55,812	\$20,000	\$24,736	\$10,000	\$38,819	\$4,000	\$21,844	\$2,000
25-4775	Late Pay Fees	\$10,000	\$13,652	\$8,500	\$13,799	\$8,500	\$14,246	\$400	\$801	\$800	\$1,038	\$800
25-4358	Development Support Services	\$800	\$587	\$1,200	\$1,027	\$1,200	\$1,115	\$750	\$1,863	\$200	\$994	\$100
		\$755,329	\$1,059,395	\$761,290	\$937,512	\$761,290	\$822,850	\$692,814	\$748,927	\$576,153	\$639,436	\$451,205
CAPITAL REVENUE												
25-4505	New Service Connection	\$687,305	\$687,305	\$315,557	\$506,686	\$315,557	\$385,807	\$180,000	\$305,850	\$157,500	\$180,832	\$135,000
25-4503	New Service Tap	\$500	\$351	\$500	\$429	\$500	\$756	\$0	\$2,348	\$0	\$1,457	\$500
25-4173	Interest Revenue	\$45,000	\$61,444	\$2,500	\$20,047	\$2,500	\$4,669	\$2,000	\$2,937	\$800	\$2,746	\$800
25-4900	Transfers In	\$0	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$77,731
25-4950	Carryover	\$3,457,211	\$2,499,141	\$2,215,413	\$0	\$1,588,537	\$0	\$505,944	\$1,584,954	\$536,037	\$1,258,463	\$195,570
		\$4,190,016	\$3,248,241	\$2,534,070	\$527,162	\$1,907,194	\$391,232	\$688,044	\$1,896,089	\$694,437	\$1,443,499	\$409,601
GRAND TOTAL REVENUE		\$4,945,345	\$4,307,636	\$3,295,360	\$1,464,674	\$2,668,484	\$1,214,082	\$1,380,858	\$2,645,016	\$1,270,590	\$2,082,934	\$860,806
GRAND TOTAL WITHOUT CARRYOVER		\$1,488,134	\$1,808,496	\$1,079,947	\$1,464,674	\$1,079,947	\$1,214,082	\$874,914	\$1,060,062	\$734,553	\$824,471	\$665,236

*Forecast

EXPENDITURE BUDGET PROPOSAL - CITY OF KUNA - FYE 2020
IRRIGATION FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
LABOR & BENEFITS												
25-5005	Salaries & Wages - Staff	\$155,988	\$139,860	\$156,113	\$142,583	\$135,462	\$117,510	\$118,488	\$113,355	\$112,919	\$96,815	\$96,470
25-5795	Salaries - Overtime	\$3,900	\$3,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25-5009	Salaries & Wages - Seasonal	\$0	\$1,441	\$0	\$111	\$2,268	\$0	\$0	\$77	\$0	\$1,680	\$1,725
25-5000	Salaries & Wages - Elected	\$2,155	\$1,983	\$2,065	\$1,972	\$2,053	\$1,960	\$2,030	\$1,794	\$0	-\$40	\$0
25-5800	OASDI - Employer	\$10,047	\$8,981	\$9,807	\$8,754	\$8,666	\$7,229	\$7,472	\$7,244	\$7,001	\$5,847	\$6,088
25-5810	Medicare - Employer	\$2,350	2,099.98	\$2,294	\$1,897	\$2,027	\$1,690	\$1,748	\$1,696	\$1,445	\$1,366	\$1,424
25-5820	Group Medical Insurance	\$22,659	\$21,154	\$22,049	\$19,939	\$19,522	\$16,140	\$17,181	\$18,182	\$18,215	\$15,034	\$15,815
25-5830	Group Life Insurance	\$108	\$107	\$108	\$94	\$94	\$80	\$86	\$78	\$85	\$74	\$77
25-5840	PERSI Employer 401 (a)	\$19,349	\$17,227	\$18,308	\$15,221	\$15,918	\$12,755	\$13,951	\$13,099	\$13,063	\$10,354	\$11,125
25-5850	Worker's Compensation	\$5,344	\$3,377	\$5,836	\$2,909	\$5,021	\$2,854	\$3,017	\$2,810	\$2,832	\$1,351	\$3,608
25-5860	Group Dental/Vision Insurance	\$2,033	\$2,032	\$2,098	\$1,863	\$1,870	\$1,682	\$1,799	\$1,528	\$1,394	\$1,010	\$1,285
25-6280	Unemployment Expenses	\$0	\$0	\$0	\$14	\$0	\$0	\$0	\$0	\$272	\$6	\$272
		\$223,933	\$201,289	\$218,677	\$195,358	\$192,901	\$161,900	\$165,772	\$159,862	\$157,226	\$133,499	\$137,889
MAINTENANCE & GENERAL OPERATIONS												
25-6025	Janitorial	\$3,600	\$3,638	\$900	\$917	\$765	\$845	\$527	\$488	\$587	\$167	\$974
25-6050	Contract Labor	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$237	\$1,000
25-6052	Contract Services	\$6,400	\$5,688	\$6,400	\$5,455	\$6,400	\$5,249	\$5,762	\$3,300	\$5,857	\$3,757	\$4,700
25-6065	Dig Line Expenditures	\$1,000	\$1,013	\$600	\$863	\$600	\$0	\$500	\$405	\$500	\$269	\$500
25-6075	Dues & Memberships	\$479	\$318	\$479	\$561	\$360	\$316	\$360	\$283	\$240	\$159	\$149

25-6115	M&R - Gravity	\$2,250	\$671	\$1,500	\$1,192	\$1,000	\$1,699	\$1,000	\$408	\$1,000	\$317	\$1,000
25-6110	Interest Expenses	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
25-6116	Irrigation Water Costs	\$150,545	\$118,010	\$125,454	\$106,849	\$114,049	\$106,429	\$114,049	\$104,168	\$92,000	\$98,831	\$90,000
25-6125	Legal Publications	\$1,900	\$1,597	\$1,900	\$365	\$1,900	\$556	\$1,900	\$651	\$1,900	\$1,188	\$1,900
25-6130	Liability & Property Insurance	\$4,237	\$3,960	\$5,701	\$3,701	\$3,701	\$3,524	\$3,524	\$3,716	\$3,455	\$3,525	\$3,543
25-6131	Insurance Claims Paid	\$0	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$100
25-6140	Maint. & Repaid - Bldg. & Grounds	\$3,300	\$2,103	\$3,300	\$2,578	\$3,300	\$2,425	\$3,100	\$1,027	\$3,100	\$2,009	\$3,000
25-6142	Maint. & Repair - Equipment	\$8,800	\$4,047	\$8,800	\$3,761	\$8,800	\$3,640	\$8,800	\$4,573	\$8,800	\$2,299	\$8,800
25-6150	Maint. & Repair - Pressure	\$50,000	\$36,299	\$50,000	\$43,160	\$50,000	\$26,611	\$50,000	\$18,721	\$50,000	\$20,138	\$50,000
25-6155	Meetings/Committees	\$650	\$200	\$650	\$197	\$650	\$63	\$650	\$103	\$590	\$135	\$650
25-6160	Miscellaneous Expenditures	\$20,000	\$4,402	\$69,293	-\$19	\$69,293	\$0	\$5,313	\$0	\$1,313	\$21,497	\$1,313
25-6165	Office Supplies	\$1,500	\$1,705	\$969	\$1,006	\$775	\$687	\$750	\$365	\$750	\$483	\$750
25-6175	Small Tools	\$6,725	\$2,685	\$6,725	\$1,459	\$6,725	\$3,562	\$8,725	\$3,693	\$9,112	\$3,225	\$8,186
25-6190	Postage & Billing	\$8,000	\$7,976	\$7,125	\$7,720	\$7,125	\$7,638	\$9,336	\$7,985	\$8,327	\$6,404	\$8,561
25-6202	Professional Services	\$11,500	\$11,312	\$6,435	\$5,758	\$6,435	\$5,674	\$6,435	\$1,378	\$6,315	\$3,382	\$6,500
25-6211	Rent - Buildings & Land	\$950	\$833	\$950	\$594	\$950	\$934	\$648	\$6,029	\$6,191	\$5,934	\$5,990
25-6212	Rent - Equipment	\$1,200	\$1,165	\$800	\$110	\$800	\$4	\$800	\$0	\$800	\$223	\$800
25-6230	Safety Training & Equipment	\$900	\$85	\$900	\$140	\$900	\$263	\$900	\$157	\$900	\$134	\$900
25-6255	Telephone	\$4,520	\$3,805	\$4,520	\$3,819	\$4,520	\$4,450	\$3,977	\$3,955	\$4,159	\$3,881	\$3,709
25-6265	Training & Schooling	\$930	\$1,036	\$620	\$365	\$620	\$490	\$500	\$615	\$500	\$390	\$500
25-6270	Travel	\$200	\$0	\$200	\$22	\$200	\$1	\$200	\$4	\$200	\$91	\$200
25-6285	Uniforms	\$900	\$1,136	\$750	\$326	\$750	\$563	\$750	\$201	\$750	\$347	\$750
25-6290	Utilities	\$135,000	\$134,429	\$106,384	\$115,203	\$106,384	\$95,075	\$96,190	\$96,493	\$81,187	\$87,403	\$78,000
25-6300	Fuel	\$4,000	\$1,929	\$4,000	\$4,948	\$4,000	\$3,394	\$4,000	\$2,205	\$3,500	\$2,384	\$3,100
25-6305	Maint. & Repair - Vehicles	\$1,375	\$1,307	\$1,250	\$663	\$1,250	\$453	\$1,250	\$184	\$1,250	\$104	\$1,250
25-6505	Bank Fees	\$10,000	\$9,661	\$6,292	\$7,311	\$6,292	\$6,309	\$6,292	\$4,698	\$4,838	\$3,475	\$2,913
		\$441,861	\$361,010	\$423,997	\$319,023	\$409,644	\$280,854	\$337,338	\$265,805	\$299,221	\$272,386	\$289,738
DEBT COVERAGE												
25-6015	Bond & Loan Payments	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
CAPITAL EXPENDITURES												
25-6020	Capital Improvements	\$723,900	\$47,772	\$496,620	\$121,027	\$496,620	\$712,750	\$676,500	\$219,330	\$604,175	\$169,407	\$198,325
25-6166	PP&E	\$94,250	\$19,764	\$82,467	\$1,369	\$82,467	\$15,191	\$59,650	\$11,419	\$42,951	\$1,352	\$51,003
		\$818,150	\$67,536	\$579,087	\$122,396	\$579,087	\$727,941	\$736,150	\$230,749	\$647,126	\$170,759	\$249,328
OTHER EXPENDITURES												
25-6045	Contingency	\$3,461,402	\$27,865	\$2,073,501	\$10,101	\$1,486,754	\$1,845	\$141,498	\$101,300	\$150,982	\$1,879	\$153,051
25-6095	Bad Debts Expense	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25	\$0
25-6400	Transfers Out	\$0	\$0	\$100	\$0	\$100	\$0	\$100	\$0	\$15,000	\$0	\$30,700
25-6500	Cash Over/Short	\$0	\$0	\$0	\$0	\$0	\$0	\$0	-\$3	\$0	\$58	\$100
		\$3,461,402	\$27,865	\$2,073,601	\$10,101	\$1,486,854	\$1,845	\$141,598	\$101,297	\$165,982	\$1,961	\$183,851
GRAND TOTAL EXPENDITURES												
		\$4,945,345	\$657,701	\$3,295,362	\$646,878	\$2,668,486	\$1,172,540	\$1,380,858	\$757,713	\$1,269,555	\$578,605	\$860,806
GRAND TOTAL WITHOUT CONTINGENCY												
		\$1,483,943	<i>\$629,836</i>	<i>\$1,221,861</i>	<i>\$636,777</i>	<i>\$1,181,732</i>	<i>\$1,170,695</i>	<i>\$1,239,360</i>	<i>\$656,413</i>	<i>\$1,118,573</i>	<i>\$576,726</i>	<i>\$707,755</i>

*Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2020
SOLID WASTE FUND

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
SOLID WASTE REVENUE												
26-4173	Interest Revenue	\$1,000	\$1,794	\$0	\$810	\$0	\$202	\$0	\$120	\$0	\$56	\$0
26-4950	Carryover	\$90,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26-4975	Solid Waste User Fees	\$2,372,055	\$2,176,197	\$2,029,335	\$1,933,037	\$1,858,827	\$1,753,386	\$1,674,519	\$1,620,715	\$1,456,066	\$1,397,779	\$1,390,998
		\$2,463,055	\$2,177,991	\$2,029,335	\$1,933,847	\$1,858,827	\$1,753,588	\$1,674,519	\$1,620,835	\$1,456,066	\$1,397,835	\$1,390,998
SOLID WASTE EXPENDITURES												
26-6045	Contingency	\$90,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
26-7000	Solid Waste Service Fees	\$2,373,054.71	\$2,158,893	\$2,029,335	\$1,912,978	\$1,858,827	\$1,749,562	\$1,674,519	\$1,613,549	\$1,456,066	\$1,404,085	\$1,390,998
		\$2,463,055	\$2,158,893	\$2,029,335	\$1,912,978	\$1,858,827	\$1,749,562	\$1,674,519	\$1,613,549	\$1,456,066	\$1,404,085	\$1,390,998
GRAND TOTAL NET		\$0	\$19,098	\$0	\$20,869	\$0	\$4,026	\$0	\$7,286	\$0	(\$6,250)	\$0

* Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2020
CAPITAL PROJECTS FUND (GOVERNMENTAL FUNDS)*

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
CAPITAL PROJECTS REVENUE												
40-4900	Transfers In	\$1,582,259	\$631,500	\$631,500	\$388,110	\$388,110	\$631,875	\$608,075	\$147,200	\$147,200	\$0	\$0
40-4950	Fund Balance Carryover	\$245,000	\$210,332	\$100,000	\$182,390	\$75,000	\$75,000	\$55,000	\$25,000	\$25,000	\$0	\$0
		\$1,827,259	\$841,832	\$731,500	\$570,500	\$463,110	\$706,875	\$663,075	\$172,200	\$172,200	\$0	\$0
CAPITAL PROJECTS EXPENDITURES												
40-6166	PP&E - Operations	\$1,520,269	\$149,946	\$252,600	\$96,665	\$214,650	\$83,029	\$225,375	\$62,200	\$62,200	\$0	\$0
40-6020	Capital Improvements	\$61,990	\$142,130	\$378,900	\$56,790	\$173,460	\$200,426	\$382,700	\$35,905	\$60,000	\$0	\$0
40-6400	Transfers Out	\$0	\$261,456	\$0	\$206,712	\$0	\$50,095	\$0	\$0	\$0	\$0	\$0
40-6045	Contingency	\$245,000	\$0	\$100,000	\$0	\$75,000	\$0	\$55,000	\$0	\$50,000	\$0	\$0
		\$1,827,259	\$553,533	\$731,500	\$360,167	\$463,110	\$333,550	\$663,075	\$98,105	\$172,200	\$0	\$0
GRAND TOTAL NET		\$0	\$288,300	\$0	\$210,332	\$0	\$373,325	\$0	\$74,095	\$0	\$0	\$0

*Capital projects in the enterprise funds are handled within the funds themselves.

Activity Number	Priority	Project	Contact	Details	Proposed Amount	Approved Amount	Current CPF Funds	Grant	CPF		Water		Sewer		Irrigation		Park Impact	
								Various	6020	6166	6020	6166	6020	6166	6020	6166	6045	
	2	Picnic Tables	Bobby	General picnic table maintenance or purchase.	7,000.00					7,000.00								
	1	Park Restroom Sinking Fund	Bobby	Sinking fund for park restrooms	25,000.00		125,000.00		25,000.00									
	2	Indian Creek Shoreline	Bobby	Fix bank erosion close to parks office	15,000.00				15,000.00									
	2	Concrete at Bernie Fisher	Bobby	Add Sidewalk from 2nd St to basketball court, refresh basketball court	35,000.00				35,000.00									
	1	Land Improvements	Bobby	Park development not covered by impact fees.	250,000.00		100,000.00		250,000.00									
	1	Indian Creek Wave	Bobby	Feasibility study for surf wave	15,000.00				15,000.00									
	1	Vehicle	Bobby	Vehicle for Park Rangers and other City Business	32,000.00				32,000.00									
	1	Vehicle	Bobby	Additional Parks Truck	32,000.00				32,000.00									
	2	Trailer	Bobby	Triple axle trailer for hauling equipment	15,000.00				15,000.00									
	2	Sego Prairie	Bobby	Playground equipment at Sego Prairie.	35,000.00				35,000.00									
	2	Anderson Property Lease Upgrades	Bobby	Kuna Rd and Stroebel for parking to float Indian Creek	10,000.00				10,000.00									
	2	Seeder	Bobby	Seeder for overseeding of portions of dead or thinning grass.	6,000.00					6,000.00								
	2	Blower	Bobby	Commercial size blower.	8,000.00					8,000.00								
	1	Greenbelt Purchase	Chris	Purchase of portion of greenbelt from Union Pacific	367,538.00			183,769.00	183,769.00									
	1	Downtown Revitalization Part II	Chris	Main St. Repairs and Modifications from Avenue A to Avenue C	2,666,426.70			2,066,426.70	600,000.00									
	2	Retail Incubator	Lisa	Location TBD. May be covered partially or fully by grant funding.	100,000.00				100,000.00									
	2	Urban Renewal District	Lisa	Eligibility (10-15), Feasibility (20-40), Legal (25-30)	85,000.00				85,000.00									
	2	Economic Development Strategic Plan	Lisa	Economic development plan used to determine feasibility to attract certain industries	10,000.00				10,000.00									
	2	Article V-VII City Code Rewrite	Wendy	To correct ambiguity or potential errors within Articles V, VI, and VII	12,500.00				12,500.00									
	1	Server Replacement Plant	Mike Borzick	Server is aging and soon will be unsupported by Microsoft.	9,400.00						3,948.00		3,948.00				1,504.00	
	1	Server Replacement City Hall	Mike Borzick	Server is aging and should be replaced, generally should be done every 5 years.	9,400.00					2,350.00			3,102.00				846.00	
1133	2	Energy Efficiency Upgrades	Bob	Potentially upgrading our operational systems city-wide to save on expenses long-term.	95,000.00		20,000.00		30,000.00		27,300.00		27,300.00		10,400.00			
	1	GPS	Bob	For GIS, Planning and Parks to collect and utilize data for mapping & design purposes	15,000.00					7,500.00		3,000.00		3,000.00			1,500.00	
	1	Access Point	Bob	Tool for field operators to be able to access critical info with their phone or tablet	5,000.00									5,000.00				
	1	City Hall Basement	Bob	Finish constructing wall to secure IT equipment and City records	3,000.00					1,140.00	780.00		780.00			300.00		
	1	Parks Shop Roof	Bob	Has been leaking; to fix it properly	20,000.00				20,000.00									
	2	Senior Center Exterior	Bob	Face lift of Senior Building; fix potential problems with roof.	15,000.00				15,000.00									
	2	Vehicle	Bob	ED Vehicle to prevent use of personal vehicle when potential buyers are looking at Kuna	30,000.00					30,000.00								
	2	NWWTP Office Space	Bob	Upgrade to accommodate personnel and to create a more secure entrance	20,000.00						8,400.00		8,400.00			3,200.00		
1089	1	Water Meters	Bob	Water Meters for building	280,000.00						280,000.00							
	1	Water Rights Strategy	Bob	Future needs and management of water rights	40,000.00						40,000.00							
	1	Falcon Crest Storage Tank	Bob	Mandatory water storage tank for Falcon Crest Development	700,000.00						700,000.00							
	1	Line: Merlin Point to Lock N Roll	Bob	CIP to add additional water capacity and loop the system	273,000.00						273,000.00							
	1	Engineering Test Well	Bob	Engineering for test well in Patagonia area	75,000.00						75,000.00							
	1	Test Well	Bob	Test well near Patagonia to determine future well location. Needed for capacity reasons	250,000.00						250,000.00							
1093	1	Scissor Hydrants	Bob	Replacement of outdated hydrants	30,000.00						30,000.00							
1057	1	Misc Pumps, Motors, Equipment	Bob	Replacement parts/gear for unforseen issues	80,000.00						80,000.00							
	2	Meter Van	Bob	For meter technician to maintain a clean, organized and secure space for meter sets	30,000.00						24,000.00						6,000.00	
	2	Trailer	Bob	Equipment trailer for backhoe & other equipment	10,000.00						4,200.00			4,200.00			1,600.00	
	2	Utility Shed and Gravel Bunkers	Bob	Utility shed for equipment and storage of gravel/ similar product to have on hand	45,000.00						18,900.00			18,900.00			7,200.00	
	2	Service Truck	Bob	For water dept. for equip on truck to contribute to ease & efficiency of work	80,000.00						64,000.00						16,000.00	
1157	1	Lagoons West Well Rehab	Bob	To complete project that was in 2018 budget	20,000.00								20,000.00					
1140	1	Prospector Lift Station	Bob	To free up capacity at Ten Mile LS	400,000.00								400,000.00					
1050	1	Lift Station Pump Around	Bob	Needed for emergency response of LS	20,000.00								20,000.00					
	1	Lagoon Ten Mile Extension	Bob	Free up capacity at Ten Mile LS	70,000.00								70,000.00					
	1	Ten Mile Upgrade Feasibility	Bob	To look at alternatives for sewer capacity	40,000.00								40,000.00					
1051/1057	1	Misc Pumps, Motors, Equipment	Bob	Replacement parts/gear for unforseen issues	140,000.00								90,000.00			50,000.00		
	2	Scada Maint and Services	Bob	Making a yearly budget for scada upgrades and maintenance	60,000.00					25,200.00			25,200.00			9,600.00		
	2	Compactor for Mini Excavator	Bob	Equip for excavator to perform proper compaction on projects	5,000.00								5,000.00					
	1	Vac Truck	Bob	Due to new depth of LS & amount of increased sewer lines in the system, we need the vehicle and its line reach	440,000.00									440,000.00				
1097	1	Downtown Gravity to PI	Bob	Converting old gravity system to pressure in prep for phase II of downtown revitalization	100,000.00											100,000.00		
1156	1	Ashton Pump and Pond	Bob	Irrigation storage for east side of hwy 69	400,000.00											400,000.00		
	1	Sutters Mill Upgrade	Bob	Repair & maint of existing pond; will increase capacity	60,000.00											60,000.00		
	1	Line: Merlin Point to Lock N Roll	Bob	Irrigation line extension to create looping and provide redundancy	150,000.00											150,000.00		
	1	Replacement Membranes	Bob	Emergency budget for membrane replacement (getting to the end of the life of current)	105,000.00									105,000.00				
					7,851,264.70	-	245,000.00	2,250,195.70	1,520,269.00	61,990.00	1,654,480.00	256,350.00	691,480.00	598,350.00	723,900.00	94,250.00	-	

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2020
 PARK IMPACT FEE FUND & CAPITAL PROJECTS FUND (GOVERNMENTAL FUNDS)

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
CAPITAL PROJECTS REVENUE												
50-4173	Interest Revenue	\$18,000	\$10,019	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
50-4650	Park Impact Fee Revenue	\$717,396	\$717,396	\$413,279	\$563,457	\$403,241	\$456,364	\$187,800	\$0	\$0	\$0	\$0
50-4950	Carryover	\$917,273	\$837,293	\$438,007	\$0	\$448,045	\$0	\$0	\$0	\$0	\$0	\$0
		\$1,652,669	\$1,564,708	\$851,286	\$563,457	\$851,286	\$456,364	\$187,800	\$0	\$0	\$0	\$0
CAPITAL PROJECTS EXPENDITURES												
50-6045	Contingency	\$1,652,669	\$647,436	\$851,286	\$204,124	\$851,286	\$0	\$187,800	\$0	\$0	\$0	\$0
		\$1,652,669	\$647,436	\$851,286	\$204,124	\$851,286	\$0	\$187,800	\$0	\$0	\$0	\$0
GRAND TOTAL NET		\$0	\$917,273	\$0	\$359,333	\$0	\$456,364	\$0	\$0	\$0	\$0	\$0

*Forecast

REVENUE & EXPENDITURE STATEMENT - CITY OF KUNA - FYE 2020
POLICE IMPACT FEE FUND (GOVERNMENTAL FUNDS)

ACCOUNT #	ACCOUNT NAME	FYE 2020	FYE 2019		FYE 2018		FYE 2017		FYE 2016		FYE 2015	
		BUDGET	ACTUAL*	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET	ACTUAL	BUDGET
CAPITAL PROJECTS REVENUE												
51-4650	Police Impact Fee Revenue	\$16,380	\$4,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
51-4950	Carryover	\$4,545	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$20,925	\$4,545	\$0								
CAPITAL PROJECTS EXPENDITURES												
51-6045	Contingency	\$20,925	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
		\$20,925	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
GRAND TOTAL NET		\$0	\$4,545	\$0								

*Forecast

**ORDINANCE NO. 2019-22
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- **AMENDING SECTIONS 1, 2, 3 and 4 OF CHAPTER 3 OF TITLE 3 KUNA CITY CODE MAKING TECHNICAL CHANGES TO PURPOSE, LICENSE REQUIREMENTS, LICENSE APPLICATIONS AND ADDING TERMS TO DEFINITIONS TO SOLICITORS AND PEDDLERS LICENSURE REQUIREMENT; AND**
- **AMENDING CHAPTER 3 OF TITLE 3 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 11 PROVIDING FOR A LICENSE EXEMPTION; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Section 1 to 4 of Chapter 3 of Title 3 of the Kuna City Code be and the same is hereby amended to read as follows:

**CHAPTER 3 - SOLICITORS AND PEDDLERS
SECTION:**

3-3-1: - PURPOSE:

The purpose of this chapter is to minimize the unwelcome disturbance of the quiet enjoyment of residents and property owners within this city ~~is citizens and the disruption of privacy~~ and to otherwise protect their health, safety and welfare ~~of residents of the city~~ by regulating, controlling and licensing door-to-door solicitors and peddlers.

This chapter is not intended to prohibit or hamper speech which is protected by the First Amendment, but merely to regulate specific activities which are commercial in nature.

3-3-2: - DEFINITIONS: The following terms, for purposes of this Chapter, shall have the definitions as herein this section provided:

APPLICANT: Means and refers to a person and or an agent of an entity who files an application for a peddling and soliciting license pursuant to this chapter.

CHARITABLE: Is defined as, and includes, the words philanthropic, benevolent, education, civic, cultural, religious or fraternal.

ENTITY: Means and refers to any legal entity, which is not a normal person, which is recognized under Federal or State Law.

PEDDLER: Any person who goes upon the premises of any private residential unit or group home setting in the City of Kuna, not having been invited by the occupant thereof, who sells or offers to sell any commodity, article or subscription of any nature. This definition includes, but is not limited to, any person who solicits orders and makes deliveries to residential purchasers but does not include persons engaged in the delivery of pre-purchased goods for that purpose only.

PEDDLING: All activities ordinarily performed by a peddler as indicated under the definition of "peddler" in this section.

SOLICITATION: Includes all activities ordinarily performed by a solicitor as described in the definition of "solicitor" in this section.

SOLICITOR: Any person who goes upon the premises of any private residential unit or group home in the City of Kuna, not having been invited by the occupant thereof, for the purpose of taking orders for, or offering to take orders for, goods, wares or merchandise, or any article for future delivery, or for services to be performed in the future, or for making, manufacturing or repairing of any article or thing whatsoever for future delivery.

3-3-3: - LICENSE REQUIREMENTS ~~AND EXEMPTIONS:~~

A. It shall be unlawful for any person to engage in peddling or ~~solicitation~~ ~~soliciting~~ within the City of Kuna without first securing a peddling and soliciting license issued by the city clerk, and in compliance with this chapter. All ~~vendors-~~ peddlers and solicitors must meet all applicable city, state, including Central District Health Department regulations and requirements, and federal law. ~~Provided however, that the following are exempted from these provisions:~~

- ~~1. Any organization exempt from taxation under 26 USC 501 and meeting the requirements for the exemptions provided by USC 503;~~
- ~~2. Any political organization or officially recognized group seeking funds or membership;~~
- ~~3. Any solicitation upon premises owned or occupied by an organization, group or person upon whose behalf the solicitation is made;~~
- ~~4. Any solicitation in the form of a collection at a regular meeting of a charitable organization or group; and~~
- ~~5. Persons engaged in the delivery of pre-purchased goods for that purpose only.~~

3-3-4: - LICENSE APPLICATION:

- A. An applicant ~~The applicant for a license under this chapter~~ shall file with the city clerk, an application on the form available through the city clerk's office, which application shall contain the following information:
1. Name, address (both legal and local), email and phone number of the applicant, and if the applicant is ~~associated with an agent of an entity a company~~, the name, address, email and telephone number of the entity company, and the ~~agent's supervisor's~~ name and telephone number;
 2. The name or names of all persons who will be soliciting or peddling pursuant to the license ~~with the applicant and/or on behalf of any company~~. Each person shall be required to obtain a license and comply with all provisions of this chapter;
 3. A description of the business or activity the applicant intends to conduct and the goods or services to be sold;
 4. The times of day and location where the activity will be conducted, the duration for which the proposed solicitation or peddling is to occur, and if a motor vehicle will be used, the make, model, and license plate of the vehicle and proof of insurance;
 5. The place where the goods or property proposed to be sold was manufactured or produced, where such goods or products are located at the time said application is filed, and the proposed method of delivery;
 6. When the applicant proposes to peddle any prepared food product for human consumption, a certification from the Central District Health Department or other agencies of the City of Kuna shall be required prior to issuance of the license and during its duration;
 7. If an employee or agent of an entity ~~the company~~, the name and address thereof, with written documentation establishing the authority of the employee or agent;
 8. Social Security or valid driver's license numbers, full legal name and date of birth of any applicant or the entity applicant's agent and any other information necessary to conduct a criminal background check on the applicant. An applicant as outlined by this section shall be fingerprinted by an appropriate agency designated by the city clerk. The cost to process the fingerprints shall be borne by the applicant. The city clerk's office is authorized to request criminal history checks on any applicant, including a national background check by the Federal Bureau of Investigation and charge the applicant for these investigations. In accordance with IC § 67-3008, the city clerk or designee may forward an applicant's fingerprints through the Idaho Department of Law Enforcement to the Federal Bureau of Investigation Identification Division for a national background check. The criminal history records shall be kept confidential;

9. A list of all the criminal charges and and/or convictions, withheld judgments or pleas of nolo contendere, whether a felony, misdemeanor for violation of an ordinance (other than traffic offenses), the nature of the offense or violation, the date and place of the criminal or other related proceedings for each applicant and employee; and
10. Two (2) color photographs of the applicant and each employee, measuring two inches by two inches (2" × 2"), showing the head and shoulders in a clear, distinguishable manner.

Section 2: That Sections 11, 12, 13, 14, 15, 16 and 17 of Chapter 3 of Title 3 of the Kuna City Code be amended to read as follows:

3-3-11:- LICENSE EXEMPTION

A. Non-profit entities that are chartable and/or educational and which are administered and whose administrative address is in the city may apply to the city clerk for an exemption of application fees, license bond requirement and/or extension of the license period beyond six months. The city clerk shall grant such exemption in the event the applicant has:

1. Provided all the application information relevant to their request for a license; and
2. Provides proof that they are a chartable and/or educational non-profit entity and that the licensed peddling and solicitation is in accordance with their chartable and/or educational purposes; and
3. The applicant may also request an exemption from the license expiration for a specified period not greater than five (5) years subject to the applicant verifying that the applicant:
 - will be repeating the same licensed peddling and solicitations for a stated period beyond six (6) months; and
 - agrees to provide notice to the city clerk each time the applicant will conduct the licensed peddling and solicitation; and
 - will also provide the city clerk with information of any changes in the information provided in the application.

3-3-~~11~~2: - RESTRICTIONS:

- A. The following restrictions shall apply to peddling and soliciting in the incorporated areas of the City of Kuna:
1. *Restriction:* Peddlers and solicitors shall only engage in their activities between the hours of 9:00 a.m. and 7:00 p.m.

2. *Holidays*: There shall be no peddling or soliciting on the following holidays: New Year's Day, Washington's/Presidents Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day and Christmas Day.
3. *Prohibited areas*: The city council, may, by resolution, from time to time, prohibit the activities allowed under this chapter if it determines such prohibitions are necessary to protect the public health, safety and welfare of the citizens of Kuna.
4. *Child labor restrictions*: Restrictions relating to minimum age as set forth in the child labor provisions of the Fair Labor Standards Act, 29 USC § 201 et seq. (1938), as amended, and the Child Labor Law of Idaho, IC § 44-1301 et seq., as amended, are hereby adopted and constitute restrictions under this chapter.
5. *Premises restrictions*: Peddlers and solicitors shall not enter upon any premise when the same is posted with a sign stating "NO PEDDLERS ALLOWED" or "NO SOLICITATION ALLOW" or other words to that effect. A violation of this section shall result in immediate revocation of the license and the potential for trespassing charges to be filed against the person(s).

3-3-~~12~~13: - RIGHT TO CANCEL:

The buyer of any goods solicited or peddled shall have the right to cancel the door-to-door sale within three (3) business days of the transaction. A business day is any calendar day except Sunday, or the following holidays: New Year's Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day and Christmas Day.

3-3-~~13~~14: - LICENSE DENIAL; REVOCATION:

- A. Any application made for or license issued pursuant to this chapter may be denied or revoked by the city clerk and the city council on any of the following grounds:
1. Fraud, misrepresentation or false statement in the application;
 2. Fraud, misrepresentation or false statement made by the licensee in the course of conducting solicitation or peddling activities;
 3. Conducting peddling or solicitation activities contrary to the provisions of this chapter;
 4. Conducting peddling or soliciting activities in such a manner as to create a public nuisance constitute a breach of the peace or endanger the health, safety or general welfare of the general public. This includes the situation where a peddler or solicitor has been asked to leave the premises by the residential occupant and they have failed to immediately do so.

3-3-~~14~~15: - NOTICE AND HEARING ON REVOCATION:

- A. If a license is revoked, a notice of a hearing for revocation of a license issued pursuant to this chapter shall be provided in writing and shall set forth specifically the grounds for the revocation and the date, time and place for hearing. Notice shall be hand delivered to the licensee and/or mailed to the licensee at the address shown on the license application or last known address.
- B. If the licensee requests a hearing, the hearing shall be before the city council at the next regularly scheduled meeting and the council shall take evidence with regard to the grounds for a revocation.

3-3-~~15~~16: - APPEALS:

- A. Any person aggrieved by any action of the city clerk or city council taken pursuant to this chapter, shall have the right to appeal the action or decision to the city council within fourteen (14) days after the notice of the action has been mailed to the person(s), corporation(s) or organization(s) addressed as shown on the application.
- B. An appeal may be taken by filing a written statement setting forth the grounds for the appeal with the city clerk.
- C. A hearing shall be set no later than twenty (20) days from the date of receipt of the appellant's written statement, with the notice and time of the hearing to be provided in the same manner as provided herein.

3-3-~~16~~17: - VIOLATIONS AND PENALTY:

A violation of the provisions of this chapter shall be punishable as a misdemeanor as provided for in title 1, chapter 4 Kuna City Code and IC § 18-113, as amended. Each day or violation of any provision of this chapter shall be considered a separate offense, punishable as described herein.

Section 3: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

Section 4: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 6th day of August, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2019-22
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- **AMENDING SECTIONS 1, 2, 3 and 4 OF CHAPTER 3 OF TITLE 3 KUNA CITY CODE MAKING TECHNICAL CHANGES TO PURPOSE, LICENSE REQUIREMENTS, LICENSE APPLICATIONS AND ADDING TERMS TO DEFINITIONS TO SOLICITORS AND PEDDLERS LICENSURE REQUIREMENT; AND**
- **AMENDING CHAPTER 3 OF TITLE 3 KUNA CITY CODE BY THE ADDITION OF A NEW SECTION 11 PROVIDING FOR A LICENSE EXEMPTION; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Section 1 to 4 of Chapter 3 of Title 3 of the Kuna City Code be and the same is hereby amended to read as follows:

**CHAPTER 3 - SOLICITORS AND PEDDLERS
SECTION:**

3-3-1: - PURPOSE:

The purpose of this chapter is to minimize the unwelcome disturbance of the quiet enjoyment of residents and property owners within this city and to otherwise protect their health, safety and welfare by regulating, controlling and licensing door-to-door solicitors and peddlers.

This chapter is not intended to prohibit or hamper speech which is protected by the First Amendment, but merely to regulate specific activities which are commercial in nature.

3-3-2: - DEFINITIONS: The following terms, for purposes of this Chapter, shall have the definitions as herein this section provided:

APPLICANT: Means and refers to a person and or an agent of an entity who files an application for a peddling and soliciting license pursuant to this chapter.

CHARITABLE: Is defined as, and includes, the words philanthropic, benevolent, education, civic, cultural, religious or fraternal.

ENTITY: Means and refers to any legal entity, which is not a normal person, which is recognized under Federal or State Law.

PEDDLER: Any person who goes upon the premises of any private residential unit or group home setting in the City of Kuna, not having been invited by the occupant thereof, who sells or offers to sell any commodity, article or subscription of any nature. This definition includes, but is not limited to, any person who solicits orders and makes deliveries to residential purchasers but does not include persons engaged in the delivery of pre-purchased goods for that purpose only.

PEDDLING: All activities ordinarily performed by a peddler as indicated under the definition of "peddler" in this section.

SOLICITATION: Includes all activities ordinarily performed by a solicitor as described in the definition of "solicitor" in this section.

SOLICITOR: Any person who goes upon the premises of any private residential unit or group home in the City of Kuna, not having been invited by the occupant thereof, for the purpose of taking orders for, or offering to take orders for, goods, wares or merchandise, or any article for future delivery, or for services to be performed in the future, or for making, manufacturing or repairing of any article or thing whatsoever for future delivery.

3-3-3: - LICENSE REQUIREMENTS:

A. It shall be unlawful for any person to engage in peddling or solicitation within the City of Kuna without first securing a peddling and soliciting license issued by the city clerk, and in compliance with this chapter. All peddlers and solicitors must meet all applicable city, state, including Central District Health Department regulations and requirements, and federal law.

3-3-4: - LICENSE APPLICATION:

- A. An applicant shall file with the city clerk, an application on the form available through the city clerk's office, which application shall contain the following information:
1. Name, address (both legal and local), email and phone number of the applicant, and if the applicant is an agent of an entity, the name, address, email and telephone number of the entity, and the agent's name and telephone number;
 2. The name or names of all persons who will be soliciting or peddling pursuant to the license. Each person shall be required to obtain a license and comply with all provisions of this chapter;
 3. A description of the business or activity the applicant intends to conduct and the goods or services to be sold;

4. The times of day and location where the activity will be conducted, the duration for which the proposed solicitation or peddling is to occur, and if a motor vehicle will be used, the make, model, and license plate of the vehicle and proof of insurance;
5. The place where the goods or property proposed to be sold was manufactured or produced, where such goods or products are located at the time said application is filed, and the proposed method of delivery;
6. When the applicant proposes to peddle any prepared food product for human consumption, a certification from the Central District Health Department or other agencies of the City of Kuna shall be required prior to issuance of the license and during its duration;
7. If an employee or agent of an entity, the name and address thereof, with written documentation establishing the authority of the employee or agent;
8. Social Security or valid driver's license numbers, full legal name and date of birth of any applicant or the entity applicant's agent and any other information necessary to conduct a criminal background check on the applicant. An applicant as outlined by this section shall be fingerprinted by an appropriate agency designated by the city clerk. The cost to process the fingerprints shall be borne by the applicant. The city clerk's office is authorized to request criminal history checks on any applicant, including a national background check by the Federal Bureau of Investigation and charge the applicant for these investigations. In accordance with IC § 67-3008, the city clerk or designee may forward an applicant's fingerprints through the Idaho Department of Law Enforcement to the Federal Bureau of Investigation Identification Division for a national background check. The criminal history records shall be kept confidential;
9. A list of all the criminal charges and and/or convictions, withheld judgments or pleas of nolo contendere, whether a felony, misdemeanor for violation of an ordinance (other than traffic offenses), the nature of the offense or violation, the date and place of the criminal or other related proceedings for each applicant and employee; and
10. Two (2) color photographs of the applicant and each employee, measuring two inches by two inches (2" × 2"), showing the head and shoulders in a clear, distinguishable manner.

Section 2: That Sections 11, 12, 13, 14, 15, 16 and 17 of Chapter 3 of Title 3 of the Kuna City Code be amended to read as follows:

3-3-11:- LICENSE EXEMPTION

- A. Non-profit entities that are charitable and/or educational and which are administered and whose administrative address is in the city may apply to the city clerk for an exemption of application

fees, license bond requirement and/or extension of the license period beyond six months. The city clerk shall grant such exemption in the event the applicant has:

1. Provided all the application information relevant to their request for a license; and
2. Provides proof that they are a chartable and/or educational non-profit entity and that the licensed peddling and solicitation is in accordance with their chartable and/or educational purposes; and
3. The applicant may also request an exemption from the license expiration for a specified period not greater than five (5) years subject to the applicant verifying that the applicant:
 - will be repeating the same licensed peddling and solicitations for a stated period beyond six (6) months; and
 - agrees to provide notice to the city clerk each time the applicant will conduct the licensed peddling and solicitation; and
 - will also provide the city clerk with information of any changes in the information provided in the application.

3-3-12: - RESTRICTIONS:

- A. The following restrictions shall apply to peddling and soliciting in the incorporated areas of the City of Kuna:
1. *Restriction:* Peddlers and solicitors shall only engage in their activities between the hours of 9:00 a.m. and 7:00 p.m.
 2. *Holidays:* There shall be no peddling or soliciting on the following holidays: New Year's Day, Washington's/Presidents Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day and Christmas Day.
 3. *Prohibited areas:* The city council, may, by resolution, from time to time, prohibit the activities allowed under this chapter if it determines such prohibitions are necessary to protect the public health, safety and welfare of the citizens of Kuna.
 4. *Child labor restrictions:* Restrictions relating to minimum age as set forth in the child labor provisions of the Fair Labor Standards Act, 29 USC § 201 et seq. (1938), as amended, and the Child Labor Law of Idaho, IC § 44-1301 et seq., as amended, are hereby adopted and constitute restrictions under this chapter.
 5. *Premises restrictions:* Peddlers and solicitors shall not enter upon any premise when the same is posted with a sign stating "NO PEDDLERS ALLOWED" or "NO SOLICITATION ALLOW" or other words to that effect. A violation of this section shall

result in immediate revocation of the license and the potential for trespassing charges to be filed against the person(s).

3-3-13: - RIGHT TO CANCEL:

The buyer of any goods solicited or peddled shall have the right to cancel the door-to-door sale within three (3) business days of the transaction. A business day is any calendar day except Sunday, or the following holidays: New Year's Day, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Columbus Day, Veteran's Day, Thanksgiving Day and Christmas Day.

3-3-14: - LICENSE DENIAL; REVOCATION:

- A. Any application made for or license issued pursuant to this chapter may be denied or revoked by the city clerk and the city council on any of the following grounds:
 - 1. Fraud, misrepresentation or false statement in the application;
 - 2. Fraud, misrepresentation or false statement made by the licensee in the course of conducting solicitation or peddling activities;
 - 3. Conducting peddling or solicitation activities contrary to the provisions of this chapter;
 - 4. Conducting peddling or soliciting activities in such a manner as to create a public nuisance constitute a breach of the peace or endanger the health, safety or general welfare of the general public. This includes the situation where a peddler or solicitor has been asked to leave the premises by the residential occupant and they have failed to immediately do so.

3-3-15: - NOTICE AND HEARING ON REVOCATION:

- A. If a license is revoked, a notice of a hearing for revocation of a license issued pursuant to this chapter shall be provided in writing and shall set forth specifically the grounds for the revocation and the date, time and place for hearing. Notice shall be hand delivered to the licensee and/or mailed to the licensee at the address shown on the license application or last known address.
- B. If the licensee requests a hearing, the hearing shall be before the city council at the next regularly scheduled meeting and the council shall take evidence with regard to the grounds for a revocation.

3-3-16: - APPEALS:

- A. Any person aggrieved by any action of the city clerk or city council taken pursuant to this chapter, shall have the right to appeal the action or decision to the city council within fourteen (14) days after the notice of the action has been mailed to the person(s), corporation(s) or organization(s) addressed as shown on the application.

- B. An appeal may be taken by filing a written statement setting forth the grounds for the appeal with the city clerk.
- C. A hearing shall be set no later than twenty (20) days from the date of receipt of the appellant's written statement, with the notice and time of the hearing to be provided in the same manner as provided herein.

3-3-17: - VIOLATIONS AND PENALTY:

A violation of the provisions of this chapter shall be punishable as a misdemeanor as provided for in title 1, chapter 4 Kuna City Code and IC § 18-113, as amended. Each day or violation of any provision of this chapter shall be considered a separate offense, punishable as described herein.

Section 3: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

Section 4: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 6th day of August, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2019-26
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- **AMENDING SECTION 2 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE INCREASING THE COUNCIL PRESIDENT’S SALARY; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Section 2 of Chapter 6 of Title 1 of the Kuna City Code be and the same is hereby amended to read as follows:

1-6-2: - SALARY:

A. Effective January 1, 2006, the salary of the council, **except as provided in subsection B**, shall be nine thousand dollars (\$9,000.00) each per year, payable in twelve (12) equal pay periods.

B. **Effective January 1, 2020, the salary of the council president shall be twelve thousand dollars (\$12,000.00) per year, payable in twelve (12) equal pay periods.**

Section 2: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City’s codifier for inclusion and publication in the Kuna City Code.

Section 3: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 6th day of August, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

W:\Work\K\Kuna, City of 25721\Ordinances\Council President\Ordinance No. _____ Amending 1-6-2 Council President Salary 8-2-19
JLH.docx

**ORDINANCE NO. 2019-26
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- **AMENDING SECTION 2 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE INCREASING THE COUNCIL PRESIDENT’S SALARY; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Section 2 of Chapter 6 of Title 1 of the Kuna City Code be and the same is hereby amended to read as follows:

1-6-2: - SALARY:

- A. Effective January 1, 2006, the salary of the council, except as provided in subsection B, shall be nine thousand dollars (\$9,000.00) each per year, payable in twelve (12) equal pay periods.
- B. Effective January 1, 2020, the salary of the council president shall be twelve thousand dollars (\$12,000.00) per year, payable in twelve (12) equal pay periods.

Section 2: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City’s codifier for inclusion and publication in the Kuna City Code.

Section 3: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 6th day of August, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**ORDINANCE NO. 2019-27
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- **AMENDING SECTION 4 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE MAKING CHANGES TO THE COUNCIL PRESIDENT JOB DESCRIPTION; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Section 4 of Chapter 6 of Title 1 of the Kuna City Code be and the same is hereby amended to read as follows:

1-6-4: - PRESIDENT OF THE COUNCIL:

At the first meeting in January, the council shall, from its members, elect one (1) council person to serve as president of the council for a one-year term.

~~The president of the council shall have all powers of the mayor when serving in that office due to absence of the mayor or vacancy in the office of mayor. In the case of a temporary vacancy in the office of the mayor due to absence or disability, the president of the council shall exercise the office of mayor, during such disability or temporary absence, until the mayor shall return.~~

~~The president of the council shall meet with the mayor on a monthly and/or on a as needed basis and shall serve as a mentor to other council members, generally to help them with their duties to discuss and state motions on agenda items at regular and special council meetings.~~

Section 2: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

Section 3: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 6th day of August, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

W:\Work\K\Kuna, City of 25721\Ordinances\Council President\Ordinance No. _____ Amending 1-6-4 Council President job description
8-2-19 JLH.docx

**ORDINANCE NO. 2019-27
CITY OF KUNA**

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO

- **AMENDING SECTION 4 OF CHAPTER 6 OF TITLE 1 KUNA CITY CODE MAKING CHANGES TO THE COUNCIL PRESIDENT JOB DESCRIPTION; AND**
- **DIRECTING THE CITY CLERK; AND**
- **PROVIDING AN EFFECTIVE DATE.**

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Kuna, Ada County, Idaho:

Section 1: That Section 4 of Chapter 6 of Title 1 of the Kuna City Code be and the same is hereby amended to read as follows:

1-6-4: - PRESIDENT OF THE COUNCIL:

At the first meeting in January, the council shall, from its members, elect one (1) council person to serve as president of the council for a one-year term.

In the case of a temporary vacancy in the office of the mayor due to absence or disability, the president of the council shall exercise the office of mayor, during such disability or temporary absence, until the mayor shall return.

The president of the council shall meet with the mayor on a monthly and/or on a as needed basis and shall serve as a mentor to other council members, generally to help them with their duties to discuss and state motions on agenda items at regular and special council meetings.

Section 2: Directing the City Clerk

The City Clerk is directed to file, this Ordinance in the official records of the City and to provide the same to the City's codifier for inclusion and publication in the Kuna City Code.

Section 3: Effective Date

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law and at the discretion of the City Clerk and in lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 6th day of August, 2019

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk