



CITY OF KUNA

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

Telephone (208) 922-5546 Fax (208) 922-5989
www.kunacity.id.gov

AUGUST 5, 2014

6:00 P.M. REGULAR CITY COUNCIL MEETING

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

CITY OFFICIALS

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

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. Persons who have questions concerning any agenda item may call the City Clerk's Office at 922-5546 to make inquiry concerning the nature of the item described on the agenda.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at 922-5546 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable arrangements to ensure accessibility to this meeting.

CITY OF KUNA
REGULAR CITY COUNCIL MEETING
AGENDA
TUESDAY, AUGUST 5, 2014
Kuna City Hall Council Chamber, 763 W. Avalon Street, Kuna, Idaho

6:00 P.M. REGULAR CITY COUNCIL

Call to Order and Roll Call

Invocation: Randy Maxwell, Seventh Day Adventist

Pledge of Allegiance: Mayor Nelson

1. Consent Agenda:

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

A. City Council Meeting Minutes:

1. Minutes of July 15, 2014 Regular Meeting
2. Minutes of July 24, 2014 Special Meeting

B. Accounts Payable Dated August 5, 2014 in the Amount of \$395,955.24.

C. Alcohol Licenses:

D. Resolutions:

1. Approve Resolution No. R45-2014 Accepting Change Order No. 1 with Dahle Construction for the School PI/Titan Water Mains Project
2. Approve Resolution No. R46-2014 Accepting Change Order No. 2 with Dahle Construction on the School PI/Titan Water Mains Project

E. Findings of Facts and Conclusions of Law:

2. Citizen's Reports or Requests:

- A. Fee Waiver Request from Gianna Garcia for use of Bernie Fisher Park Bandshell on September 27, 2014 for Senior Project Fund Raiser – Presented by Sarah Jimenez

3. New Business:

- A. Consideration to Approve Resolution No. R44-2014 Step and Grade Policy for City Clerk's Office, Utility Billing, Planning & Zoning – Richard Roats, City Attorney

A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE STEP AND GRADE POLICY FOR THE CITY CLERK'S OFFICE, UTILITY BILLING AND PLANNING AND ZONING FOR THE CITY OF KUNA, IDAHO AS ATTACHED HERETO; REPEALING THOSE SECTIONS OF RESOLUTION R9-2007 THAT ARE INCONSISTENT WITH THE ADOPTION OF R44-2014; AND DECLARING THE EFFECTIVE DATE.

- B. Consideration to Reserve \$2,499.03 Net 2013 Regence Medical Loss Ratio (MLR) Rebate for Employee Health & Welfare Purposes Related to the Planned Health Plan Re-write in 2014/2015 – John Marsh, City Treasurer

- C. Fiscal Year Ending 2015 Budget Workshop – John Marsh, City Treasurer

1. General Fund
2. Solid Waste
3. Water Fund
4. Sewer Fund
5. Pressure Irrigation Fund
6. Well Mitigation Fund
7. Late Comers Fund
8. Grant Fund

- D. Adopt Tentative Budget for Fiscal Year Ending 2015 – John Marsh, City Treasurer

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

- A. 14-03-AN (Annexation) Canberra Estates Subdivision

Todd and Laura Zimmerman request approval for annexation of approximately 28.5 acres into the City of Kuna as R-4 (Medium Density Residential) zone, creating Canberra Estates Subdivision (two-lots). The lots will be approximately 1.5 acres and 27 acres lot and located approximately ½ mile south from the Lake Hazel Road and Black Cat Road intersection. Presented by Troy Behunin, P&Z Senior Planner

- B. 14-01-PUD, 14-02-S, and 14-02-DR: Timbermist Subdivision by Coleman Homes

Applicant seeks PUD and preliminary plat re-approval for a residential subdivision in Kuna consisting of 211 buildable lots and 11 common lots over approximately 65.14 acres. Through the PUD the applicants request a reduction in the standard lot size, and to reduce the minimum frontage for lots. In exchange, the applicant proposes several site amenities including a central park with playground, gazebo, a pool complex and 8.51 acres of useable open space. Presented by Troy Behunin, P&Z Senior Planner

- 5. Old Business:**
- 6. Ordinances:**
- 7. Mayor/Council Discussion Items:**
- 8. Announcements:**
- 9. Executive Session:**
- 10. Adjournment:**

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

**CITY OF KUNA
REGULAR CITY COUNCIL MEETING
MINUTES**

TUESDAY, JULY 15, 2014

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

7:00 P.M. REGULAR CITY COUNCIL

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

CITY STAFF PRESENT: Richard T. Roats, City Attorney
John Marsh, City Treasurer
Wendy Howell, Planning & Zoning Director
Brenda Bingham, City Clerk

Call to Order and Roll Call

Mayor Nelson called the meeting to order at 7:10 p.m. Roll call reflected Council Members Cardoza, Jones, Buban-Vonder Haar and Stear present at the meeting.

Invocation: Karen Hernandez, United Methodist Church

Pledge of Allegiance: Mayor Nelson

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

Consideration to amend the agenda originally posted on July 11, 2014 to include the following:

2A – "Little League All Stars" Donation Request

Staff was notified of the request on Monday, July 14, 2014.

**Council Member Stear moved to amend the agenda to include the citizen's request for the Little Leagues. Seconded by Council President Cardoza, all voting aye.
Motion carried 4-0.**

It was noted the request is for the Babe Ruth All Stars.

1. Consent Agenda: (Timestamp 00:02:40)

1 All items listed under the Consent Agenda are considered to be routine and are acted on with
2 one motion by the City Council. There will be no separate discussion on these items unless
3 the Mayor, Council Member, or City Staff requests an item to be removed from the Consent
4 Agenda for discussion. Items removed from the Consent Agenda will be placed on the
5 Regular Agenda under Old Business or as instructed by the City Council.
6

7 A. City Council Meeting Minutes:

8
9 1. Minutes of July 1, 2014

10
11 B. Accounts Payable Dated July 15, 2014 in the Amount of \$247,605.90

12
13 C. Alcohol Licenses:

14
15 D. Resolutions:

16
17 E. Findings of Facts and Conclusions of Law:

18
19 **Council Member Stear moved to approve the Consent Agenda as presented. Seconded by**
20 **Council Member Jones, all voting aye. Motion carried 4-0.**

21
22 **2. Citizen's Reports or Requests: (Timestamp 00:03:09)**

23
24 A. "Little League All Stars" Donation Request

25
26 Brett Currin, President of Kuna Youth Softball and Baseball Association, reported there
27 are 650 members in the program and 6 teams participated in the state tournament games
28 in Meridian. This is the first time a baseball team from Kuna has won the State
29 Championship! They will move on to play in the Regional Tournament in Helena,
30 Montana the last week in July. Fundraisers have already been held for the summer All
31 Star games and more will be held but additional help is needed for participants to attend
32 the Regional Tournament. The 12 team members need to raise \$700 each to cover travel
33 and lodging expenses. Mr. Currin asked for a donation to help with the costs.

34
35 A discussion took place reflecting support of the team but concern was also noted on
36 setting precedence in giving a donation to a specific group.

37
38 (Timestamp 00:27:04)

39 **Council President Cardoza moved to provide \$3,000 out of the Contingency Fund of**
40 **the General Account for the baseball team to go to Helena, Montana. Seconded by**
41 **Council Member Stear.**

42 **Voting Aye: Council Member Cardoza and Stear**

43 **Voting No: Council Member Jones and Buban-Vonder Haar**

44 **Motion tied: 2 -2**

45 **Mayor Nelson voted "Yes" to break the tie vote and grant the \$3,000.**
46
47

1 **3. Old Business:**

- 2
3 A. Follow Up on Scope of Work and Timeline for Orchard Street Sidewalk and Pathway
4 Grant Funded Project – Chris Engels, Grant Administrator (*Timestamp 00:10:07*)

5
6 Ms. Engels reported on scope of work changing from concrete to asphalt. ACHD agreed
7 that if the city would pay the \$8,000 to install the concrete then they would cover the
8 remaining deficit of the project. Funding would come from the next fiscal year. The
9 agreement is already in place so a letter from the city to commit to the \$8,000 would be
10 adequate.

11
12 Rodney Ashby, ACHD, stated they were in support of either concrete or asphalt. He
13 reported that there would not be any funds returned to ACHD or Kuna because it would
14 go back to the grant funds.

15
16 Council wants to move forward with the concrete curb, gutter and sidewalk agreeing to
17 pay the \$8,000 and if there is any reduction in the overall cost, then the city should
18 receive back one-third and ACHD two-thirds.

19
20 Ms. Engels will send the letter of support to ACHD to move forward with the project
21 which will be included in FYE 2015.

- 22
23 B. Discussion on Step and Grade Policy for Public Works and Consideration to Approve
24 Resolution No. R43-2014 (*Timestamp 00:40:47*)

25
26 **RESOLUTION NO. R43-2014** A RESOLUTION OF THE CITY OF KUNA, IDAHO
27 ADOPTING THE STEP AND GRADE POLICY FOR THE PUBLIC WORKS
28 DEPARTMENT FOR THE CITY OF KUNA, IDAHO AS ATTACHED HERETO;
29 REPEALING THOSE SECTIONS OF RESOLUTION R9-2007 THAT ARE
30 INCONSISTENT WITH THE ADOPTION OF R43-2014; AND DECLARING THE
31 EFFECTIVE DATE.

32
33 It was noted there are no employees that will decrease in wages as a result of the proposed
34 salary schedule. The resolution will go into effect immediately for FYE 2014 with funds
35 already budgeted for. A separate step and grade policy for administrative and P&Z staff
36 will be presented at a future meeting.

37
38 **Council Member Stear moved to approve Resolution No. R43-2014. Seconded by**
39 **Council President Cardoza, all voting aye. Motion carried 4-0.**

- 40
41 **4. Public Hearings:** (7:00 p.m. or as soon thereafter as matters may be heard.)

42
43 **5. New Business:**

- 44
45 A. Fiscal Year Ending 2015 Budget Discussion – John Marsh, City Treasurer (*Timestamp*
46 *01:0:15*)

1 John Marsh explained he would not be presenting budget items at tonight's meeting but
2 proposed holding a budget workshop on July 24. The Council agreed to a 6 p.m. meeting
3 on July 24 to discuss the Enterprise Funds.
4

5 **6. Ordinances:**
6

7 **A. First Reading of Ordinance No. 2014-07 Irrigation Annexation – Crimson Villas**

8 *(Timestamp 01:12:57)*

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

10 *Consideration to approve ordinance.*

11 *Consideration to approve a summary publication of the ordinance.*
12

13 AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL NO.
14 S1315449305 LOCATED IN THE CITY LIMITS OF THE CITY OF KUNA, IDAHO,
15 AND DEPICTED IN EXHIBIT A, INTO THE KUNA MUNICIPAL IRRIGATION
16 DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT AND CHANGING
17 THE BOUNDARIES OF SAID DISTRICT THEREOF; DECLARING THE WATER
18 RIGHTS APPURTENANT THERETO TO BE POOLED FOR DELIVERY PURPOSES;
19 DIRECTING THAT THIS ORDINANCE SHALL BE RECORDED AS PROVIDED BY
20 LAW; AND PROVIDING AN EFFECTIVE DATE.
21

22 **Council Member Buban-Vonder Haar moved to dispense with the full reading and**
23 **three consecutive readings of Ordinance No. 2014-07. Seconded by Council Member**
24 **Stear, all voting aye. Motion carried 4-0.**
25

26 **Council Member Buban-Vonder Haar moved to approve Ordinance No. 2014-07.**
27 **Seconded by Council Member Stear with the following roll call vote:**

28 **Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar and Stear**

29 **Voting No: None**

30 **Absent: None**

31 **Motion carried 4-0.**
32

33 **Council Member Buban-Vonder Haar moved to approve a summary publication of**
34 **Ordinance No. 2014-07. Seconded by Council Member Stear, all voting aye.**
35 **Motion carried 4-0.**
36

37 **B. First Reading of Ordinance No. 2014-08 Irrigation Annexation – Crimson Villas 2**

38 *(Timestamp 01:15:49)*

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

40 *Consideration to approve ordinance.*

41 *Consideration to approve a summary publication of the ordinance.*
42

43 AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL NO.
44 S1315449455 LOCATED IN THE CITY LIMITS OF THE CITY OF KUNA, IDAHO,
45 AND DEPICTED IN EXHIBIT A, INTO THE KUNA MUNICIPAL IRRIGATION
46 DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT AND CHANGING

1 THE BOUNDARIES OF SAID DISTRICT THEREOF; DECLARING THE WATER
2 RIGHTS APPURTENANT THERETO TO BE POOLED FOR DELIVERY PURPOSES;
3 DIRECTING THAT THIS ORDINANCE SHALL BE RECORDED AS PROVIDED BY
4 LAW; AND PROVIDING AN EFFECTIVE DATE.

5
6 **Council Member Buban-Vonder Haar moved to dispense with the full reading and**
7 **three consecutive readings of Ordinance No. 2014-08. Seconded by Council Member**
8 **Stear, all voting aye. Motion carried 4-0.**

9
10 **Council Member Buban-Vonder Haar moved to approve Ordinance No. 2014-08.**
11 **Seconded by Council Member Stear with the following roll call vote:**
12 **Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar and Stear**
13 **Voting No: None**
14 **Absent: None**
15 **Motion carried 4-0.**

16
17 **Council Member Buban-Vonder Haar moved to approve a summary publication of**
18 **Ordinance No. 2014-08. Seconded by Council Member Stear, all voting aye.**
19 **Motion carried 4-0.**

20
21 **7. Mayor/Council Discussion Items: (Timestamp 01:17:43)**

22
23 The Mayor complimented Bobby Withrow and Bob Bachman for improvements to the bridge
24 on Bridge Street.

25
26 ACHD will be holding a ribbon cutting ceremony for the Bridge Street improvements on July
27 25 at the BMX Park.

28
29 Council Member Jones requested to have ACHD sweep the streets following Kuna Days.

30
31 A joint meeting with Meridian City Council was tentatively scheduled for July 29 at 7 p.m.

32
33 **8. Announcements:**

34
35 **9. Executive Session:**

36
37 **10. Adjournment:**

38
39 Council Member Stear moved to adjourn the meeting at 8:36 p.m.

40
41
42
43 _____
44 W. Greg Nelson, Mayor
45
46
47

1 ATTEST:
2
3

4 _____
5 Brenda S. Bingham, City Clerk
6

7 *Minutes prepared by Brenda Bingham*
8 *Date Approved: CCM 8/5/14*
9

10
11 ***An audio recording of this meeting is available at City Hall upon request or it can be accessed***
12 ***at the City of Kuna website www.kunacity.id.gov***
13

DRAFT

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46

**CITY OF KUNA
SPECIAL CITY COUNCIL MEETING
MINUTES**

THURSDAY, JULY 24, 2014

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

6:00 P.M. SPECIAL CITY COUNCIL MEETING - BUDGET

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

CITY STAFF PRESENT: Richard T. Roats, City Attorney
John Marsh, City Treasurer
Gordon Law, City Engineer
Wendy Howell, Planning & Zoning Director
Chris Engels, Deputy City Clerk

1. Call to Order and Roll Call

Mayor Nelson called the meeting to order at 6:10 p.m. Roll call reflected Council Members Cardoza, Jones, Buban-Vonder Haar and Stear present at the meeting.

2. Budget Workshop

John Marsh explained the object of the meeting is to provide budget information for consideration in preparation of the August 5, 2014 meeting when the Tentative Budget will be presented.

(Timestamp 00:01:19)

Gordon Law reported the budgets are not balanced at this time and include many requests for council consideration. He informed the council the building permits for new homes dropped off in late April through June. The projections for new home permits were 175 but the estimated amount is around 117 which significantly impacts the budget revenue.

Parks Budget:

The total of 203,169 is projected of new funds or discretionary spending.

Mr. Law reviewed the various park expenses and indicated equipment could be cut back.

1 Arbor Ridge Park and some of the funds that may be able to be obtained from Cory Barton
2 were discussed.

3
4 Mayor Nelson explained a meeting will be held next week to discuss drainage issues to move
5 forward with rehabbing the athletic fields.

6
7 A request for new employees in the Parks Department was noted converting the Recreation
8 Director from a part-time position to a full-time position and also to add one additional part-
9 time position.

10
11 **A. Late Comers Fee Fund** (*Timestamp 00:28:45*)

12
13 Mr. Law explained the funds from the Late Comers Fund are based on agreements the
14 City has entered into to reimburse developers for over-sizing. He didn't have any
15 additions to the budget other than the goal is to retire them in 10 years.

16
17 **B. Well Mitigation Fund** (*Timestamp 00:30:24*)

18
19 Mr. Law explained the Well Mitigation Fund is a reserve fund to cover any mitigated
20 expenses from water rights. In 2017, the obligation under the agreement will be
21 concluded and the funds will be transferred to the Water Fund. The 2014 Fiscal Year
22 End cash is \$250,912.

23
24 **C. Water Fund** (*Timestamp 00:31:32*)

25
26 City Engineer Law explained that revenues are \$500,000 short of expenses. The Master
27 Plan Amendment can be cut and he listed the projects he feels are important. The PI Pond
28 will have to wait until funding is available. He reported that there are some electronic
29 communication issues between City Hall and the Waste Water Treatment Plant noting
30 there have been discussions about installing fiber optics.

31
32 Mayor Nelson indicated that fiber optics will help with economic growth. He found out
33 that Pocatello has fiber optics and he is getting information from the person in charge to
34 learn how to expand and maintain it. He hopes to partner with the school on fiber optics
35 but is still researching costs and implementation but feels it is important to start
36 budgeting for it.

37
38 The purpose of the Chapparosa/Waters Edge PI Pond was explained to help with
39 irrigation water shortage years. The costs of \$600,000 are a rough estimate and could be
40 spread out over several years.

41
42 There is a shortage of parking at the Waste Water Treatment Plant for staff and
43 customers. There is a project budgeted in water, sewer and pressure irrigation to increase
44 the parking area.

45
46 Mr. Law clarified he is looking to cut \$300,000 from the Water Fund Budget.

47
48 **D. Sewer Fund** (*Timestamp 00:44:47*)

1 Mr. Law explained the Sewer Fund is underfunded by \$500,000 with \$200,000 in
2 Contingency. The Extend Master Plan item for \$100,000 might possibly be cut. There is
3 a problem with the blower at the lagoons that needs to be replaced at a budgeted amount
4 of \$240,000.

5
6 **E. Local Improvement District (LID) Fund**

7
8 There is no LID to discuss.

9
10 **F. Pressure Irrigation Fund** (*Timestamp 00:50:48*)

11
12 Mr. Law noted there was a shortfall in this fund as well. The Extend Master Plan item
13 could be cut in this fund as well as some equipment purchases.

14
15 **G. Solid Waste Fund** (*Timestamp 00:51:57*)

16
17 A discussion on park restrooms took place noting there are currently five parks that do
18 not have restrooms.

19
20 Council Member Jones is interested in looking at the cost of fees for renting items versus
21 purchasing them.

22
23 Mr. Jones also asked for clarification on the proposed additional full-time employees.

24
25 (*Timestamp 01:06:07*)

26 John Marsh updated the Council with the property tax levy for last year. He noted the
27 revenues and the various reductions and increases in the various line items.

28
29 It was noted revenues for County Fine Distribution are going down every year with no
30 explanation known at this time. Senior Center rental fees are also down due to the church
31 no longer renting the facility. Building permits have also tapered down for the past few
32 months.

33
34 The carry over fund balance is \$717,340 at this point and the Community Fitness
35 Endeavor Donation from Tim Eck is \$113,795 with \$4,444.00 for Health & Welfare
36 make up the Fund Reservations. He explained the amount available in the Fund
37 Carryover balance after the Fund Reservations is \$599,101.00.

38
39 Mr. Marsh reviewed various revenue and expense items line by line referring to the
40 explanation information for each budget request.

41
42 Mr. Marsh explained the tax levy amounts that are available and optional Mayor's items
43 for consideration.

44
45 He reviewed the franchise fee and potential increase for J & M Sanitation.

46
47 Tim Gordon from J & M Sanitation provided a proposal presentation about the cost
48 increases that have occurred over the years and the associated rate increases.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

3. Adjournment

The meeting adjourned at 9:30 p.m.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

*Minutes prepared by Brenda Bingham
Date Approved: CCM 8/5/14*

An audio recording of this meeting is available at City Hall upon request or it can be accessed at the City of Kuna website www.kunacity.id.gov

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Only unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2M COMPANY, INC.												
1461	2M COMPANY, INC.	4084016-000	1726	<u>3/4" 90 ELBOW FOR SPRINKLERS. 4" PVC FOR SPRINKLERS, TORO 2- STATION CONTROLLER, WIRE NUTS FOR BALLFIELDS, PARKS, MAY '14 - B. WITHROW</u>	05/27/2014	527.48	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	5/14		
1461	2M COMPANY, INC.	4085617-000	1869	<u>REPLACEMENT SPRINKLER PARTS FOR PARK SYSTEM, B.WITHROW, JUN.'14</u>	06/30/2014	630.41	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/14		
1461	2M COMPANY, INC.	4085801-000	1879	<u>1 - 6 STATION AND 4 - SINGLE STATION REPLACEMENT SPRINKLER CLOCKS FOR GREENBELT AND 10-MILE ISLAND, PARKS, JULY '14 - P. KAUFMAN</u>	07/03/2014	401.37	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	7/14		
1461	2M COMPANY, INC.	4086253-000		<u>REPLACEMENT SPRINKLERS, B.BACHMAN, PARKS, JUL.'14</u>	07/14/2014	100.00	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	7/14		
Total 2M COMPANY, INC.:						1,659.26	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	08/14		<u>ACHD SHOP RENT, AUGUST 2014 - PARKS</u>	07/31/2014	148.50	.00	<u>01-6211 RENT- BUILDINGS & LAND</u>	1004	8/14		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	08/14		<u>ACHD SHOP RENT, AUGUST 2014 - WATER</u>	07/31/2014	126.00	.00	<u>20-6211 RENT- BUILDINGS & LAND</u>	0	8/14		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	08/14		<u>ACHD SHOP RENT, AUGUST 2014 - SEWER</u>	07/31/2014	121.50	.00	<u>21-6211 RENT - BUILDINGS & LAND</u>	0	8/14		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	08/14		<u>ACHD SHOP RENT, AUGUST 2014 - P.I.</u>	07/31/2014	54.00	.00	<u>25-6211 RENT - BUILDINGS & LAND</u>	0	8/14		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADA COUNTY PROSECUTING ATTORNE												
176	ADA COUNTY PROSECUTING ATTORNE	07/14		<u>PROSECUTORIAL SERVICES JULY '14</u>	07/07/2014	4,075.92	.00	01-6203 PROSECUTORIAL SERVICES	0	7/14		
Total ADA COUNTY PROSECUTING ATTORNE:						4,075.92	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	29491		<u>LAB TESTING, JUN.'14, WATER</u>	06/30/2014	216.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	6/14		
1	ANALYTICAL LABORATORIES	29492		<u>LAB TESTING, JUN.'14, SEWER</u>	06/30/2014	1,775.70	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/14		
Total ANALYTICAL LABORATORIES:						1,991.70	.00					
BHS SPECIALTY CHEMICALS												
512	BHS SPECIALTY CHEMICALS	47014	1826	<u>2 TOTES CHLORINE, CEDAR WELL #6 & 10, WATER, JUN.'14</u>	06/24/2014	1,498.89	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	6/14		
512	BHS SPECIALTY CHEMICALS	47774	1896	<u>2 TOTES CHLORINE FOR CEDAR, WELL #6, DANSKIN, WELL #10, WATER, JULY '14 - D. CROSSLEY</u>	07/15/2014	1,431.39	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	7/14		
Total BHS SPECIALTY CHEMICALS:						2,930.28	.00					
BONNEVILLE BLUEPRINT SUPPLY, INC.												
1378	BONNEVILLE BLUEPRINT SUPPLY, INC.	PS178239		<u>REPRODUCE PLANS FOR SCHOOL P.I. & TITAN WELL, WATER, JUL.'14</u>	07/09/2014	48.60	.00	20-6020 CAPITAL IMPROVEMENTS	0	7/14		
Total BONNEVILLE BLUEPRINT SUPPLY, INC.:						48.60	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
BRADY INDUSTRIES OF IDAHO LLC												
1240	BRADY INDUSTRIES OF IDAHO LLC	4519481	1943	<u>2 CASES PAPER TOWELS, 2 CASES TOILET PAPER, NWWTP, K.RICE, JUL.'14</u>	07/23/2014	233.67	.00	21-6025 JANITORIAL	0	7/14		
Total BRADY INDUSTRIES OF IDAHO LLC:						233.67	.00					
BUREAU OF OCCUPATIONAL LICENSE												
1091	BUREAU OF OCCUPATIONAL LICENSE	073114		<u>RENEW #DWD2-13862, C. DEYOUNG, JULY '14 - WATER</u>	07/31/2014	30.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	7/14		
1091	BUREAU OF OCCUPATIONAL LICENSE	073114		<u>RENEW #WWT1-12854, C. DEYOUNG, JULY '14 - WATER</u>	07/31/2014	30.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	7/14		
1091	BUREAU OF OCCUPATIONAL LICENSE	073114		<u>RENEW #WWC1-14921, C. DEYOUNG, JULY '14 - WATER</u>	07/31/2014	30.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	7/14		
1091	BUREAU OF OCCUPATIONAL LICENSE	08/14		<u>APPLICATION FOR RE-EXAM, OIT, J. COX, JULY '14 - WATER</u>	07/31/2014	62.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	7/14		
Total BUREAU OF OCCUPATIONAL LICENSE:						152.00	.00					
BUSY BEE SAND & GRAVEL												
10	BUSY BEE SAND & GRAVEL	0005092		<u>61.95 YDS ROAD MIX, 53.66 YARDS SAND FOR PIZZA HUT PI MAIN PROJECT, B.WITHROW, PARKS, JUN.'14</u>	06/11/2014	384.31	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/14		
10	BUSY BEE SAND & GRAVEL	0005092		<u>61.95 YDS ROAD MIX, 53.66 YARDS SAND FOR PIZZA HUT PI MAIN PROJECT, B.WITHROW, P.I., JUN.'14</u>	06/11/2014	647.69	.00	25-6020 CAPITAL IMPROVEMENTS	0	6/14		
Total BUSY BEE SAND & GRAVEL:						1,032.00	.00					
CENTURYLINK												
62	CENTURYLINK	06/14		<u>DEDICATED LANDLINE, JUNE '14 - WATER</u>	06/25/2014	16.36	.00	20-6255 TELEPHONE EXPENSE	0	6/14		

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
62	CENTURYLINK	06/14		<u>DEDICATED LANDLINE, JUNE '14 - SEWER</u>	06/25/2014	21.37	.00	21-6255 <u>TELEPHONE EXPENSE</u>	0	6/14		
62	CENTURYLINK	06/14		<u>DEDICATED LANDLINE, JUNE '14 - P.I.</u>	06/25/2014	6.93	.00	25-6255 <u>TELEPHONE EXPENSE</u>	0	6/14		
62	CENTURYLINK	06/14		<u>DEDICATED LANDLINE, JUNE '14 - SR. CTR</u>	06/25/2014	49.35	.00	01-6255 <u>TELEPHONE</u>	1001	6/14		
Total CENTURYLINK:						94.01	.00					
COMPASS												
4	COMPASS	214094		<u>COMPASS 2014 DUES, Q4</u>	07/01/2014	1,823.00	.00	01-6075 <u>DUES & MEMBERSHIPS</u>	0	7/14		
Total COMPASS:						1,823.00	.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	7033	1895	<u>TROUBLESHOOT AIR COMPRESSOR @N.WWTP, JULY '14 - T. SHAFFER</u>	07/08/2014	170.00	.00	21-6142 <u>MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		
147	CUSTOM ELECTRIC, INC.	7038	1916	<u>REPLACE 1 EA VFD PLUS ELECTRICAL PARTS, CHAPPAROSA PUMP STN., P.I., JULY '14 - C. DEYOUNG</u>	07/14/2014	8,407.99	.00	25-6166 <u>PP&E PURCHASES - OPERATIONS</u>	0	7/14		
Total CUSTOM ELECTRIC, INC.:						8,577.99	.00					
D & B SUPPLY												
75	D & B SUPPLY	623260		<u>CREDIT FOR TRK #24 BALL HITCH EXCHANGE, JAN '14 - PARKS</u>	01/27/2014	-20.00	.00	01-6305 <u>VEHICLE MAINTENANCE & REPAIRS</u>	1004	7/14		
75	D & B SUPPLY	625013		<u>CREDIT FOR COAT, BOOTS, PANTS RETURNED, T. FLEMING, FEB '14 - SEWER</u>	02/04/2014	-275.97	.00	21-6285 <u>UNIFORMS EXPENSE</u>	0	7/14		
75	D & B SUPPLY	626785		<u>RETURNED BOOT CREDIT ON EXCHANGED BOOTS, FEB '14 - WATER</u>	02/13/2014	-58.00	.00	20-6285 <u>UNIFORMS EXPENSE</u>	0	7/14		

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
75	D & B SUPPLY	663946		2 PK 18V XRP BATTERIES, 20V HAMMEERDRILL IMPACT KIT, JULY '14 - WATER	06/17/2014	398.00	.00	20-6175 SMALL TOOLS	0	7/14		
75	D & B SUPPLY	664329		REPLACEMENT SPRAYER, JULY '14 - PARKS	06/17/2014	649.99	.00	01-6175 SMALL TOOLS	1004	7/14		
Total D & B SUPPLY:						694.02	.00					
FERGUSON WATERWORKS #1701												
219	FERGUSON WATERWORKS #1701	0593711		PARTS FOR REPAIRS ON THE CRIMSON POINT PI MAIN BREAK, C.DEYOUNG, P.I., JUN.'14	06/24/2014	646.50	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/14		
219	FERGUSON WATERWORKS #1701	0594818	1886	12" PVC PIPE, 520 FT FOR INVENTORY, TO BE USED FOR KUNA CANAL IN FALL 2014, P.I., JULY '14 - G. LAW	07/07/2014	5,948.80	.00	25-6020 CAPITAL IMPROVEMENTS	0	7/14		
219	FERGUSON WATERWORKS #1701	0595623	1934	1 EA 6 X1-1/2 SADDLE, STREET "L", NIPPLE, VALVE FOR BUTLER P.I., JULY '14 - C. DEYOUNG	07/17/2014	340.92	.00	20-6020 CAPITAL IMPROVEMENTS	0	7/14		
219	FERGUSON WATERWORKS #1701	0595623	1934	6 EA METER BARRELS FOR STOCK WATER, JULY '14 - C. DEYOUNG	07/17/2014	687.96	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	7/14		
Total FERGUSON WATERWORKS #1701:						7,624.18	.00					
FILTRATION TECHNOLOGY												
108	FILTRATION TECHNOLOGY	S6707	1937	6 BARRELS ALLQUEST FOR WELLS #10, #6 CEDAR, WATER, JULY '14 - C. DEYOUNG	07/17/2014	1,950.00	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	7/14		
Total FILTRATION TECHNOLOGY:						1,950.00	.00					
FLUID CONNECTOR PRODUCTS, INC. dba												
1083	FLUID CONNECTOR PRODUCTS, INC. dba	5765836	1940	2 EA THREADS FOR NIPPLE FITTINGS FOR RE-USE PUMP, N.WWTP, JULY '14 - M. NADEAU	07/17/2014	9.10	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/14		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total FLUID CONNECTOR PRODUCTS, INC. dba:						9.10	.00					
H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	I3679273	1891	<u>1 BX OF 20 SPRINKLER REPLACEMENTS FOR VARIOUS LOCATIONS, PARKS, JULY '14 - P. KAUFMAN</u>	07/07/2014	279.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/14		
Total H.D. FOWLER COMPANY:						279.00	.00					
HACH COMPANY												
157	HACH COMPANY	8911784	1881	<u>OXYGEN, PHOSPHORUS AND AMMONIA CHEMICALS FOR LAB TESTING, N.WWTP, JULY '14 - T. SHAFFER</u>	07/07/2014	627.07	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	7/14		
Total HACH COMPANY:						627.07	.00					
HD SUPPLY WATERWORKS LTD												
63	HD SUPPLY WATERWORKS LTD	C582184		<u>PVC PIPE FOR PIZZA HUT PROJECT, P.I., JUN.'14</u>	06/24/2014	164.80	.00	25-6020 CAPITAL IMPROVEMENTS	0	6/14		
63	HD SUPPLY WATERWORKS LTD	C582184		<u>PVC PIPE FOR BUTLER P.I. REPAIRS, P.I., JUN.'14</u>	06/24/2014	659.20	.00	25-6020 CAPITAL IMPROVEMENTS	0	6/14		
63	HD SUPPLY WATERWORKS LTD	C660590	1909	<u>4 EA 18" METER LIDS, WATER, JULY '14 - VENDOR</u>	07/11/2014	290.92	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	7/14		
63	HD SUPPLY WATERWORKS LTD	C662296	1908	<u>2 EA 6" 90 PVC, GASKETS AND ACCESSORIES FOR BUTLER P.I., JULY '14 - VENDOR</u>	07/11/2014	199.96	.00	25-6020 CAPITAL IMPROVEMENTS	0	7/14		
63	HD SUPPLY WATERWORKS LTD	C694558	1946	<u>AIR RELEASE VALVE, JULY '14 - P.I.</u>	07/22/2014	31.68	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	7/14		
63	HD SUPPLY WATERWORKS LTD	C694558	1946	<u>2 EA STAINLESS STEEL SADDLES, BUSHINGS FOR BUTLER P.I., JULY '14</u>	07/22/2014	215.44	.00	25-6020 CAPITAL IMPROVEMENTS	0	7/14		

City of Kuna

Payment Approval Report - City Council Approval

Page 7 of 28

Report dates: 7/18/2014-7/18/2014

Jul 31, 2014 07:54PM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total HD SUPPLY WATERWORKS LTD:						1,562.00	.00					
HOCOHAH HOLDINGS, INC. dba												
1619	HOCOHAH HOLDINGS, INC. dba	AR320394		<u>COPIER LEASE, SHARP/MXM503N, JULY '14 - P & Z</u>	07/11/2014	116.65	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	7/14		
1619	HOCOHAH HOLDINGS, INC. dba	AR320394		<u>COPIER LEASE, SHARP/MX4110N, JULY '14 - ADMIN</u>	07/11/2014	236.85	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	7/14		
1619	HOCOHAH HOLDINGS, INC. dba	AR320395		<u>MAINT. SHARP MX4110N, COLOR COPIES, JULY '14 - ADMIN</u>	07/11/2014	9.05	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	7/14		
1619	HOCOHAH HOLDINGS, INC. dba	AR320395		<u>MAINT. SHARP MX4110N, COLOR COPIES, JULY '14 - P & Z</u>	07/11/2014	9.05	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	7/14		
1619	HOCOHAH HOLDINGS, INC. dba	AR320395		<u>MAINT. SHARP MX4110N, COLOR COPIES, JULY '14 - WATER</u>	07/11/2014	11.11	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		
1619	HOCOHAH HOLDINGS, INC. dba	AR320395		<u>MAINT. SHARP MX4110N, COLOR COPIES, JULY '14 - SEWER</u>	07/11/2014	14.50	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		
1619	HOCOHAH HOLDINGS, INC. dba	AR320395		<u>MAINT. SHARP MX4110N, COLOR COPIES, JULY '14 - P.I.</u>	07/11/2014	4.70	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		
1619	HOCOHAH HOLDINGS, INC. dba	AR320395		<u>MAINT. SHARP MXM503N, B&W COPIES, JULY '14 - ADMIN</u>	07/11/2014	8.27	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	7/14		
1619	HOCOHAH HOLDINGS, INC. dba	AR320395		<u>MAINT. SHARP MXM503N, B&W COPIES, JULY '14 - P & Z</u>	07/11/2014	8.27	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	7/14		
1619	HOCOHAH HOLDINGS, INC. dba	AR320395		<u>MAINT. SHARP MXM503N, B&W COPIES, JULY '14 - WATER</u>	07/11/2014	10.14	.00	<u>20-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		
1619	HOCOHAH HOLDINGS, INC. dba	AR320395		<u>MAINT. SHARP MXM503N, B&W COPIES, JULY '14 - SEWER</u>	07/11/2014	13.24	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/18/2014-7/18/2014

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	HOCOCHAN HOLDINGS, INC. dba	AR320395		<u>MAINT. SHARP MXM503N. B&W COPIES, JULY '14 - P.I.</u>	07/11/2014	4.30	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		
Total HOCOCHAN HOLDINGS, INC. dba:						446.13	.00					
HYDRO LOGIC, INC.												
1314	HYDRO LOGIC, INC.	072814		<u>WELL #3 PUMP TEST, JULY '14</u>	07/28/2014	8,399.27	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	7/14		
Total HYDRO LOGIC, INC.:						8,399.27	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	08/14		<u>CONTRACT SERVICES - AUGUST '14</u>	07/31/2014	4,537.67	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	8/14		
Total IDAHO HUMANE SOCIETY:						4,537.67	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	07/14		<u>JULY 2014 - ADMIN</u>	07/01/2014	335.99	.00	<u>01-6290 UTILITIES</u>	0	7/14		
38	IDAHO POWER CO	07/14		<u>JULY 2014 - P & Z</u>	07/01/2014	89.47	.00	<u>01-6290 UTILITIES</u>	1003	7/14		
38	IDAHO POWER CO	07/14		<u>JULY 2014 - SENIOR CTR</u>	07/01/2014	421.71	.00	<u>01-6290 UTILITIES</u>	1001	7/14		
38	IDAHO POWER CO	07/14		<u>JULY 2014 - ST.LIGHTS</u>	07/01/2014	6,074.85	.00	<u>01-6290 UTILITIES</u>	1002	7/14		
38	IDAHO POWER CO	07/14		<u>JULY 2014 - PARKS</u>	07/01/2014	795.30	.00	<u>01-6290 UTILITIES</u>	1004	7/14		
38	IDAHO POWER CO	07/14		<u>JULY 2014 - WATER</u>	07/01/2014	17,475.86	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	7/14		
38	IDAHO POWER CO	07/14		<u>JULY 2014 - P.I.</u>	07/01/2014	14,625.47	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	7/14		
38	IDAHO POWER CO	07/14		<u>JULY 2014 - SEWER</u>	07/01/2014	21,251.09	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	7/14		
38	IDAHO POWER CO	07/14		<u>JULY 2014 - SEWER</u>	07/01/2014	15,292.99	.00	<u>21-6090 FARM EXPENDITURES</u>	0	7/14		

City of Kuna

Payment Approval Report - City Council Approval

Page 9 of 28

Report dates: 7/18/2014-7/18/2014

Jul 31, 2014 07:54PM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total IDAHO POWER CO:						76,362.73	.00					
IDAHO RURAL WATER ASSOC												
33	IDAHO RURAL WATER ASSOC	3209	1911	REGISTRATION TO ATTEND 2-DAY WATER REVIEW CLASS 9/2&3/14. J.OSBORN, J. COX, M. DAVILA, WATER, JULY '14 - D. CROSSLEY	07/11/2014	750.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	7/14		
33	IDAHO RURAL WATER ASSOC	3217	1932	CLASS REGISTRATION FOR PUMP SYSTEM KNOWLEDGE FOR SEPT 18TH, WATER, JULY '14 - D. CROSSLEY	07/17/2014	80.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	7/14		
33	IDAHO RURAL WATER ASSOC	3217	1932	CLASS REGISTRATION FOR PUMP SYSTEM KNOWLEDGE FOR SEPT 18TH, P.I., JULY '14 - D. CROSSLEY	07/17/2014	20.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	7/14		
33	IDAHO RURAL WATER ASSOC	3218	1933	CLASS REGISTRATION FOR WATER LAW TO YOU ON OCT 21, WATER, JULY '14 - D. CROSSLEY	07/17/2014	80.00	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	7/14		
33	IDAHO RURAL WATER ASSOC	3218	1933	CLASS REGISTRATION FOR WATER LAW TO YOU ON OCT 21, P.I., JULY '14 - D. CROSSLEY	07/17/2014	20.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	7/14		
33	IDAHO RURAL WATER ASSOC	Y34-1182		2014/2015 IRWA DUES, WATER, JUL.'14	07/01/2014	500.00	.00	20-6075 DUES & MEMBERSHIPS	0	7/14		
Total IDAHO RURAL WATER ASSOC:						1,450.00	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	69459		SET UP UPS FOR CLERK, METER PROGRAM W/KATIE, INTERNET USAGE/OPTIONS W/ATTY, JUNE '14 - ADMIN	06/30/2014	36.17	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	6/14		
1595	INTEGRINET SOLUTIONS, INC.	69459		SET UP UPS FOR CLERK, METER PROGRAM W/KATIE, INTERNET USAGE/OPTIONS W/ATTY, JUNE '14 - P & Z	06/30/2014	12.06	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	6/14		

City of Kuna

Payment Approval Report - City Council Approval

Page 10 of 28

Report dates: 7/18/2014-7/18/2014

Page
Jul 31, 2014 07:54PM

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
1595	INTEGRINET SOLUTIONS, INC.	69459		<u>SET UP UPS FOR CLERK, METER PROGRAM W/KATIE, INTERNET USAGE/OPTIONS W/ATTY. JUNE '14 - WATER</u>	06/30/2014	29.59	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	6/14		
1595	INTEGRINET SOLUTIONS, INC.	69459		<u>SET UP UPS FOR CLERK, METER PROGRAM W/KATIE, INTERNET USAGE/OPTIONS W/ATTY. JUNE '14 - SEWER</u>	06/30/2014	38.64	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/14		
1595	INTEGRINET SOLUTIONS, INC.	69459		<u>SET UP UPS FOR CLERK, METER PROGRAM W/KATIE, INTERNET USAGE/OPTIONS W/ATTY. JUNE '14 - P.I.</u>	06/30/2014	12.54	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/14		
1595	INTEGRINET SOLUTIONS, INC.	69729		<u>SERVICE COUNCIL CHAMBERS COMPUTER, INSTALL WIRELESS CARD, REMOVE MALWARE, JULY '14 - ADMIN</u>	07/13/2014	67.52	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	7/14		
1595	INTEGRINET SOLUTIONS, INC.	69729		<u>SERVICE COUNCIL CHAMBERS COMPUTER, INSTALL WIRELESS CARD, REMOVE MALWARE, JULY '14 - P & Z</u>	07/13/2014	22.51	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	7/14		
1595	INTEGRINET SOLUTIONS, INC.	69729		<u>SERVICE COUNCIL CHAMBERS COMPUTER, INSTALL WIRELESS CARD, REMOVE MALWARE, JULY '14 - WATER</u>	07/13/2014	55.24	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	7/14		
1595	INTEGRINET SOLUTIONS, INC.	69729		<u>SERVICE COUNCIL CHAMBERS COMPUTER, INSTALL WIRELESS CARD, REMOVE MALWARE, JULY '14 - SEWER</u>	07/13/2014	72.12	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		
1595	INTEGRINET SOLUTIONS, INC.	69729		<u>SERVICE COUNCIL CHAMBERS COMPUTER, INSTALL WIRELESS CARD, REMOVE MALWARE, JULY '14 - P.I.</u>	07/13/2014	23.41	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		
1595	INTEGRINET SOLUTIONS, INC.	69831		<u>MAINTENANCE OF 2 SERVERS, JULY '14 - ADMIN</u>	07/15/2014	73.19	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	7/14		
1595	INTEGRINET SOLUTIONS, INC.	69831		<u>MAINTENANCE OF 2 SERVERS, JULY '14 - P & Z</u>	07/15/2014	24.40	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	7/14		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/18/2014-7/18/2014

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
1595	INTEGRINET SOLUTIONS, INC.	69831		<u>MAINTENANCE OF 2 SERVERS, JULY '14 - WATER</u>	07/15/2014	59.87	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	7/14		
1595	INTEGRINET SOLUTIONS, INC.	69831		<u>MAINTENANCE OF 2 SERVERS, JULY '14 - SEWER</u>	07/15/2014	78.17	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		
1595	INTEGRINET SOLUTIONS, INC.	69831		<u>MAINTENANCE OF 2 SERVERS, JULY '14 - P.I.</u>	07/15/2014	25.37	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		
1595	INTEGRINET SOLUTIONS, INC.	69975		<u>CHANGED ALL EMAIL ADDRESS NAMES, JULY '14 - ADMIN</u>	07/20/2014	12.05	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	7/14		
1595	INTEGRINET SOLUTIONS, INC.	69975		<u>CHANGED ALL EMAIL ADDRESS NAMES, JULY '14 - P & Z</u>	07/20/2014	4.02	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	7/14		
1595	INTEGRINET SOLUTIONS, INC.	69975		<u>CHANGED ALL EMAIL ADDRESS NAMES, JULY '14 - WATER</u>	07/20/2014	9.87	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	7/14		
1595	INTEGRINET SOLUTIONS, INC.	69975		<u>CHANGED ALL EMAIL ADDRESS NAMES, JULY '14 - SEWER</u>	07/20/2014	12.88	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		
1595	INTEGRINET SOLUTIONS, INC.	69975		<u>CHANGED ALL EMAIL ADDRESS NAMES, JULY '14 - P.I.</u>	07/20/2014	4.18	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		
1595	INTEGRINET SOLUTIONS, INC.	70084		<u>EXTERNAL WIFI SYSTEM/HARDWARE, JULY '14 - ADMIN</u>	07/25/2014	34.46	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	7/14		
1595	INTEGRINET SOLUTIONS, INC.	70084		<u>EXTERNAL WIFI SYSTEM/HARDWARE, JULY '14 - P & Z</u>	07/25/2014	11.49	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	7/14		
1595	INTEGRINET SOLUTIONS, INC.	70084		<u>EXTERNAL WIFI SYSTEM/HARDWARE, JULY '14 - WATER</u>	07/25/2014	28.19	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	7/14		
1595	INTEGRINET SOLUTIONS, INC.	70084		<u>EXTERNAL WIFI SYSTEM/HARDWARE, JULY '14 - SEWER</u>	07/25/2014	36.81	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/18/2014-7/18/2014

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
				JUL.'14	07/10/2014	990.00	.00	01-6045 CONTINGENCY FUND	0	7/14		
	Total JAC ENTERTAINMENT LLC dba:					990.00	.00					
KNIFE RIVER CORPORATION - NORTHWEST												
1524	KNIFE RIVER CORPORATION - NORTHWEST	07282014		<u>BOISE TO KAY P.I. LINDER WATER LINE, WATER, JUL.'14</u>	07/28/2014	122,235.43	.00	20-6020 CAPITAL IMPROVEMENTS	0	7/14		
	Total KNIFE RIVER CORPORATION - NORTHWEST:					122,235.43	.00					
KUNA LUMBER												
499	KUNA LUMBER	A68090	1904	<u>SURVEY STAKES FOR G.S.I. M.BORZICK/C.KNIGHT, JUL.'14</u>	07/10/2014	63.42	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	7/14		
499	KUNA LUMBER	A68387	1954	<u>1 EA 80# BAG CONCRETE FOR BUTLER P.I., JULY '14 - J. COX</u>	07/23/2014	3.79	.00	25-6020 CAPITAL IMPROVEMENTS	0	7/14		
499	KUNA LUMBER	A68396	1956	<u>8 EA ANCHOR BOLTS AND WASHERS, P.I., CHAPPAROSA ROOF COVER, J.OSBORN, JUL.'14</u>	07/24/2014	24.91	.00	25-6166 PP&E PURCHASES - OPERATIONS	0	7/14		
499	KUNA LUMBER	B67774	1912	<u>2 MASONRY GRINDER BLADES, 13-3/4 CHISEL, WATER, JULY '14 - R. FORD</u>	07/11/2014	13.47	.00	20-6150 MAINT. & REPAIRS - SYSTEM	0	7/14		
	Total KUNA LUMBER:					105.59	.00					
KUNA TRUE VALUE HARDWARE												
43	KUNA TRUE VALUE HARDWARE	125173	1865	<u>4" PIPE FITTINGS, COUPLER, ELBOW, FOR AVALON PROJECT, TAPE MEASURE, D BATTERIES, JUNE '14 - C. KNIGHT</u>	06/27/2014	48.53	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/14		
43	KUNA TRUE VALUE HARDWARE	125300	1868	<u>REPLACE 3-PC VISE GRIP SET, JUMPER CABLES, 3/4" GATE VALVE, 3/4 ELBOW, 3/4 ELBOW, FARM, JUNE '14 - C. MCDANIEL</u>	06/30/2014	98.32	.00	21-6090 FARM EXPENDITURES	0	6/14		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/18/2014-7/18/2014

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
43	KUNA TRUE VALUE HARDWARE	125309	1870	<u>KEY RING, WATER KEY, PARKS, JUNE '14 - B. BACHMAN</u>	06/30/2014	7.77	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	6/14		
43	KUNA TRUE VALUE HARDWARE	125309	1870	<u>EQUIPMENT BAR OIL, PARKS, JUNE '14 - B. BACHMAN</u>	06/30/2014	4.99	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	6/14		
43	KUNA TRUE VALUE HARDWARE	125309	1870	<u>WALNUT STAIN, BRUSHES, CLAMPS, TRASH BAGS, PARKS, JUNE '14 - B. BACHMAN</u>	06/30/2014	49.20	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/14		
43	KUNA TRUE VALUE HARDWARE	125378	1874	<u>BOLTS, BUSHINGS, BRUSH, AND WIRE, R.FORD, P.I., JUL.'14</u>	07/01/2014	33.12	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	7/14		
43	KUNA TRUE VALUE HARDWARE	125379	1873	<u>1 EA BIT, 1 EA BRASS GATE VALVE, 4 EA HOSE CLAMPS, 3 EA FUNNY PIPE COUPLERS, 1 EA EAR PLUGS, 3 EA GALV PLUGS, R.FORD, P.I., JUL.'14</u>	07/01/2014	71.45	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	7/14		
43	KUNA TRUE VALUE HARDWARE	126368	1955	<u>7 EA NIPPLES, 2 EA COUPLER, 2 EA VALVES, 2 EA BRACKETS, 1 WASP SPRAY, FOR BUTLER PROJECT, P.I., JUL.'14</u>	07/24/2014	86.74	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	0	7/14		
Total KUNA TRUE VALUE HARDWARE:						400.12	.00					
KUNA WELDING												
46	KUNA WELDING	1559	1720	<u>PUMP #3, TOMORROW PUMP STATION, AIR RELEASE WELD REPAIR (ROB FORD), MAY'14</u>	05/27/2014	35.00	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	5/14		
46	KUNA WELDING	1563	1740	<u>WELD CRACKS ON WEST WELL DUE TO WATER SEEPAGE, FARM, MAY '14 - C. MCDANIEL</u>	05/29/2014	122.50	.00	<u>21-6090 FARM EXPENDITURES</u>	0	5/14		
46	KUNA WELDING	1577	1816	<u>HAVE LID BUILT FOR G.I. BOX @ELM & MARTEESON, P.I., JUNE '14 - J. COX</u>	06/04/2014	89.76	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	6/14		
46	KUNA WELDING	1595	1818	<u>PURCHASE 7' OF 6"10 GAUGE PIPE FOR P.I. ON SHAYLA, CRIMSON PIPE VALVE, JUNE '14 - C. DEYOUNG</u>	06/13/2014	81.90	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	6/14		

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
46	KUNA WELDING	1645	1936	<u>SERVICE LEAKING AIR RELEASE VENT @TOMORROW STN, P.I., JULY '14 - R. FORD</u>	07/14/2014	23.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	7/14		
46	KUNA WELDING	1649	1935	<u>CHAPPAROSA ROOF COVER, 1 EA PRIMER PAINT, 3 FLAT BAR, 40 FT SQUARE TUBING, PI, JUL 14</u>	07/17/2014	886.91	.00	25-6166 PP&E PURCHASES - OPERATIONS	0	7/14		
Total KUNA WELDING:						1,239.07	.00					
LEXIS NEXIS MATTHEW BENDER												
256	LEXIS NEXIS MATTHEW BENDER	063014		<u>ANN'L. (2014) ID.CODE SUPPLMTS - ADMIN</u>	06/30/2014	103.26	.00	01-6202 PROFESSIONAL SERVICES	0	7/14		
256	LEXIS NEXIS MATTHEW BENDER	063014		<u>ANN'L. (2014) ID.CODE SUPPLMTS - WATER</u>	06/30/2014	103.27	.00	20-6202 PROFESSIONAL SERVICES	0	7/14		
256	LEXIS NEXIS MATTHEW BENDER	063014		<u>ANN'L. (2014) ID.CODE SUPPLMTS - SEWER</u>	06/30/2014	103.27	.00	21-6202 PROFESSIONAL SERVICES	0	7/14		
256	LEXIS NEXIS MATTHEW BENDER	063014		<u>ANN'L. (2014) ID.CODE SUPPLMTS - P.I.</u>	06/30/2014	103.26	.00	25-6202 PROFESSIONAL SERVICES	0	7/14		
Total LEXIS NEXIS MATTHEW BENDER:						413.06	.00					
MISCELLANEOUS VENDORS												
285	MISCELLANEOUS VENDORS	073014		<u>REIMBURSE FEE FOR PASSING WW3 CERTIFICATION TEST, JULY '14 - M. NADEAU</u>	07/30/2014	62.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	7/14		
Total MISCELLANEOUS VENDORS:						62.00	.00					
NORCO, INC.												
222	NORCO, INC.	13716564		<u>PROPANE & OXYGEN FOR CUTTING TORCH, SEWER, JUN.'14</u>	06/09/2014	65.44	.00	21-6090 FARM EXPENDITURES	0	6/14		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/18/2014-7/18/2014

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
222	NORCO, INC.	13850234		<u>CYLINDER RENT FROM 6/1/14-6/30/14, PARKS, JUN.'14</u>	06/30/2014	4.65	.00	<u>01-6212 RENT-EQUIPMENT</u>	1004	6/14		
222	NORCO, INC.	13850234		<u>CYLINDER RENT FROM 6/1/14-6/30/14, WATER, JUN.'14</u>	06/30/2014	6.27	.00	<u>20-6212 RENT - EQUIPMENT</u>	0	6/14		
222	NORCO, INC.	13850234		<u>CYLINDER RENT FROM 6/1/14-6/30/14, SEWER, JUN.'14</u>	06/30/2014	6.27	.00	<u>21-6212 RENT-EQUIPMENT</u>	0	6/14		
222	NORCO, INC.	13850234		<u>CYLINDER RENT FROM 6/1/14-6/30/14, PI, JUN.'14</u>	06/30/2014	1.41	.00	<u>25-6212 RENT - EQUIPMENT</u>	0	6/14		
Total NORCO, INC.:						84.04	.00					
PARTS, INC.												
470	PARTS, INC.	59537	1823	<u>1 EA. LIGHT TESTER, PARKS, B.WITHROW, JUN'14</u>	06/16/2014	5.40	.00	<u>01-6175 SMALL TOOLS</u>	1004	6/14		
Total PARTS, INC.:						5.40	.00					
PAULS MARKET												
56	PAULS MARKET	007055010840	1822	<u>SNACKS FOR THE SUMMER RANGER PROGRAM, B.PRENTICE, JUN'14</u>	06/16/2014	78.13	.00	<u>03-6360 EXPEND- BLUE CROSS HIGH FIVE</u>	0	6/14		
56	PAULS MARKET	062314		<u>FUEL PURCHASE/FUEL CARD TURNED OFF, JUNE '14 - PARKS</u>	06/23/2014	75.00	.00	<u>01-6300 FUEL</u>	1004	6/14		
Total PAULS MARKET:						153.13	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	606915		<u>ALARM MONITOR CEDAR, SNOW HAWK, DANSKIN, SEGO PRAIRIE, BUTLER, EL CAJON, AND BEST BATH, 8/1/14-8/31/14, P.L., AUG.'14</u>	08/01/2014	30.55	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	8/14		
1021	PEAK ALARM COMPANY, INC	606915		<u>ALARM MONITOR CEDAR, SNOW HAWK, DANSKIN, SEGO PRAIRIE, BUTLER, EL CAJON, AND BEST BATH, 8/1/14-8/31/14, WATER, AUG.'14</u>	08/01/2014	207.57	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	8/14		

City of Kuna

Payment Approval Report - City Council Approval

Page 17 of 287

Report dates: 7/18/2014-7/18/2014

Page 17 of 287
Jul 31, 2014 07:54PM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total PEAK ALARM COMPANY, INC:						238.12	.00					
PLATT ELECTRIC SUPPLY, INC.												
1613	PLATT ELECTRIC SUPPLY, INC.	E627716	1871	<u>ELECTRICAL SUPPLIES FOR THE PARK. B.BACHMAN. JUL.'14</u>	07/02/2014	225.18	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	7/14		
Total PLATT ELECTRIC SUPPLY, INC.:						225.18	.00					
PRECISION PUMPING SYSTEMS												
952	PRECISION PUMPING SYSTEMS	14142		<u>2 EA 6" CHECK VALVES, CHAPPAROSSA PUMP STATION, C.DEYOUNG, P.I., JUL.'14</u>	07/09/2014	957.42	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	7/14		
952	PRECISION PUMPING SYSTEMS	14185		<u>REPLACEMENT SEAL, AND LABOR ON FIELD SERVICE FOR CHAPAROSSA P.I. STATION, C.DEYOUNG, P.I., JUL.14</u>	07/15/2014	175.00	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	7/14		
952	PRECISION PUMPING SYSTEMS	4157	1897	<u>2 EA 6" SILENT CHECK VALVES, CHAPPAROSA PUMP STN, P.I., JULY '14 - C. DEYOUNG</u>	07/09/2014	957.42	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	7/14		
Total PRECISION PUMPING SYSTEMS:						2,089.84	.00					
R/T CUSTOMS, INC.												
1703	R/T CUSTOMS, INC.	513074		<u>WELL #3 UPGRADE, JULY '14 - WATER</u>	06/25/2014	520.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	7/14		
Total R/T CUSTOMS, INC.:						520.00	.00					
RENTAL CONNECTION												
893	RENTAL CONNECTION	35093		<u>1 36 INCH TRENCHER FOR BUTLER PI, PI, JULY 14</u>	07/17/2014	115.00	.00	<u>25-6020 CAPITAL IMPROVEMENTS</u>	0	7/14		
Total RENTAL CONNECTION:						115.00	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/18/2014-7/18/2014

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
REPUBLIC SERVICES #884												
1610	REPUBLIC SERVICES #884	0884-0006376		<u>DISPOSAL/RECYCLING BASIC SERVICE</u>	06/30/2014	4,333.55	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	6/14		
Total REPUBLIC SERVICES #884:						4,333.55	.00					
RICHARD T. ROATS												
1430	RICHARD T. ROATS	002-1739661-8		<u>REIMBURSE FOR PURCHASE OF CASES FOR CITY-ISSUED TABLETS. JULY '14 - ADMIN</u>	07/10/2014	89.14	.00	01-6045 CONTINGENCY FUND	0	7/14		
1430	RICHARD T. ROATS	002-1739661-8		<u>REIMBURSE FOR PURCHASE OF CASES FOR CITY-ISSUED TABLETS. JULY '14 - WATER</u>	07/10/2014	54.69	.00	20-6045 CONTINGENCY	0	7/14		
1430	RICHARD T. ROATS	002-1739661-8		<u>REIMBURSE FOR PURCHASE OF CASES FOR CITY-ISSUED TABLETS. JULY '14 - SEWER</u>	07/10/2014	71.40	.00	21-6045 CONTINGENCY	0	7/14		
1430	RICHARD T. ROATS	002-1739661-8		<u>REIMBURSE FOR PURCHASE OF CASES FOR CITY-ISSUED TABLETS. JULY '14 - P.I.</u>	07/10/2014	23.18	.00	25-6045 CONTINGENCY FUND	0	7/14		
1430	RICHARD T. ROATS	112-9157574-8		<u>REIMBURSE TO PURCHASE 2 KEYBOARDS FOR COUNCIL MEMBERS: P. JONES, B. BUBENVANDEHAAR. JULY '14 - ADMIN</u>	07/22/2014	27.63	.00	01-6045 CONTINGENCY FUND	0	7/14		
1430	RICHARD T. ROATS	112-9157574-8		<u>REIMBURSE TO PURCHASE 2 KEYBOARDS FOR COUNCIL MEMBERS: P. JONES, B. BUBENVANDEHAAR. JULY '14 - WATER</u>	07/22/2014	16.95	.00	20-6045 CONTINGENCY	0	7/14		
1430	RICHARD T. ROATS	112-9157574-8		<u>REIMBURSE TO PURCHASE 2 KEYBOARDS FOR COUNCIL MEMBERS: P. JONES, B. BUBENVANDEHAAR. JULY '14 - SEWER</u>	07/22/2014	22.13	.00	21-6045 CONTINGENCY	0	7/14		
1430	RICHARD T. ROATS	112-9157574-8		<u>REIMBURSE TO PURCHASE 2 KEYBOARDS FOR COUNCIL MEMBERS: P. JONES, B. BUBENVANDEHAAR. JULY '14 - P.I.</u>	07/22/2014	7.19	.00	25-6045 CONTINGENCY FUND	0	7/14		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/18/2014-7/18/2014

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total RICHARD T. ROATS:						312.31	.00					
ROGERS MACHINERY COMPANY, INC.												
510	ROGERS MACHINERY COMPANY, INC.	953180	1860	<u>2 CS BLOWER OIL @LAGOONS, SEWER, JUNE '14 - C. MCDANIEL</u>	06/26/2014	611.82	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/14		
510	ROGERS MACHINERY COMPANY, INC.	955234	1855	<u>3 DRIVE FIELDS FOR AERATION BLOWERS, 6 EA CLOCKWISE FIELDS, 6 EA COUNTER-CLOCKWISE FIELDS, N.WWTP, JUNE '14 - M. NADEAU</u>	07/16/2014	1,533.00	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		
Total ROGERS MACHINERY COMPANY, INC.:						2,144.82	.00					
SOLBERG MANUFACTURING, INC.												
1697	SOLBERG MANUFACTURING, INC.	538311	1845	<u>10 EA REPLACEMENT FILTERS FOR AERATION BLOWERS AND MBR TANKS IN PROCESS BLDG. N.WWTP, JUNE '14 - M. NADEAU</u>	07/07/2014	1,692.20	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		
Total SOLBERG MANUFACTURING, INC.:						1,692.20	.00					
SPECIALTY CONSTRUCTION SUPPLY												
780	SPECIALTY CONSTRUCTION SUPPLY	0135081-IN	1887	<u>10 ROLLS ORANGE SAFETY CONSTRUCTION FENCE FOR VARIOUS LOCATIONS, PARKS, JULY '14 - B. WITHROW</u>	07/07/2014	355.00	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	7/14		
Total SPECIALTY CONSTRUCTION SUPPLY:						355.00	.00					
ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	406648060		<u>NEW HIRE DRUG SCREEN, J. DUPPONG, JUNE '14 - SEWER</u>	06/19/2014	35.00	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	6/14		
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	406749151		<u>NEW HIRE DRUG SCREEN, T. DEYOUNG, JUNE '14 - SEWER</u>	06/30/2014	35.00	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	6/14		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/18/2014-7/18/2014

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
				(WATER), STAPLER (BLDG INSP), 6 FRAMES (D.CROSSLEY)	07/19/2014	57.63	.00	20-6165 OFFICE SUPPLIES	0	7/14		
1292	STAPLES ADVANTAGE	8030658522	1928	LIGHT BULB FOR DESK LAMP (L. EGNAL), 3 BX PENS (G.LAW), 25 NOTEBOOKS (WATER), STAPLER (BLDG INSP), 6 FRAMES (D.CROSSLEY)	07/19/2014	11.63	.00	21-6165 OFFICE SUPPLIES	0	7/14		
1292	STAPLES ADVANTAGE	8030658522	1928	LIGHT BULB FOR DESK LAMP (L. EGNAL), 3 BX PENS (G.LAW), 25 NOTEBOOKS (WATER), STAPLER (BLDG INSP), 6 FRAMES (D.CROSSLEY)	07/19/2014	13.45	.00	25-6165 OFFICE SUPPLIES	0	7/14		
1292	STAPLES ADVANTAGE	8030658522	1928	SWINGLINE LIGHT DUTY STAPLER, BLDG. INSP, JULY '14 - K. RICE	07/19/2014	2.04	.00	01-6165 OFFICE SUPPLIES	1005	7/14		
Total STAPLES ADVANTAGE:						320.13	.00					
THE COBLE COMPANY												
1594	THE COBLE COMPANY	41083	1747	LAPEL EMBLEM PINS FOR KUNA'S 150TH BIRTHDAY. 7/8 DIAMETER. 150TH AND YEAR OF KUNA KID FUND. CHRIS ENGELS	07/09/2014	1,783.18	.00	01-6045 CONTINGENCY FUND	0	7/14		
Total THE COBLE COMPANY:						1,783.18	.00					
THE JORDEL COMPANY DBA												
1523	THE JORDEL COMPANY DBA	00000005015	1812	PRINTING OF INSPECTION NOTIFICATION FOR BUILDING INSPECTOR J. COULTER, JUN'14	06/19/2014	80.00	.00	01-6165 OFFICE SUPPLIES	1005	6/14		
Total THE JORDEL COMPANY DBA:						80.00	.00					
TIM GORDON												
997	TIM GORDON	08/14		CITY HALL RENT - AUGUST 2014 - ADMIN	07/31/2014	1,259.87	.00	01-6211 RENT-BUILDINGS & LAND	0	8/14		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/18/2014-7/18/2014

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
997	TIM GORDON	08/14		<u>CITY HALL RENT - AUGUST 2014 - P & Z</u>	07/31/2014	420.11	.00	<u>01-6211 RENT- BUILDINGS & LAND</u>	1003	8/14		
997	TIM GORDON	08/14		<u>CITY HALL RENT - AUGUST 2014 - WATER</u>	07/31/2014	1,031.16	.00	<u>20-6211 RENT- BUILDINGS & LAND</u>	0	8/14		
997	TIM GORDON	08/14		<u>CITY HALL RENT - AUGUST 2014 - SEWER</u>	07/31/2014	1,345.68	.00	<u>21-6211 RENT - BUILDINGS & LAND</u>	0	8/14		
997	TIM GORDON	08/14		<u>CITY HALL RENT - AUGUST 2014 - P.I.</u>	07/31/2014	436.28	.00	<u>25-6211 RENT - BUILDINGS & LAND</u>	0	8/14		
Total TIM GORDON:						4,493.10	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:03692348	1889	<u>1 CASE COFFEE, 1 SUGAR, 2 CREAMER, ADMIN, JULY '14 - VENDOR</u>	07/07/2014	58.65	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	7/14		
992	TREASURE VALLEY COFFEE	2160:03692399	1893	<u>5 EA WATER BOTTLES, WATER, JULY '14 - VENDOR</u>	07/08/2014	13.63	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	7/14		
992	TREASURE VALLEY COFFEE	2160:03692399	1893	<u>5 EA WATER BOTTLES, SEWER, JULY '14 - VENDOR</u>	07/08/2014	13.62	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	7/14		
992	TREASURE VALLEY COFFEE	2160-0370453	1950	<u>12 EA 5-GAL BOTTLES WATER, PARKS, JULY '14 - VENDOR</u>	07/22/2014	21.80	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	7/14		
992	TREASURE VALLEY COFFEE	2160-0370453	1950	<u>12 EA 5-GAL BOTTLES WATER, WATER, JULY '14 - VENDOR</u>	07/22/2014	21.80	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	7/14		
992	TREASURE VALLEY COFFEE	2160-0370453	1950	<u>12 EA 5-GAL BOTTLES WATER, P.I., JULY '14 - VENDOR</u>	07/22/2014	21.80	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	7/14		
992	TREASURE VALLEY COFFEE	2160-0370453	1950	<u>1 EA COOLER RENTAL, WATER, JULY '14 - VENDOR</u>	07/22/2014	5.00	.00	<u>20-6212 RENT - EQUIPMENT</u>	0	7/14		
992	TREASURE VALLEY COFFEE	2160-0370453	1950	<u>1 EA COOLER RENTAL, P.I., JULY '14 - VENDOR</u>	07/22/2014	5.00	.00	<u>25-6212 RENT - EQUIPMENT</u>	0	7/14		
Total TREASURE VALLEY COFFEE:						161.30	.00					

UNIVAR USA, INC.

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/18/2014-7/18/2014

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1410	UNIVAR USA, INC.	NA556773	1885	<u>46.840 LBS ALUMINUM SULFATE @\$0.1272/LB. N.WWTP, JULY '14 - T. SHAFFER</u>	07/08/2014	5,958.05	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	7/14		
Total UNIVAR USA, INC.:						5,958.05	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	378324	1801	<u>MOTOR SHAFT AND GEAR FOR CHLORINE PUMP REPAIR, SEWER, JUN.'14</u>	06/23/2014	46.90	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/14		
Total USA BLUE BOOK:						46.90	.00					
VICTORY GREENS												
364	VICTORY GREENS	334757		<u>SOD FOR CRIMSON POINT P.I. BREAK, P.I., JUN.'14</u>	06/27/2014	25.30	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	6/14		
Total VICTORY GREENS:						25.30	.00					
W.W. GRAINGER												
162	W.W. GRAINGER	9489890658	1914	<u>1 EA 1-1/2" BALL CHECK VALVE FOR RE-USE SYSTEM IN PROCESS BLDG., N.WWTP, JULY '14 - M. NADEAU</u>	07/14/2014	199.60	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	7/14		
Total W.W. GRAINGER:						199.60	.00					
WATER DEPOSIT REFUNDS #7												
1685	WATER DEPOSIT REFUNDS #7	150680.01		<u>M.C.WHITELEY/M.BEASLEY, #150680.01 - ACCT OVERPMT</u>	07/24/2014	26.32	.00	<u>99-1075 Utility Cash Clearing</u>	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	160010.01		<u>J. L. AGUILAR, #160010.01 - ACCT OVERPMT</u>	07/17/2014	56.68	.00	<u>99-1075 Utility Cash Clearing</u>	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	170200.01		<u>K. G. SORENSEN, #170200.01 - ACCT OVERPMT</u>	07/07/2014	124.88	.00	<u>99-1075 Utility Cash Clearing</u>	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	170965.01		<u>M. D. WRIGHT, #170965.01 - WATER DEP REF</u>	07/11/2014	12.78	.00	<u>20-2200 WATER DEPOSITS HELD</u>	0	7/14		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/18/2014-7/18/2014

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
1685	WATER DEPOSIT REFUNDS #7	173455.01		<u>CBH HOMES, #173455.01 - ACCT OVERPMT</u>	07/17/2014	14.49	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	173470.01		<u>CBH HOMES, #173470.01 - ACCT OVERPMT</u>	07/10/2014	98.88	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	180700.01B		<u>G. R. UDY, #180700.01B - ACCT OVERPMT</u>	07/09/2014	75.11	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	180930.01		<u>D. R. HINES, #180930.01 - WATER DEP REF</u>	07/24/2014	87.60	.00	20-2200 WATER DEPOSITS HELD	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	182190.01		<u>M. Y. AUDETTE, #182190.01 - WATER DEP REF</u>	07/11/2014	55.88	.00	20-2200 WATER DEPOSITS HELD	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	182190.01		<u>M. Y. AUDETTE, #182190.01 - ACCT OVERPMT</u>	07/11/2014	27.55	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	20530.03		<u>SELL QUICK INVESTMENTS, #20530.03 - WATER DEP REF</u>	07/17/2014	68.79	.00	20-2200 WATER DEPOSITS HELD	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	210155.03		<u>J. PURKISS, #210155.03 - WATER DEP REF</u>	07/10/2014	54.83	.00	20-2200 WATER DEPOSITS HELD	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	220725.02B		<u>D. R. JOHNSON, #220725.02B - ACCT OVERPMT</u>	07/09/2014	73.11	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	220935.02		<u>N. A. GOODRICH, #220935.02 - WATER DEP REF</u>	07/24/2014	99.71	.00	20-2200 WATER DEPOSITS HELD	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	221105.01		<u>CBH HOMES, #221105.01 - ACCT OVERPMT</u>	07/11/2014	49.94	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	221585.01		<u>CBH HOMES, #221585.01 - ACCT OVERPMT</u>	07/07/2014	50.82	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	230690.01		<u>CBH HOMES, #230690.01 - ACCT OVERPMT</u>	07/24/2014	8.80	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	240570.01		<u>M. MILLER, #240570.01 - ACCT OVERPMT</u>	07/10/2014	48.77	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	250660.01		<u>CBH HOMES, #250660.01 - ACCT OVERPMT</u>	07/07/2014	50.82	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	260030.00		<u>J. M. PLUM, #260030.00 - ACCT OVERPMT</u>	07/17/2014	116.07	.00	99-1075 Utility Cash Clearing	0	7/14		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/18/2014-7/18/2014

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
1685	WATER DEPOSIT REFUNDS #7	260060.03		<u>R. ROWAN, #260060.03 - ACCT OVERPMT</u>	07/14/2014	70.94	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	264680.01		<u>CBH HOMES, #264680.01 - ACCT OVERPMT</u>	07/07/2014	75.66	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	264715.01B		<u>CBH HOMES, #264715.01B - ACCT OVERPMT</u>	07/09/2014	54.61	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	271035.01B		<u>R. WALKER, #271035.01B - ACCT OVERPMT</u>	07/10/2014	76.82	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	274030.01		<u>Z. A. WALLS, #274030.01 - WATER DEP REF</u>	07/11/2014	66.50	.00	20-2200 WATER DEPOSITS HELD	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	274200.02		<u>A. S. TSEMA%PK PLACE PROP., #274200.02 - ACCT OVERPMT</u>	07/10/2014	34.63	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	274205.02		<u>M. A. STEMPER, #274205.02 - ACCT OVERPMT</u>	07/07/2014	29.94	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	280100.01		<u>HUBBLE HOMES, #280100.01 - ACCT OVERPMT</u>	07/07/2014	245.93	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	280785.01B		<u>CBH HOMES, #280785.01B - ACCT OVERPMT</u>	07/10/2014	55.73	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	280810.01B		<u>COREY BARTON HOMES, #280810.01B - ACCT OVERPMT</u>	07/09/2014	55.73	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	290360.02		<u>K. WINN, #290360.02 - ACCT OVERPMT</u>	07/10/2014	18.03	.00	99-1075 Utility Cash Clearing	0	7/14		
1685	WATER DEPOSIT REFUNDS #7	50050.01		<u>G. JONES, #50050.01 - WATER DEP REF</u>	07/07/2014	45.84	.00	20-2200 WATER DEPOSITS HELD	0	7/14		
Total WATER DEPOSIT REFUNDS #7:						2,032.19	.00					
WATERBOY PUMP LLC												
1475	WATERBOY PUMP LLC	1429	1901	<u>2 EA NEW PUMPS TO REPLACE VFD MAIN AND LAG-1 PUMP, CHAPPAROSA PUMP STN, P.L., JULY '14 - R. FORD</u>	07/09/2014	11,609.14	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	7/14		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/18/2014-7/18/2014

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
1475	WATERBOY PUMP LLC	1438	1961	<u>REPLACE 2 EA 30 HP MOTORS AND 2 EA PUMPS FOR SUTTERS MILL P.I. STN, JULY '14 - C. DEYOUNG</u>	07/22/2014	17,546.00	.00	<u>25-6166 PP&E PURCHASES - OPERATIONS</u>	0	7/14		
Total WATERBOY PUMP LLC:						29,155.14	.00					
WESTERN BUILDING MAINTENANCE, INC.												
1499	WESTERN BUILDING MAINTENANCE, INC.	0080474-IN		<u>MONTHLY JANITORIAL SERVICES, SENIOR CENTER, JUL.'14</u>	07/24/2014	330.33	.00	<u>01-6025 JANITORIAL</u>	1001	7/14		
1499	WESTERN BUILDING MAINTENANCE, INC.	0080475-IN		<u>MONTHLY JANITORIAL SERVICES, CITY HALL, JUL.'14</u>	07/24/2014	212.34	.00	<u>01-6025 JANITORIAL</u>	0	7/14		
1499	WESTERN BUILDING MAINTENANCE, INC.	0080476-IN		<u>JANITORIAL, N.WWTP, JULY '14 - WATER</u>	07/24/2014	31.50	.00	<u>20-6025 JANITORIAL</u>	0	7/14		
1499	WESTERN BUILDING MAINTENANCE, INC.	0080476-IN		<u>JANITORIAL, N.WWTP, JULY '14 - SEWER</u>	07/24/2014	31.50	.00	<u>21-6025 JANITORIAL</u>	0	7/14		
1499	WESTERN BUILDING MAINTENANCE, INC.	0080476-IN		<u>JANITORIAL, N.WWTP, JULY '14 - P.I.</u>	07/24/2014	12.00	.00	<u>25-6025 JANITORIAL</u>	0	7/14		
Total WESTERN BUILDING MAINTENANCE, INC.:						617.67	.00					
WESTERN RECORDS DESTRUCTION, INC.												
1633	WESTERN RECORDS DESTRUCTION, INC.	0249903		<u>RECORDS DESTRUCTION, JULY '14 - ADMIN</u>	07/01/2014	9.35	.00	<u>01-6052 CONTRACT SERVICES</u>	0	7/14		
1633	WESTERN RECORDS DESTRUCTION, INC.	0249903		<u>RECORDS DESTRUCTION, JULY '14 - WATER</u>	07/01/2014	5.75	.00	<u>20-6052 CONTRACT SERVICES</u>	0	7/14		
1633	WESTERN RECORDS DESTRUCTION, INC.	0249903		<u>RECORDS DESTRUCTION, JULY '14 - SEWER</u>	07/01/2014	7.50	.00	<u>21-6052 CONTRACT SERVICES</u>	0	7/14		
1633	WESTERN RECORDS DESTRUCTION, INC.	0249903		<u>RECORDS DESTRUCTION, JULY '14 - P.I.</u>	07/01/2014	2.40	.00	<u>25-6052 CONTRACT SERVICES</u>	0	7/14		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 7/18/2014-7/18/2014

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total WESTERN RECORDS DESTRUCTION, INC.:						25.00	.00					
WHEELER SHEET METAL												
341	WHEELER SHEET METAL	4423	1984	REWIRE DUCTLESS SPLIT, INSTALL COOL METER PISTON/RECHARGE PARTS, LABOR, SERVER ROOM, N.WWTP, JULY '14 - T. SHAFFER	07/30/2014	435.00	.00	21-6140 MAINT & REPAIR BUILDING	0	7/14		
341	WHEELER SHEET METAL	4485	1983	SERVICE/RECHARGE 2 A/C'S AT 10-MILE L/S, PLUS LABOR, T. SHAFFER, JULY '14 - SEWER	07/30/2014	500.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	7/14		
Total WHEELER SHEET METAL:						935.00	.00					
Grand Totals:						395,955.24	.00					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

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

Report Criteria:

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



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

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

MEMORANDUM

TO: Mayor Nelson and Members of City Council

FROM: Gordon N. Law
Kuna City Engineer

RE: School Street PI, Titan WL Main Extension Project
Change Order No. 1 Approval

DATE: July 31, 2014

REQUEST: Approve Change Order 1 for School St. Project

On July 17, 2014 the Contractor for the above project requested a change (delay) of three weeks in the project schedule from the official Notice to Proceed date of July 7, 2014. The specifics of their request are outlined in the copy of the attached e-mail. The contractor further proposed to complete the School Street portion by August 30, 2014 and the Titan water main portion by September 12, 2014. In order to keep our promises to ACHD, it is critical that School Street work is completed by September 1, 2014.

The City Engineer recommends the following:

1. The Notice to Proceed date of July 7, 2014 is retained for the School Street project and subject to a substantial completion date of August 30, 2014 as proposed by the Contractor.
2. The Notice to Proceed date of July 28, 2014 is provided for the Titan Street project and subject to a substantial completion date of September 12, 2014 as proposed by the Contractor.
3. The crossing of the Mora Wasteway, which is not in ACHD right-of-way, may be delayed to a time in which water is not flowing in the drain with a substantial completion date of October 24, 2014.

The City Engineer recommends the Change Order is approved authorizing the Mayor and Clerk to execute the requisite documents.

Attachments: Change Order No. 1
Resolution

Gordon Law

From: Gordon Law
Sent: Friday, July 25, 2014 3:54 PM
To: tdahle@dahleconstructionllc.com
Cc: Gordon Law
Subject: RE: Dahle Construction- S. School Ave. Pressure Irrigation Main & Titan Water Main

Tyler;
After considering your request, I think the City could approve an extension in time for the Titan Water Main portion of the project only. The School Street portion would need to remain as originally scheduled.

I will provide a formal response next week. Please call with any questions.
Thanks,
Gordon Law

From: tdahle@dahleconstructionllc.com [mailto:tdahle@dahleconstructionllc.com]
Sent: Thursday, July 17, 2014 1:53 PM
To: Gordon Law
Subject: Dahle Construction- S. School Ave. Pressure Irrigation Main & Titan Water Main

7/17/2014
City Of Kuna
P.O. Box 13
Kuna, ID 83634

RE: S. School Ave. Pressure Irrigation Main & Titan Water Main

Gordon,

It is by your request , we respectfully submit for your approval the following schedule for S. School Ave. Pressure Irrigation Main & Titan Water Main.

Dahle Construction would like to pass on our updated work schedule, starting July 28th and working through Aug. 30 for S. School Ave. Pressure Irrigation. Followed by Titan Water main starting Aug. 30 and working through Sept 12.

With your approval and cooperation to move the Notice to Proceed from July 7th to July 28th would be much appreciated for this project. It is our intent to have S. School Ave. Pressure Irrigation Main complete prior to C & A Pavings original schedule to complete the overlay.

Regards,

Tyler Dahle
208.940.0492

Dahle Construction L.L.C.
Proudly Serving Idaho Since 1942

RESOLUTION NO. R45-2014

WHEREAS, the City of Kuna, Idaho has received bids for the School Street Pressure Irrigation Main Extension Project; and

WHEREAS, Dahle Construction is the Contractor for said Project in the amount of \$246,123.00; and

WHEREAS, said Contractor has requested contract schedule changes to accommodate the Contractor's needs:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that said City authorizes the Mayor, Clerk and staff to execute Change Order No. 1 with Dahle Construction with terms as follows:

1. The Notice to Proceed date of July 7, 2014 is retained for the School Street portion of the project but is subject to a substantial completion date of August 30, 2014 as proposed by the Contractor.
2. The Notice to Proceed date of July 28, 2014 is provided for the Titan Street portion of the project but is subject to a substantial completion date of September 12, 2014 as proposed by the Contractor.
3. The crossing of the Mora Wasteway, which is not in ACHD right-of-way, may be delayed to a time in which water is not flowing in the drain with a substantial completion date of October 24, 2014.

A copy of said Change Order No. 1 request is attached hereto and made a part hereof as if set forth in full.

PASSED BY THE COUNCIL of Kuna this 5th day of August, 2014.

APPROVED BY THE MAYOR of Kuna this 5th day of August, 2014.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
CITY ENGINEER

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

MEMORANDUM

TO: Mayor Nelson and Members of City Council

FROM: Gordon N. Law
Kuna City Engineer

RE: School Street PI, Titan WL Main Extension Project
Change Order No. 2 Approval

DATE: July 31, 2014

REQUEST: Approve Change Order 2 for School St. Project

On July 29, 2014 the Contractor for the above project encountered an abandoned sewer force main in the alignment for a proposed pressure irrigation main. For unknown reasons, record drawings showed the line in a different location. The city considered either changing the alignment or removing the force main and installing the PI main in its place. After exploring the option of changing the alignment, it was determined the risk of encountering other obstructions with similar or greater costs was too great. The Contractor has submitted the attached Change Order No. 2 Request.

The unexpected alignment conflict caused a material increase in the cost (\$11,495) and an extension in contract time (3 days). The extension in time is particularly problematic as it conflicts with ACHD's schedule for overlaying School Street before the end of the fiscal year. To deal with the time constraints, the City Engineer proposes to accept the Change Order Price but to reduce the length of constructed line by 350 feet to keep the contract time fixed. The line would be shortened from Avalon southward.

The City Engineer recommends the Change Order No. 2 is approved authorizing the Mayor and Clerk to execute the requisite documents.

Attachments: Change Order No. 2
Resolution



4301 Garrity BLVD, Suite 201
Nampa, ID 83687

Cell: (208) 921-1793
Office: (208) 756-3241
Fax: (208) 756-3240

Idaho Contractor's License #RCE 574
Idaho Public Work License #PWC-C-11353-AAA-1-2

Date: 7/30/14
Owner: City Of Kuna
Project Name: School St. Pressure Irrigation Request for Change Order #1

Item #	Description Of Work	Qty	U/M	@	Unit Price	Total
	Cost Breakdown					
	Material Cost for reject sand for backfill	220	CY	@	\$ 10.50	\$ 2,310.00
	Crew Time 3 days for removal & backfill	3	EA	@	\$ 2,520.00	\$ 7,560.00
	Haul off of existing Pressure sewer pipe and dump fee	1	LS	@	\$ 300.00	\$ 300.00
	10% Profit	1	LS	@	\$ 1,170.00	\$ 1,170.00
	Due to the additional work this will require us to request an additional 3 days time to contract.					
1	Remove existing pressure sewer pipe	1210	LF	@	\$ 9.50	\$ 11,340.00

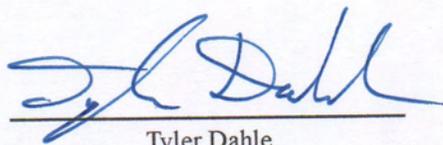
Due to the presence and location of the existing 10" pressure sewer main, presently abandoned, we request the following:

- A). Excavate 1' for pipe removal
- B). Backfill 1' For subgrade to be brought backup to irrigation pipe elevation and compacted.
- C). Haul off of pipe approximately 1210 LF

All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon accident, delays, strikes beyond Dahle Construction LLC control. Proposal may be withdrawn if not accepted within 21 days. Payment is due no later than the 10th of following month. Interest will be charged at 21% per day after the due date.

Exclusions: EROSION CONTROL, NOI, SWPPP, SURVEYING, PERMITS, FEES, CONCRETE COLLARS, TRENCH STABILIZATION, SOIL TESTING, LANDSCAPE REPAIR, SAW CUTTING, ASPHALT REPAIR, ASPHALT REMOVAL, CONCRETE REPAIR, ROCK EXCAVATION, COMPACTION TESTING, NO-DEWATERING.

Authorized Signature:


Tyler Dahle

Acceptance of Proposal

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified.
Payment will be made as outlined above, and due by the 10th of each month.

Date Accepted: _____

Authorized Signature: _____

RESOLUTION NO. R46-2014

WHEREAS, the City of Kuna, Idaho has received bids for the School Street Pressure Irrigation Main Extension Project; and

WHEREAS, Dahle Construction is the Contractor for said Project in the amount of \$246,123.00; and

WHEREAS, said Contractor has encountered conditions not foreseen in the Contract Documents requiring removal and disposal of an abandoned sewer force main and which is not provided with Unit Prices in said Contract Documents:

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that said City authorizes the Mayor, Clerk and staff to execute Change Order No. 2 with Dahle Construction, in the amount of eleven thousand four hundred ninety-five dollars and no cents (\$11,495.00), subject to variations in actual in-place quantities, for the School Street Pressure Irrigation Main Extension Project; that Council directs the expenditure of available funds from the Water Fund for said project, that Council directs the City Engineer to shorten the length constructed main line of the project sufficient to keep the project on schedule, and that a copy of said Change Order No. 2 is attached hereto and made a part hereof as if set forth in full.

PASSED BY THE COUNCIL of Kuna this 5th day of August, 2014.

APPROVED BY THE MAYOR of Kuna this 5th day of August, 2014.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

** Fee Waiver Request **
City of Kuna CCM 8.5.14



Rental Request & Rental Agreement
763 W. AVALON
P.O. BOX 13
KUNA, ID 83634
Phone: 208-922-5546 Fax: 208-922-5989

Date:
 09/26/2014 9/27/14

Time:
 Daytime 8:00am to 2:00pm
 After Hours _____ to _____

Location:
 Bernie Fisher Park- Bandshell
 Bernie Fisher Park-Gazebo
 Senior Center
 Greenbelt: no park fees East side by restrooms
 Greenbelt: no park fees North side by baseball diamonds

Event Type:
 Private
 Public

Amenities:
 Electricity
 Tables

Fees:
Bernie Fisher
 Bandshell or Gazebo
 \$10 up to 15 people
 \$25 up to 35 people
 \$50 up to 100 people
 \$100 over 100 people
 Cleaning/damage deposit in addition and in the amount of the reservation fee.
 \$10 Electricity
Picnic Tables for parks other than Bernie Fisher Park
 \$25 up to 10 tables
 \$50 over 10 tables
Senior Center
 \$50 first hour
 \$10 additional hour or fraction thereafter
 \$150 cleaning and damage deposit
 After Hours Permit
 \$10 up to 15 people
 \$25 up to 35 people
 \$50 up to 100 people
 \$100 over 100 people
 ARE YOU SEEKING PERMISSION TO DRIVE ON PARK GRASS?

\$110 **Fee Total**
~~\$110~~ \$100 **Deposit Total**
 \$210 **Grand Total**

Receipt # _____
 Refund of deposits will be processed as soon as possible

Date: ²⁷ 09/26/2014

Contact person: Gianna Garcia lulu.garcia@centurylink.net

Type of Event: Fund Raiser - Senior Project

Organization: _____ Presented by: Sarah Jimenez
(If applicable)

Address: 1092 East Lithic Court Kuna, ID 83634
(City, State, Zip Code)

Telephone: 1-619-647-0456 208-922-1338 Home

Senior Center Rules:

- No alcohol without a State and County approved liquor licensee with a valid catering permit issued by the City.
- No Smoking allowed in the building.
- No use of the kitchen, dishes or utensils. Furnish your own supplies.
- Building shall be left in clean and serviceable condition. Furnish your own trash bags.
- Return tables and chairs in original locations.
- Keys must be picked up before 5 p.m. on the day of the event or last business day prior to the event.
- Return keys in the drop box located at City Hall.

Park Rules:

- No alcohol without a State and County approved liquor licensee with a valid catering permit issued by the City.
- Area shall be left in clean and serviceable condition.
- Electrical or other issues contact the Parks Supervisor at 573-7668.

After Hours Permit Requires:

- A safety plan reviewed by local law enforcement prior to issuance.

Public Events Requires:

- Special Event Plan (Contact Clerks Office)

Gianna Garcia
Applicant Signature of Acceptance and Responsibility

7-10-14
Date

Kuna City Clerk
(City Clerk signature required for after hours permits only)

Date

RESOLUTION NO. R44-2014

A RESOLUTION OF THE CITY OF KUNA, IDAHO ADOPTING THE STEP AND GRADE POLICY FOR THE CITY CLERK'S OFFICE, UTILITY BILLING AND PLANNING AND ZONING FOR THE CITY OF KUNA, IDAHO AS ATTACHED HERETO; REPEALING THOSE SECTIONS OF RESOLUTION R9-2007 THAT ARE INCONSISTENT WITH THE ADOPTION OF R44-2014; AND DECLARING THE EFFECTIVE DATE.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Step and Grade Policy for the City Clerk's Office, Utility Billing and Planning and Zoning for the City of Kuna, Idaho is hereby adopted.

BE IT FURTHER RESOLVED that those sections of Resolution R9-2007 dealing with the City Clerk's Office, Utility Billing and Planning and Zoning employees that are inconsistent with this Step and Grade Policy are hereby repealed.

BE IT FURTHER RESOLVED that employees shall receive the appropriate salary adjustment commencing October 1, 2014.

PASSED BY THE COUNCIL of Kuna, Idaho this 5th day of August 2014.

APPROVED BY THE MAYOR of Kuna, Idaho this 5th day of August 2014.

W. Greg Nelson, Mayor

ATTEST:

Brenda S. Bingham, City Clerk

Addendum No. 2
City of Kuna
STEP AND GRADE POLICY- Clerk's Office, Utility Billing and Planning and
Zoning

1. PURPOSE:

1.1. The purpose of this policy is to establish the procedures for consistent handling of employee advancements. Consideration is given to the following:

1.1.1. Experience or longevity.

1.1.2. Planning and Zoning Grade Advancements.

1.1.3. Clerk's Office and Utility Billing Grade Advancements.

1.1.4. Each of the above will be explained further below.

2. ORGANIZATIONS AFFECTED:

2.1. This policy applies to all employees in the Planning and Zoning, Utility Billing and Administration Departments.

2.2. This policy does not apply to appointed officials.

3. COST OF LIVING ADJUSTMENTS (COLA)

3.1. The application of an inflationary adjustment to employee salaries does not address employee advancement but, if done equitably, simply maintains the purchasing power of existing salaries. The City of Kuna has historically addressed COLAs as a percentage adjustment to gross salaries, applied across the board, at budget time. This policy does not change this historical practice but proposes to definitively separate COLAs from advancement considerations. The Step and Grade Chart works well in applying approved COLAs.

4. EXPERIENCE OR LONGEVITY

4.1. The City of Kuna has not historically adjusted salary based on years of service. On occasion, however, COLAs have exceeded the inflation rate in a manner that some compensation for longevity has occurred. This policy proposes to isolate COLAs from longevity and to apply one step advancement for each two years of service. The premise for longevity compensation is that sustained work experience is of value to the City on the following criteria:

4.1.1. Employees have added value as they continue to learn additional tasks during their employment with the city.

4.1.2. Employees who continue employment with the City means the City does not have the expense and inconvenience of training replacement employees.

4.1.3. When employees stay with the City, the City does not have the expense of recruiting for a replacement employee.

4.1.4. It is also possible to evaluate the experience of a new hire, objectively assign steps to experience acquired at other employers and accordingly assign an appropriate Step & Grade at the beginning of employment.

5. PLANNING AND ZONING- GRADE ADVANCEMENTS

5.1. Within the Planning and Zoning Department, the following positions are available with the required educational background:

5.1.1. Planner Technician: High School Diploma or GED and one (1) year office experience preferably in a municipal environment or equivalent combination of experience and training which provides the knowledge and abilities to perform the work. Grade 4.

5.1.2. Planner I: High school diploma or GED and two (2) years experience in a public planning agency or a related field, Certificate or Bachelors degree in planning or a related field preferred, or equivalent combination of experience and training which provides the knowledge and abilities to perform the work. Grade 5 or 6 depending on experience.

5.1.3. Planner II: Bachelors degree or Certificate in planning, landscape architecture or a related field, three (3) years progressively responsible planning experience, or equivalent combination of experience and training which provides the knowledge and abilities to perform the work. Grade 7 or 8 depending on experience.

5.1.4. Planner III: Bachelors degree or Certificate in planning, public administration, environmental planning, economic development, architecture or a related field, four (4) years professional experience in areas of land use entitlement process, municipal planning, urban design, redevelopment, economic development or zoning with progressively responsible experience, and one year in a supervisory position preferred, and American Institute of Certified Planners (AICP) or Professional Community and Economic Developer (PCED) certification is preferred, or equivalent combination of experience and training which provides the knowledge and abilities to perform the work. Grade 9.

5.2. The following certifications are available for Planning and Zoning staff for purposes of Grade scale advancement:

5.2.1. Geographic Information Systems (GIS) Certification; successfully pass test (one grade).

5.2.2. Professional Community Economic Development (PCED) Certification: required experience, successfully pass test and keep certification current (one grade).

- 5.2.3. American Institute of Certified Planner (AICP) Certification: required experience, successfully pass test and keep certification current (one grade).
- 5.2.4. Urban Design (AICP CUD) Certification: required experience, successfully pass test and keep certification current (one grade).
6. Transportation Planner (AICP CTP) Certification: required experience, successfully pass test and keep certification current (one grade).
7. CLERK'S OFFICE AND UTILITY BILLING- GRADE ADVANCEMENT

7.1. Within the City of Kuna, the positions in the Clerk's Office and Utility Billing Department do not have comparable testing and certifications as the positions in the Public Works Department or Planning and Zoning do; therefore, in an effort to keep the opportunity for advancement, and to reduce subjectivity, employees in the Clerk's Office and Utility Billing may advance upward on the Grade Scale as follows:

- 7.1.1. Customer Service Specialist to Customer Service Specialist II. (4,000 HRS Experience, Supervisor recommendation, Superior or Outstanding rating on Employee Evaluation for two (2) years proceeding increase or 6,000 HRS and Exceeds or Fully Satisfactory rating on Employee Evaluation). Grade 5 and Step Increase. For further advancement, Customer Service Specialist II may be promoted to Deputy Treasurer I, Accounting Specialist I or Utility Billing II provided they have acquired or demonstrated the necessary skills to be proficient in the new position.
- 7.1.2. Utility Billing Clerk I to Utility Billing Clerk II. (4,000 HRS Experience, Supervisor recommendation, Superior or Outstanding rating on Employee Evaluation for two (2) years proceeding increase or 6,000 HRS and Exceeds or Fully Satisfactory rating on Employee Evaluation). Grade 6 and Step Increase.
- 7.1.3. Utility Billing Clerk II to Utility Billing Clerk III. (8,000 HRS Experience, Supervisor recommendation, Superior or Outstanding rating on Employee Evaluation for two (2) years proceeding increase or 10,000 HRS and Exceeds or Fully Satisfactory rating on Employee Evaluation). Grade 7 and Step Increase.
- 7.1.4. Utility Billing Clerk III to Lead Utility Billing Clerk. (Associates Degree in bookkeeping, 12,000 HRS Experience, Supervisor recommendation, Superior or Outstanding rating on Employee Evaluation for two (2) years proceeding increase or 16,000 HRS and Exceeds or Fully Satisfactory rating on Employee Evaluation). Grade 8 and Step Increase.

- 7.1.5. Accounting Specialist I to Accounting Specialist II. (Associates Degree with Accounting emphasis, 8,000 HRS Experience, Supervisor recommendation, Superior or Outstanding rating on Employee Evaluation for two (2) years proceeding increase or 10,000 HRS and Exceeds or Fully Satisfactory rating on Employee Evaluation). Grade 7 and Step Increase..
- 7.1.6. Deputy City Clerk I to Deputy City Clerk II. (6,000 HRS Experience, Supervisor recommendation, Superior or Outstanding rating on Employee Evaluation for two (2) years proceeding increase or 8,000 HRS and Exceeds or Fully Satisfactory rating on Employee Evaluation. Grade 7 and Step Increase.
- 7.1.7. Deputy City Clerk II to Lead Deputy City Clerk. (Associates Degree in related field, 10,000 HRS Experience, Supervisor recommendation, Superior or Outstanding rating on Employee Evaluation for two (2) years proceeding increase or 12,000 HRS and Exceeds or Fully Satisfactory rating on Employee Evaluation. Grade 8 and Step Increase.
- 7.1.8. Deputy Treasurer I to Deputy Treasurer II. (Associates Degree with Accounting emphasis, 8,000 HRS Experience, Supervisor recommendation, Superior or Outstanding rating on Employee Evaluation for two (2) years proceeding increase or 10,000 HRS and Exceeds or Fully Satisfactory rating on Employee Evaluation). Grade 7 and Step Increase.
- 7.1.9. Deputy Treasurer II to Deputy Treasurer III. (Associates Degree with Accounting Emphasis, 12,000 HRS Experience, Supervisor recommendation, Superior or Outstanding rating on Employee Evaluation for two (2) years proceeding increase or 16,000 HRS and Exceeds or Fully Satisfactory rating on Employee Evaluation). Grade 8 and Step Increase.
- 7.1.10. Deputy Treasurer III to Lead Deputy Treasurer. (Bachelor's Degree in Accounting. 12,000 HRS Experience, Supervisor recommendation, Superior or Outstanding rating on Employee Evaluation for two (2) years proceeding increase or 16,000 HRS and Exceeds or Fully Satisfactory rating on Employee Evaluation). Grade 8 and Step Increase.

8. PERFORMANCE OF ADDITIONAL DUTIES

- 8.1. The City of Kuna also recognizes that employees may be asked to perform additional job duties and responsibilities that should result in additional compensation. When an employee performs job duties that result in a combination of approved positions, the employee shall be compensated as follows:

- 8.1.1. A Grade scale increase of two (2) levels if the approved position is equal to or greater than the employee's primary (more than 50%) job position. If the approved position is less than the employee's primary job position, then the Grade scale increase shall be a one (1) level increase. If an employee's pay is being split between the two positions, there shall be no Grade scale increase.

9. APPLICATION OF STEPS

- 9.1. In initiating this policy, the application of multiple steps, over multiple grades, should be done in a consistent sequence as follows:
 - 9.1.1. Start with the base salary at the date of initiation at novice Grade, Step A.
 - 9.1.2. Apply the number of steps earned within that grade.
 - 9.1.3. Repeat the process on the subsequent earned grades until all steps the employee has earned are used up.
 - 9.1.4. If an employee is promoted to a grade, the employee is assigned to a step within grade that provides at least a full step salary increase from salary before promotion. Steps earned subsequent to the grade promotion will be applied to initial assigned step within the new grade.
 - 9.1.5. Salary adjustments for Steps and Grades are applied at the time they are earned.

Attachments

- Step & Grade Salary Chart
- Employee Pay Grade Chart

STEP AND GRADE

SALARY SCHEDULE

STEPS GRADES	A	B	C	D	E	F	G	H	I	J	K	L
13	\$41.57	\$42.81	\$44.10	\$45.42	\$46.78	\$48.19	\$49.63	\$51.12	\$52.66	\$54.24	\$55.86	\$57.54
12	\$36.15	\$37.23	\$38.35	\$39.50	\$40.68	\$41.90	\$43.16	\$44.45	\$45.79	\$47.16	\$48.58	\$50.03
11	\$31.43	\$32.37	\$33.34	\$34.35	\$35.38	\$36.44	\$37.53	\$38.66	\$39.82	\$41.01	\$42.24	\$43.51
10	\$27.33	\$28.15	\$29.00	\$29.87	\$30.76	\$31.68	\$32.63	\$33.61	\$34.62	\$35.66	\$36.73	\$37.83
9	\$23.77	\$24.48	\$25.21	\$25.97	\$26.75	\$27.55	\$28.38	\$29.23	\$30.11	\$31.01	\$31.94	\$32.90
8	\$20.67	\$21.29	\$21.92	\$22.58	\$23.26	\$23.96	\$24.68	\$25.42	\$26.18	\$26.96	\$27.77	\$28.61
7	\$18.79	\$19.35	\$19.93	\$20.53	\$21.15	\$21.78	\$22.43	\$23.11	\$23.80	\$24.51	\$25.25	\$26.01
6	\$17.08	\$17.59	\$18.12	\$18.66	\$19.22	\$19.80	\$20.39	\$21.01	\$21.64	\$22.28	\$22.95	\$23.64
5	\$15.53	\$15.99	\$16.47	\$16.97	\$17.48	\$18.00	\$18.54	\$19.10	\$19.67	\$20.26	\$20.87	\$21.49
4	\$14.12	\$14.54	\$14.97	\$15.42	\$15.89	\$16.36	\$16.85	\$17.36	\$17.88	\$18.42	\$18.97	\$19.54
3	\$12.83	\$13.22	\$13.61	\$14.02	\$14.44	\$14.88	\$15.32	\$15.78	\$16.26	\$16.74	\$17.25	\$17.76
2	\$11.67	\$12.02	\$12.38	\$12.75	\$13.13	\$13.52	\$13.93	\$14.35	\$14.78	\$15.22	\$15.68	\$16.15
1	\$10.61	\$10.92	\$11.25	\$11.59	\$11.94	\$12.29	\$12.66	\$13.04	\$13.43	\$13.84	\$14.25	\$14.68

Key Corner \$10.50

Multiplier 1.010

Based on the approved FY2014 Budget

**Employee Pay Grade Chart
Administration & Planning and Zoning**

PAY GRADE	ADMINISTRATION	CLERK	PLANNING & ZONING
13			
12			
11			
10			
9	Lead Deputy Treasurer		Planner III
8	Deputy Treasurer III Lead Utility Billing Clerk	Lead Deputy City Clerk Grant Administrator	
7	Utility Billing Clerk III Accounting Specialist II Deputy Treasurer II	Deputy City Clerk II	
6	Utility Billing Clerk II Accounting Specialist I Deputy Treasurer I	Deputy City Clerk I	Planner II
5	Utility Billing Clerk I	Customer Service Specialist II	Planner I
4		Customer Service Specialist I	Planning Technician
3			
2			
1			



CITY OF KUNA

**PO BOX 13 KUNA, ID 83643 * 763 AVALON * PH. 208.922.5546 * FAX
208.922.5989 * JOHN@CITYOFKUNA.COM**

TO: Mayor Nelson and members of Kuna City Council
FROM: John Marsh
SUBJECT: 2013 MLR Rebate
DATE: 7/31/2014

Under the Affordable Care Act (ACA, aka PPACA) there is a provision called the Medical Loss Ratio (MLR, aka 80/20 rule) which insurers must comply with. In a nutshell, insurers must spend at minimum 80% of the premiums collected on medical claims. The remaining 20% can be used to pay administrative costs.

In 2013, Regence - the City's health insurer - calculated statewide that it spent only 78.70% of the total premium dollars on health care and activities to improve health care quality. Thus, it is required to refund 1.30% of premiums back to the employer. In the case of Kuna this amounted to a net rebate of \$2,499.03.

My request is for City Council to consider reserving/restricting these funds for use in the future for employee health & welfare revisions (this was the procedure adopted by City Council for last year's rebate of \$3,854.83. Due to the ACA requirements, there are likely significant health plan changes that will need to be implemented during 2014/2015. As part of that process two of the goals will be to incorporate a wellness program into the plan as well as finding a way to make it affordable to add employee dependents onto the plan. Reserving these funds for this purpose will help to establish a starting point. Each fund (General, Water, Sewer, Irrigation) will have an allocated portion based upon payroll allocation.

The proposed City Council motion is as follows:

“Motion to reserve the \$2,499.03 net 2013 Regence MLR rebate for employee health & welfare purposes related to the planned health plan re-write in 2014/2015.”

Thank You!

BUDGET WORKSHOP
 CITY OF KUNA
 FYE 2015
 REVENUE & EXPENSE CONSIDERATION DECISION MATRIX
 8/5/2014

Instructions:
 Item #'s are listed in ascending order in the column labeled A
 Go through the detail in each row carefully.
 Place your preference in the column labeled G
 The tangerine colored section at the bottom of the page has your running totals so that you know where your budget is at after each decision you make
 The objective of the spreadsheet is to give you a real time tool to track how your decisions are affecting the bottom line

(A) ITEM #	(B) CONSIDERATION TYPE	(C) FUND	(D) CONSIDERATION ITEM	(E) AMOUNT UNDER CONSIDERATION	(F) EXPLANATION	(G) COUNCIL MEMBER PREFERRED AMOUNT	(H) PRIOR YEAR (FY)	(I) CITY COUNCIL MEMBER EXPLANATORY NOTES
1	REVENUE	GENERAL FUND	PROPERTY TAX INCREASE	\$51,226.00	Maximum increase available is 3%(shown to the left). Choose any percentage of \$1,707,541 as long as it does not exceed 3%. Enter your preferred dollar amount in the column labeled (G)	\$0.00	\$47,620.00	COUNCIL MEMBERS IN THE PAST FELT THEY NEEDED TO STAY ON TOP OF THE NUMBER EACH YEAR BY UTILIZING THIS NUMBER. IF IT IS FOREGONE THEN IT IS NOT EASILY MADE UP. THE MAYOR HAS PROPOSED AN INCREASE OF \$51,226
		GENERAL FUND	PROPERTY TAX NEW CONSTRUCTION	\$81,076.00	New construction roll value times prior year levy rate: \$21,674,177,797 * .003740670. Choose any amount as long as it does not exceed the amount to the left. Enter your preference in the column labeled (G).	\$0.00	\$24,372.00	COUNCIL MEMBERS FELT THEY NEEDED THIS AMOUNT TO MAKE UP FOR THE SERVICES PROVIDED TO NEW PROPERTIES PRIOR YEAR. SUMMARY: NEW CONSTRUCTION ROLL VALUE * PRIOR YEAR LEVY RATE YIELDS THE TOTAL AMOUNT THAT CAN BE LEVIED. THIS TOTAL AMOUNT THEN GETS LEVIED TO ALL TAXABLE PROPERTIES IN THE KUNA TAX CODE AREA (NOT JUST THOSE PROPERTIES THAT ARE ON THE NEW CONSTRUCTION ROLL). THE MAYOR HAS PROPOSED AN INCREASE OF \$81,076.
		GENERAL FUND	PROPERTY TAX ANNEXATIONS	\$604.00	Annexation roll value times prior year levy rate: \$161,600 * .003740670. Choose any amount as long as it does not exceed the amount to the left. Enter your preference in the column labeled (G).	\$0.00	\$0.00	SIMILAR TO EXPLANATION ABOVE. THE MAYOR HAS PROPOSED AN INCREASE OF \$604
		GENERAL FUND	PROPERTY TAX FORGONE TAXES	\$1,179.00	The amount of cumulative foregone property tax increases is \$1,179. Choose any amount as long as it does not exceed the amount to the left. Enter your preference in the column labeled (G)	\$0.00	\$48,539.00	COUNCIL MEMBERS IN THE PAST FELT THEY NEEDED TO STAY ON TOP OF THE NUMBER EACH YEAR SO THEY ARE NOT LEFT TRYING TO MAKE UP FOR IT FOR LOST GROUND IN FUTURE YEARS. THE MAYOR HAS PROPOSED NO INCREASE FOR THIS ITEM.
		GENERAL FUND	LESS REQUIRED AGRICULTURAL REPLACEMENT MONEY FROM 2001	(\$225.00)	This is required as it is the replacement monies to the City each year and is required to be subtracted from tax levy	(\$225.00)	(\$225.00)	THIS FIELD IS REQUIRED. PLEASE DO NOT ADJUST THE AMOUNT IN THE CELL TO THE LEFT
		GENERAL FUND	LESS REQUIRED PERSONAL PROPERTY TAX REPLACEMENT MONEY FROM 2013	(\$11,034.00)	This is required as it is the replacement monies to the City each year and is required to be subtracted from tax levy	(\$11,034.00)	\$0.00	THIS FIELD IS REQUIRED. PLEASE DO NOT ADJUST THE AMOUNT IN THE CELL TO THE LEFT
		GENERAL FUND	NET MAXIMUM AVAILABLE	\$122,826.00	This is the net maximum total that is available as a levy increase. It is a summation of the items immediately above	(\$11,259.00)	\$120,306.00	THIS FIELD SHOULD BE LEFT AS IS. NO ACTION NEEDED. JUST FOR INFORMATION PURPOSES ONLY

Based upon your choices for property tax increase above, the estimated annual impact can be summed up from two different perspectives as follows:

Annual increase on median priced Kuna home (\$147,000) at net taxable value (\$73,500), assuming maximum levy increase:	\$37.35
Annual increase on each \$100,000 in net taxable property value (adjusted for property inflation from 2013-2014), assuming maximum levy increase:	\$67.85

(A) ITEM #	(B) CONSIDERATION TYPE	(C) FUND	(D) CONSIDERATION ITEM	(E) AMOUNT UNDER CONSIDERATION	(F) EXPLANATION	(G) COUNCIL MEMBER PREFERRED AMOUNT	(H) PRIOR YEAR (FYI)	(I) CITY COUNCIL MEMBER EXPLANATORY NOTES
2	EXPENDITURE	GENERAL FUND	ADA COUNTY SHERIFF CONTRACT	\$6,194.00	The amount to the left is the amount of the increase over prior year as put forth by the Ada County Sheriff. This represents a .4% increase over prior year. FYE 2015 projected total = \$1,525,148. FYE 2014 total = \$1,518,954. This increase has already been placed into your budgeted expenditure totals. Thus, only place a number in column (G) if you wish to reduce the amount of the increase. If you choose to enter a decrease, please enter as a positive number. Chief Dusseau has relayed that the Ada County Commissioners did not approve a COLA for the Sheriff's Dept. this year	\$0.00	\$1,518,954.00	THE MAYOR HAS PROPOSED NO DECREASE
3	EXPENDITURE	GENERAL FUND	ADA COUNTY PROSECUTORIAL SERVICES CONTRACT	\$4,789.00	The amount to the left is the amount of the increase over prior year as put forth by the Ada County Prosecutor. This represents a 9.8% increase over prior year. FYE 2015 projected total = \$53,700. FYE 2013 total = \$48,911. This increase has already been placed into your budgeted expenditure totals. Thus, only place a number in column (G) if you wish to reduce the amount of the increase. If you choose to enter a decrease, please enter as a positive number.	\$0.00	\$48,911.00	THE MAYOR HAS PROPOSED NO DECREASE
4	EXPENDITURE	GENERAL FUND	ORCHARD STREET SIDEWALK GRANT MATCH	\$0.00	This proposal is for the City to match the \$7,000 as an outflow only. The project is through ITD/ACHD. This item will be processed by the close of FYE 2014. Thus no budget consideration remains.	\$0.00	\$7,000.00	FUNDS TO BE SPENT IN FYE 2014 WITHIN BUDGET. NO CONSIDERATION FOR FYE 2015
5	EXPENDITURE	GENERAL FUND	ORCHARD SIDEWALK MATCH TO MAINTAIN CONCRETE	\$8,000.00	This proposal is for the City to match the \$8,000 as an outflow only. The project is through ITD/ACHD. The monies would flow out of the general fund as a capital item. Please note, as part of Gordon Law's prioritization he has already placed \$8,000 in the Parks(General Fund) budget for this item. Thus, if you leave the column to the right at \$0.00 it equates to approving the \$8,000. if you would like to increase or decrease the \$8,000, then enter the amount you would like to add as a positive number or enter the amount you would like to subtract as a negative number in the cell to the right	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$8,000 FOR THIS ITEM
6	EXPENDITURE	GENERAL FUND	MEMBERSHIP IN THE BOISE VALLEY ECONOMIC PARTNERSHIP	\$750.00	This proposal is from the Mayor. They originally quoted the City a cost of \$5,000. However, the Mayor and City Council members believe it is really around \$1,500. The Chamber of Commerce has expressed interest in splitting the cost of a membership with the City. This proposal assumes the Chamber of Commerce would pay 1/2	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$750 FOR THIS ITEM

(A) ITEM #	(B) CONSIDERATION TYPE	(C) FUND	(D) CONSIDERATION ITEM	(E) AMOUNT UNDER CONSIDERATION	(F) EXPLANATION	(G) COUNCIL MEMBER PREFERRED AMOUNT	(H) PRIOR YEAR (FYI)	(I) CITY COUNCIL MEMBER EXPLANATORY NOTES
7	EXPENDITURE	GENERAL FUND	PLANNING & ZONING SOFTWARE (ERP MODULE)	\$12,500.00	The City purchased software in 2013 called Permit N Force. The City eventually requested and received a refund in 2014. Thus, those monies are sitting in the reserve balance and will roll forward in FYE 2015 in reserves. The request is to purchase a solution from Caselle which will integrate with our ERP system. Our sales rep. is no longer with their company so I contacted the COO, who gave me accurate quotations for the software, which is expected to roll out in Fall, 2014. Here are the options and they don't all have to be done...they can roll out in subsequent years: 1.) Permitting Option: This one is mandatory for the module to function...approximately \$12,500; 2.) P&Z Option: \$6,500.....combines with the code enforcement option below and is not a requirement for the module to work properly; 3.) Approvals & Notifications: \$4,000....sort of an internal work flow element that allows communication in the process of inspections and permitting....not mandatory for the module to work correctly; 4.) Code Enforcement: \$4,000.....used for the enforcement of code...not mandatory for the module to work correctly. It is recommended to start with the permitting piece and by the time that it is implemented and functioning properly it will be time to plan for the next budget. The P&Z department currently does not use any type of permitting software, rather spreadsheets and paper receipts	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$12,500 FOR THIS ITEM
8	EXPENDITURE	GENERAL FUND	PLANNING & ZONING REQUEST FOR AN ADDITIONAL PART-TIME EMPLOYEE (REGULARLY WORKS 20 HOURS PER WEEK OR LESS)	\$15,538.00	Building activity has slowed during the time of the year one would expect to see the most activity. Not sure how to interpret that, quite possibly a short-term lull but should be watched closely. The price tag for a part time employee, 20 hours or less is \$15,538	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$15,538
9	EXPENDITURE	GENERAL FUND	ESTABLISHMENT OF FUNDS FOR CODE ENFORCEMENT	\$3,000.00	Requested by Planning & Zoning	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$0 FOR THIS ITEM
10	EXPENDITURE	GENERAL FUND	PURCHASE AN ADDITIONAL ARCGIS GEOGRAPHICAL INFORMATION SYSTEM LICENSE FOR P&Z	\$4,960.00	Requested by Planning & Zoning. Purchase of one additional license for ESRI-ARC GIS software in P&Z, to add to the three that were purchased last year.	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$0 FOR THIS ITEM
11	EXPENDITURE	GENERAL FUND	RENEWAL OF THREE EXISTING ARCGIS LICENSES IN P&Z	\$1,200.00	Requested by Planning & Zoning. Renewal of three licenses for ESRI-ARC GIS software in P&Z which were purchased last year.	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$1,200 FOR THIS ITEM
12	EXPENDITURE	GENERAL FUND	ACQUISITION OF AN AUTOMATED TIME KEEPING SYSTEM	\$2,863.25	The City currently uses a time keeping system which has simply been outgrown. This solution provides for efficiency, accuracy, and above all else accountability. Vendors have been narrowed down to Kronos and Time Clock Plus	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$2,863.25 FOR THIS ITEM
		WATER FUND	ACQUISITION OF AN AUTOMATED TIME KEEPING SYSTEM	\$1,459.90	The City currently uses a time keeping system which has simply been outgrown. This solution provides for efficiency, accuracy, and above all else accountability. Vendors have been narrowed down to Kronos and Time Clock Plus	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$1,459.90 FOR THIS ITEM
		SEWER FUND	ACQUISITION OF AN AUTOMATED TIME KEEPING SYSTEM	\$1,791.40	The City currently uses a time keeping system which has simply been outgrown. This solution provides for efficiency, accuracy, and above all else accountability. Vendors have been narrowed down to Kronos and Time Clock Plus	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$1,791.40 FOR THIS ITEM
		IRRIGATION FUND	ACQUISITION OF AN AUTOMATED TIME KEEPING SYSTEM	\$385.45	The City currently uses a time keeping system which has simply been outgrown. This solution provides for efficiency, accuracy, and above all else accountability. Vendors have been narrowed down to Kronos and Time Clock Plus	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$385.45 FOR THIS ITEM
				\$6,500.00				

(A) ITEM #	(B) CONSIDERATION TYPE	(C) FUND	(D) CONSIDERATION ITEM	(E) AMOUNT UNDER CONSIDERATION	(F) EXPLANATION	(G) COUNCIL MEMBER PREFERRED AMOUNT	(H) PRIOR YEAR (FYI)	(I) CITY COUNCIL MEMBER EXPLANATORY NOTES
13	EXPENDITURE	GENERAL FUND	MOVE HISTORICAL MUSEUM CONTENTS UP TO THE OLD CITY HALL OFFICES	\$2,880.00	This is a projected amount to move the museum's contents. There is also a grant that has been applied for to assist but status is uncertain	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$2,880 FOR THIS ITEM
14	EXPENDITURE	GENERAL FUND	FIBER OPTIC INSTALLATION WITHIN THE CITY	\$0.00	This project would bring fiber optic capabilities to the City and its infrastructure, which could possibly be extended to the residents at some future date. There is still more to learn about the potential and it is an intriguing concept	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$0 FOR THIS ITEM
15	EXPENDITURE	GENERAL FUND	ARBOR RIDGE SOCCER FIELDS	\$0.00	This project would bring soccer fields to the Arbor Ridge Park area	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$0 FOR THIS ITEM
16	EXPENDITURE	GENERAL FUND	INDIAN CREEK COMMUNITY GARDEN FUNDS	\$3,500.00	This project would add additional funds to advance the Indian Creek Community Garden. Please note, as part of Gordon Law's prioritization he has already placed \$3,500 in the Parks(General Fund) budget for this item. Thus, if you leave the column to the right at \$0.00 it equates to approving the \$3,500. If you would like to increase or decrease the \$3,500, then enter the amount you would like to add as a positive number or enter the amount you would like to subtract as a negative number in the cell to the right	\$0.00	\$5,000.00	THE MAYOR HAS PROPOSED \$0 FOR THIS ITEM
17	EXPENDITURE	GENERAL FUND	ACQUISITION OF TREES FOR THE COMMUNITY GARDEN NURSERY	\$500.00	Indian Creek Community Garden	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$500 FOR THIS ITEM
18	EXPENDITURE	GENERAL FUND	FUNDS TO ASSIST WITH CREATION OF TRAILS TO KUNA BUTTE AND INITIAL POINT	\$500.00	Trails Committee	\$0.00	\$500.00	THE MAYOR HAS PROPOSED \$500 FOR THIS ITEM
19	EXPENDITURE	GENERAL FUND	PARK RESTROOMS SINKING FUND	\$37,500.00	This is a proposed sinking fund or a CIP whereby monies would be set aside each year to complete a new park restroom every two years at \$75,000 each	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$0 FOR THIS ITEM
20	EXPENDITURE	GENERAL FUND	PARK SHELTERS	\$7,500.00	Proposed amount to build a new picnic shelter in the park. Please note, as part of Gordon Law's prioritization he has already placed \$7,500 in the Parks(General Fund) budget for this item. Thus, if you leave the column to the right at \$0.00 it equates to approving the \$7,500. If you would like to increase or decrease the \$7,500, then enter the amount you would like to add as a positive number or enter the amount you would like to subtract as a negative number in the cell to the right	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$0 FOR THIS ITEM
21	EXPENDITURE	GENERAL FUND	FULL-TIME RECREATION EMPLOYEE	\$35,116.00	The total dollar amount on this proposed position was calculated at the beginning rate on the new step/grade chart (\$10.61 per hour). This is a fully loaded total cost based upon that hourly rate. This position was budgeted at a seasonal position in FYE 2014 and if that is the chosen option for FYE 2015 instead of full-time, that total would be \$11,488 based upon \$10.61 per hour for 824 hours. Please note, as part of Gordon Law's prioritization he has already placed \$11,488 in the Parks(General Fund) budget for this item. Thus, if you leave the column to the right at \$0.00 it equates to approving the \$11,488. If you would like to increase or decrease the \$11,488, then enter the amount you would like to add as a positive number or enter the amount you would like to subtract as a negative number in the cell to the right	\$0.00	\$10,562.00	THE MAYOR HAS PROPOSED \$35,116 FOR THIS ITEM

(A) ITEM #	(B) CONSIDERATION TYPE	(C) FUND	(D) CONSIDERATION ITEM	(E) AMOUNT UNDER CONSIDERATION	(F) EXPLANATION	(G) COUNCIL MEMBER PREFERRED AMOUNT	(H) PRIOR YEAR (FYI)	(I) CITY COUNCIL MEMBER EXPLANATORY NOTES
22	EXPENDITURE	GENERAL FUND	ADDITIONAL SEASONAL PARKS EMPLOYEE	\$11,488.00	This is the all-in cost for a seasonal employee based upon \$10.61 per hour and working 824 hours during the year	\$0.00	\$10,562.00	THE MAYOR HAS PROPOSED \$11,488 FOR THIS ITEM
23	EXPENDITURE	GENERAL FUND	EMPLOYEE COST OF LIVING ADJUSTMENT	\$11,406.00	The CPI-U Western Region index indicates a 1.9% inflation rate over the prior year. The numbers to the left reflect that. Numbers to the left include all full-time employees as they exist today. Please note, as part of Gordon Law's prioritization he has already placed \$3,932 in the Parks(General Fund) budget for this item, which represents 1.9% for Parks employees. Thus, if you choose to approve to amount to the left, you will need to adjust the amount to the right downward by the parks amount above (\$3,932). During this discussion item if you would like to see alternative rates for this item they will be available based upon what you suggest, and the parks amount above will be adjusted accordingly.	\$0.00	\$6,699.00	THE MAYOR HAS PROPOSED \$11,406 FOR THIS ITEM
		WATER FUND	EMPLOYEE COST OF LIVING ADJUSTMENT	\$6,838.00	The CPI-U Western Region index indicates a 1.9% inflation rate over the prior year. The numbers to the left reflect that. Numbers to the left include all full-time employees as they exist today	\$0.00	\$4,774.00	THE MAYOR HAS PROPOSED \$6,838 FOR THIS ITEM
		SEWER FUND	EMPLOYEE COST OF LIVING ADJUSTMENT	\$8,406.00	The CPI-U Western Region index indicates a 1.9% inflation rate over the prior year. The numbers to the left reflect that. Numbers to the left include all full-time employees as they exist today	\$0.00	\$5,682.00	THE MAYOR HAS PROPOSED \$8,406 FOR THIS ITEM
		IRRIGATION FUND	EMPLOYEE COST OF LIVING ADJUSTMENT	\$1,799.00	The CPI-U Western Region index indicates a 1.9% inflation rate over the prior year. The numbers to the left reflect that. Numbers to the left include all full-time employees as they exist today	\$0.00	\$1,193.00	THE MAYOR HAS PROPOSED \$1,799 FOR THIS ITEM
24	EXPENDITURE	GENERAL FUND	DEDICATED BUSINESS ACCOUNT	\$250.00	This proposal is for a dedicated business account for the Mayor. The Mayor is very actively working with business, civic, and other potential partners of the City to encourage commerce and infrastructure improvements within the City. Expenditures include the ability to pay for a lunch or cup of coffee, etc. at a business meeting instead of using his personal funds to do so. Total projected is \$1,000, allocated among all funds.	\$0.00	\$250.00	THE MAYOR HAS PROPOSED \$250 FOR THIS ITEM
		WATER FUND	DEDICATED BUSINESS ACCOUNT	\$250.00	Same as above	\$0.00	\$250.00	THE MAYOR HAS PROPOSED \$250 FOR THIS ITEM
		SEWER FUND	DEDICATED BUSINESS ACCOUNT	\$250.00	Same as above	\$0.00	\$250.00	THE MAYOR HAS PROPOSED \$250 FOR THIS ITEM
		IRRIGATION FUND	DEDICATED BUSINESS ACCOUNT	\$250.00	Same as above	\$0.00	\$250.00	THE MAYOR HAS PROPOSED \$250 FOR THIS ITEM
25	EXPENDITURE	GENERAL FUND	SUSTAINING MEMBER STATUS IN THE KUNA CHAMBER OF COMMERCE	\$850.00	The City currently pays \$150 for a regular membership, which is already existing in the budgeted numbers. This nets the \$1,000 fee down to an additional \$850	\$0.00	\$150.00	THE MAYOR HAS PROPOSED \$850 FOR THIS ITEM
26	EXPENDITURE	GENERAL FUND	EASTER EGG HUNT DONATION	\$2,000.00	There has been no official donation request made. This represents historical activity	\$0.00	\$2,000.00	THE MAYOR HAS PROPOSED \$2,000 FOR THIS ITEM
27	EXPENDITURE	GENERAL FUND	KUNA DAYS FIREWORKS	\$2,500.00	There has been no official donation request made. This represents historical activity	\$0.00	\$2,500.00	THE MAYOR HAS PROPOSED \$2,500 FOR THIS ITEM
28	EXPENDITURE	GENERAL FUND	ECONOMIC DEVELOPMENT COMMITTEE STIMULUS MONIEY	\$1,500.00	To assist the committee with marketing	\$0.00	\$1,500.00	THE MAYOR HAS PROPOSED \$1,500 FOR THIS ITEM
29	EXPENDITURE	GENERAL FUND	BIKE SAFETY CAMPAIGN STICKERS	\$500.00	Proposal by the Mayor	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$500 FOR THIS ITEM

(A) ITEM #	(B) CONSIDERATION TYPE	(C) FUND	(D) CONSIDERATION ITEM	(E) AMOUNT UNDER CONSIDERATION	(F) EXPLANATION	(G) COUNCIL MEMBER PREFERRED AMOUNT	(H) PRIOR YEAR (FYI)	(I) CITY COUNCIL MEMBER EXPLANATORY NOTES
30	EXPENDITURE	SEWER	FUNDS FOR WASTEWATER UTILIZATION	\$500.00	Proposal by the Mayor	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$500 FOR THIS ITEM
31	EXPENDITURE	IRRIGATION	FUNDS FOR WATER PATHWAY AROUND MESSMER PROPERTY ON ORCHARD STREET	\$5,000.00	Proposal by the Mayor	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$5,000 FOR THIS ITEM
32	EXPENDITURE	GENERAL	FUNDS FOR BIRDS OF PREY SUPPORT GROUP	\$1,000.00	Proposal by the Mayor	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$1,000 FOR THIS ITEM
33	EXPENDITURE	GENERAL	FUNDS FOR TRANSPORTATION COMMITTEE	\$500.00	Proposal by the Mayor	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$500 FOR THIS ITEM
34	EXPENDITURE	GENERAL	FUNDS FOR BICYCLE REPAIR AND GIFTING OF BICYCLES TO KIDS WITHOUT BICYCLES	\$1,000.00	Proposal by the Mayor	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$1,000 FOR THIS ITEM
35	EXPENDITURE	GENERAL	LIGHTING FOR GREENBELT FROM SWAN FALLS TO BRIDGE STREET	\$500.00	Proposal by the Mayor. The plans need to be drawn	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$500 FOR THIS ITEM
36	EXPENDITURE	GENERAL FUND	REPLACEMENT OF ERGONOMICALLY INCORRECT AND BROKEN OFFICE CHAIRS AND DESKS	\$3,744.00	There have been multiple requests to replace bad chairs and desks in the administrative area. Some are unsafe. Allocated among the various funds	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$3,744 FOR THIS ITEM
		WATER FUND	SAME AS ABOVE	\$936.00		\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$936 FOR THIS ITEM
		SEWER FUND	SAME AS ABOVE	\$998.40		\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$998.40 FOR THIS ITEM
		IRRIGATION FUND	SAME AS ABOVE	\$561.60		\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$561.60 FOR THIS ITEM
				\$6,240.00				
37	EXPENDITURE	GENERAL FUND	KUNA CITY MOBILE APP	\$2,037.31	Proposal is from Cloudspeaker to create a custom mobile device app. for the City. The app. has tremendous upside to improve efficiency for staff in all areas of the entity. It especially has upside in the areas of utility billing communication as well as purchase orders.	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$0 FOR THIS ITEM, CITING A NEED TO LEARN MORE ABOUT IT
		WATER FUND	KUNA CITY MOBILE APP	\$1,038.78		\$0.00	\$0.00	SAME AS ABOVE
		SEWER FUND	KUNA CITY MOBILE APP	\$1,274.65		\$0.00	\$0.00	SAME AS ABOVE
		IRRIGATION FUND	KUNA CITY MOBILE APP	\$274.26		\$0.00	\$0.00	SAME AS ABOVE
				\$4,625.00				
38	EXPENDITURE	GENERAL FUND	SENDIO SOFTWARE	\$528.60	Software that cuts down on the spam that the City receives and prevents the viruses that have plagued the City's e-mail system. Used by other entities in Ada County	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$528.60 FOR THIS ITEM
		WATER FUND	SENDIO SOFTWARE	\$269.52		\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$269.52 FOR THIS ITEM
		SEWER FUND	SENDIO SOFTWARE	\$330.72		\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$330.72 FOR THIS ITEM
		IRRIGATION FUND	SENDIO SOFTWARE	\$71.16		\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$71.16 FOR THIS ITEM
				\$1,200.00				
39	EXPENDITURE	GENERAL FUND	OFFICE EQUIPMENT	\$1,982.25	Lease of equipment to potentially move utility statement processing to City Hall. Includes dedicated machines for printing, folding, stuffing, and mailing. The option to purchase the equipment is available for \$38,000	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$0 FOR THIS ITEM
		WATER FUND	OFFICE EQUIPMENT	\$1,010.70		\$0.00	\$0.00	SAME AS ABOVE
		SEWER FUND	OFFICE EQUIPMENT	\$1,240.20		\$0.00	\$0.00	SAME AS ABOVE

(A) ITEM #	(B) CONSIDERATION TYPE	(C) FUND	(D) CONSIDERATION ITEM	(E) AMOUNT UNDER CONSIDERATION	(F) EXPLANATION	(G) COUNCIL MEMBER PREFERRED AMOUNT	(H) PRIOR YEAR (FYI)	(I) CITY COUNCIL MEMBER EXPLANATORY NOTES
		IRRIGATION FUND	OFFICE EQUIPMENT	\$266.85	Same as above	\$0.00	\$0.00	SAME AS ABOVE
				\$4,500.00				
40	EXPENDITURE	GENERAL FUND	VALLEY REGIONAL TRANSIT	\$5,679.00	Proposed by VRT	\$0.00	\$1,000.00	THE MAYOR HAS PROPOSED \$2,500 FOR THIS ITEM
41	EXPENDITURE	GENERAL FUND	TEMPORARY EMPLOYEE - CLERKS OFFICE FOR IMAGING ALL STORED DOCUMENTS	\$2,422.75	Hired help to continue with project of scanning documents and inventory of boxed files in upstairs storage area and at the old public works office.	\$0.00	\$1,245.29	THE MAYOR HAS PROPOSED \$0 FOR THIS ITEM
		WATER FUND	SAME AS ABOVE	\$1,235.30	Same as above	\$0.00	\$634.94	SAME AS ABOVE
		SEWER FUND	SAME AS ABOVE	\$1,515.80	Same as above	\$0.00	\$779.12	SAME AS ABOVE
		IRRIGATION FUND	SAME AS ABOVE	\$326.15	Same as above	\$0.00	\$167.64	SAME AS ABOVE
				\$5,500.00				
42	EXPENDITURE	GENERAL FUND	DUES & MEMBERSHIPS - CLERKS OFFICE	\$300.00	Requesting \$135 primary IIMC fee for the Clerk and \$75 for additional staff (Deputy Clerk) plus Association of Idaho Cities membership for both the Clerk and Deputy Clerk (\$45 each)	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$300 FOR THIS ITEM
43	EXPENDITURE	GENERAL FUND	TRAINING & SCHOOLING - CLERKS OFFICE	\$2,000.00	Requesting \$500 for ICC1FOA institute in September and \$500 for Mountain West Institute at BSU in March + \$1,000 for travel expenses	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$1,000 FOR THIS ITEM
44	EXPENDITURE	GENERAL FUND	TRAINING & SCHOOLING - CLERKS OFFICE	\$200.00	Request for grant training for Deputy City Clerk for CDBG certification with Commerce in order to administer block grants.	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$200 FOR THIS ITEM
45	EXPENDITURE	GENERAL FUND	"UNFORSEEN EVENTS" - CLERKS OFFICE	\$2,500.00	Request for monies for "unforseen events" or special City events such as publishing the Mayor's State of the City Address and other specialty printing.	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$500 FOR THIS ITEM
46	EXPENDITURE	GENERAL FUND	ARBOR PARK UPGRADE	\$10,000.00	There is an additional \$30,000 available from the High Five Grant. Please note, as part of Gordon Law's prioritization he has already placed \$10,000 in the Parks(General Fund) budget for this item. Thus, if you leave the column to the right at \$0.00 it equates to approving the \$10,000. if you would like to increase or decrease the \$10,000, then enter the amount you would like to add as a positive number or enter the amount you would like to subtract as a negative number in the cell to the right	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$10,000 FOR THIS ITEM
47	EXPENDITURE	GENERAL FUND	ELECTRICAL WORK FOR CHRISTMAS LIGHTS	\$10,000.00	This proposal is for contract work to install underground power to allow for additional Christmas lights during the holidays. Please note, as part of Gordon Law's prioritization he has already placed \$10,000 in the Parks(General Fund) budget for this item. Thus, if you leave the column to the right at \$0.00 it equates to approving the \$10,000. if you would like to increase or decrease the \$10,000, then enter the amount you would like to add as a positive number or enter the amount you would like to subtract as a negative number in the cell to the right	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$10,000 FOR THIS ITEM

(A) ITEM #	(B) CONSIDERATION TYPE	(C) FUND	(D) CONSIDERATION ITEM	(E) AMOUNT UNDER CONSIDERATION	(F) EXPLANATION	(G) COUNCIL MEMBER PREFERRED AMOUNT	(H) PRIOR YEAR (FYI)	(I) CITY COUNCIL MEMBER EXPLANATORY NOTES
48	EXPENDITURE	GENERAL FUND	NEW RTV-PARKS	\$20,000.00	This proposal is for a new RTV for the parks. This proposed unit contains attachments for removing snow, etc. Please note, as part of Gordon Law's prioritization he has already placed \$20,000 in the Parks(General Fund) budget for this item. Thus, if you leave the column to the right at \$0.00 it equates to approving the \$20,000. if you would like to increase or decrease the \$20,000, then enter the amount you would like to add as a positive number or enter the amount you would like to subtract as a negative number in the cell to the right	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$0 FOR THIS ITEM
49	EXPENDITURE	GENERAL FUND	NEW LASER LEVEL - PARKS	\$3,000.00	This proposal is for a new laser level to assist with capital projects. Please note, as part of Gordon Law's prioritization he has already placed \$3,000 in the Parks(General Fund) budget for this item. Thus, if you leave the column to the right at \$0.00 it equates to approving the \$3,000. if you would like to increase or decrease the \$3,000, then enter the amount you would like to add as a positive number or enter the amount you would like to subtract as a negative number in the cell to the right	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$3,000 FOR THIS ITEM
50	EXPENDITURE	GENERAL FUND	REPLACEMENT COMPUTERS - PARKS	\$2,500.00	This proposal is for the replacement of a computer in the parks function. Please note, as part of Gordon Law's prioritization he has already placed \$1,250 in the Parks(General Fund) budget for this item. Thus, if you leave the column to the right at \$0.00 it equates to approving the \$1,250. if you would like to increase or decrease the \$1,250, then enter the amount you would like to add as a positive number or enter the amount you would like to subtract as a negative number in the cell to the right	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$2,500 FOR THIS ITEM
51	EXPENDITURE	GENERAL FUND	NEW MINI EXCAVATOR	\$15,000.00	This proposal is for a share of a new mini excavator for parks	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$15,000 FOR THIS ITEM
52	EXPENDITURE	GENERAL FUND	TRACTOR ATTACHMENTS -- PARKS	\$2,650.00	This proposal is for a blade, trencher, and auger attachments for the parks tractor	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$2,650 FOR THIS ITEM
53	EXPENDITURE	GENERAL FUND	YOUTH RECREATION PROGRAMS	\$11,500.00	This proposal is for monies to be used for the recreation program. Please note, as part of Gordon Law's prioritization he has already placed \$11,500 in the Parks(General Fund) budget for this item. Thus, if you leave the column to the right at \$0.00 it equates to approving the \$11,500. if you would like to increase or decrease the \$11,500, then enter the amount you would like to add as a positive number or enter the amount you would like to subtract as a negative number in the cell to the right	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$10,000 FOR THIS ITEM

(A) ITEM #	(B) CONSIDERATION TYPE	(C) FUND	(D) CONSIDERATION ITEM	(E) AMOUNT UNDER CONSIDERATION	(F) EXPLANATION	(G) COUNCIL MEMBER PREFERRED AMOUNT	(H) PRIOR YEAR (FYI)	(I) CITY COUNCIL MEMBER EXPLANATORY NOTES
54	EXPENDITURE	GENERAL FUND	FUNDS FOR COMMUNITY EDUCATION	\$5,000.00	This proposal is for funds to support community education programs. Please note, as part of Gordon Law's prioritization he has already placed \$5,000 in the Parks(General Fund) budget for this item. Thus, if you leave the column to the right at \$0.00 it equates to approving the \$5,000. If you would like to increase or decrease the \$5,000, then enter the amount you would like to add as a positive number or enter the amount you would like to subtract as a negative number in the cell to the right	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$2,500 FOR THIS ITEM
55	EXPENDITURE	GENERAL FUND	FUNDS FOR URBAN RENEWAL ELECTION	\$0.00	Amount needs to be determined - cost quotations en route	\$0.00	\$0.00	THE MAYOR IS WAITING ON THIS PROPOSED AMOUNT TO BE PROVIDED BY ADA COUNTY
56	EXPENDITURE	GENERAL FUND	FUNDS FOR CITY HALL MUNICIPAL BOND ELECTION	\$0.00	Amount needs to be determined - cost quotations en route	\$0.00	\$0.00	THE MAYOR IS WAITING ON THIS PROPOSED AMOUNT TO BE PROVIDED BY ADA COUNTY
57	EXPENDITURE	GENERAL FUND	FUNDS FOR CITY STREET LIGHTING UPGRADE	\$5,000.00	This was proposed and budgeted in the past but ran into a road block with Idaho Power and rate calculations on the new fixtures. This has again been brought up and Idaho Power is	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$5,000 FOR THIS ITEM
58	EXPENDITURE	GENERAL FUND	WEST AVALON GATEWAY PROJECT MONUMENT	\$5,000.00	This proposal is for a monument of rock to be placed at the intersection of the recently completed W. Avalon Gateway project. Please note, as part of Gordon Law's prioritization he has already placed \$5,000 in the Parks(General Fund) budget for this item. Thus, if you leave the column to the right at \$0.00 it equates to approving the \$5,000. If you would like to increase or decrease the \$5,000, then enter the amount you would like to add as a positive number or enter the amount you would like to subtract as a negative number in the cell to the right	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$5,000 FOR THIS ITEM
59	EXPENDITURE	GENERAL FUND	TRAINING - PLANNING & ZONING	\$2,500.00	Requested training by Planning & Zoning (NW Community Development Institute, APA Idaho Spring Conference, APA Idaho Chapter conference.	\$0.00	\$0.00	THE MAYOR HAS PROPOSED \$2,500 FOR THIS ITEM

TOTAL AMOUNT OF EXPENSE CONSIDERATIONS (PROPERTY TAX CONSIDERATIONS EXCLUDED)			
GENERAL FUND	TOTAL CONSIDERATIONS	\$280,345.16	assumes police and prosecutor are already approved
WATER FUND	TOTAL CONSIDERATIONS	\$13,038.20	
SEWER FUND	TOTAL CONSIDERATIONS	\$15,807.17	
IRRIGATION FUND	TOTAL CONSIDERATIONS	\$3,934.47	

CITY COUNCIL DECISION SUMMARY				
<u>GENERAL FUND</u>	BEGINNING SURPLUS	N/A	BEGINNING BUDGETED SURPLUS WITH CARRYOVER FUNDS INCLUDED	\$772,990.00
	PROJECTED CARRYOVER FUNDS	N/A	CARRYOVER FUNDS FROM PRIOR YEARS BROUGHT FORWARD AS A REVENUE ITEM.	\$717,340.00
	NET BEGINNING SURPLUS	N/A	BEGINNING SURPLUS LESS CARRYOVER	\$55,650.00
	PROPERTY TAX INCREASE	N/A	COUNCIL PROPERTY TAX INCREASE AMOUNT	(\$11,259.00)

(A) ITEM #	(B) CONSIDERATION TYPE	(C) FUND	(D) CONSIDERATION ITEM	(E) AMOUNT UNDER CONSIDERATION	(F) EXPLANATION	(G) COUNCIL MEMBER PREFERRED AMOUNT	(H) PRIOR YEAR (FY)	(I) CITY COUNCIL MEMBER EXPLANATORY NOTES
			EXPENSE CONSIDERATIONS	N/A	COUNCIL PREFERRED EXPENSE CONSIDERATIONS	\$0.00		
					BASED UPON YOUR SELECTIONS THUS FAR, A SURPLUS MEANS YOU HAVE MONEY LEFT OVER TO SPEND OR PUT INTO CONTINGENCY. A (DEFICIT) MEANS YOU HAVE SPENT MORE THAN YOU HAVE AVAILABLE TO SPEND. IF YOU LEAVE AS A DEFICIT IT MEANS YOU ARE OK PULLING FROM THE CARRYOVER FUNDS TO BALANCE.			
			SURPLUS/DEFICIT	N/A		\$44,391.00		SURPLUS
			CARRY OVER USE	N/A	IF A "DEFICIT" ABOVE, THIS IS THE AMOUNT OF THE CARRYOVER WHICH COUNCIL CHOOSES TO USE AND THEREBY REDUCE THE AVAILABLE CONTINGENCY BALANCE	\$0.00		
			CONTINGENCY EXPENSE LINE ITEM	N/A	FINAL AMOUNT PLACED INTO THE CONTINGENCY LINE ITEM	\$761,731.00		
		WATER FUND	EXPENSE CONSIDERATIONS	N/A	COUNCIL PREFERRED EXPENSE CONSIDERATIONS	\$0.00		
		SEWER FUND	EXPENSE CONSIDERATIONS	N/A	COUNCIL PREFERRED EXPENSE CONSIDERATIONS	\$0.00		
		IRRIGATION FUND	EXPENSE CONSIDERATIONS	N/A	COUNCIL PREFERRED EXPENSE CONSIDERATIONS	\$0.00		

BUDGET WORKSHOPS
CITY OF KUNA
FYE 2015
GENERAL FUND REVENUE
8/5/2014

1	2	3	4	5	6	7	COLUMN #
			FYE 2015	FYE 2014	FYE 2013	FYE 2012	ROW #
			PROPOSED	PLANNED	PLANNED	PLANNED	
PROPERTY TAXES			\$1,711,973.00	\$1,714,306.00	\$1,598,532.48	\$1,476,232.00	1
PROPERTY TAX REVENUE	01-4100	GENERAL - ADMIN.	\$1,707,316.00	\$1,707,316.00	\$1,586,786.48	\$1,468,232.00	2
PROPERTY TAX INTEREST/PENALTY	01-4110	GENERAL - ADMIN.	\$4,657.00	\$6,990.00	\$11,746.00	\$8,000.00	3
							4
SALES TAX REVENUE SHARING			\$664,273.00	\$643,158.00	\$518,096.00	\$451,155.00	5
SALES TAX REVENUE SHARING - STATE	01-4001	GENERAL - ADMIN.	\$513,464.00	\$509,994.00	\$431,772.00	\$395,000.00	6
SALES TAX REVENUE SHARING - COUNTY	01-4120	GENERAL - ADMIN.	\$150,809.00	\$133,164.00	\$86,324.00	\$56,155.00	7
							8
STATE LIQUOR DISTRIBUTION	01-4000	GENERAL - ADMIN.	\$128,458.00	\$132,911.00	\$124,536.00	\$110,000.00	9
							10
COUNTY FINE DISTRIBUTION	01-4130	GENERAL - ADMIN.	\$48,000.00	\$60,000.00	\$73,554.00	\$120,000.00	11
							12
FRANCHISE FEES	01-4170	GENERAL - ADMIN.	\$248,437.00	\$249,982.00	\$250,213.00	\$258,156.00	13
							14
ADMINISTRATIVE SERVICES	01-4155	GENERAL - ADMIN.	\$1,115.00	\$2,015.00	\$5,220.00	\$5,000.00	15
							16
MISCELLANEOUS INCOME	01-4185	GENERAL - ADMIN.	\$15,732.00	\$0.00	\$0.00	\$0.00	17
							18
INTEREST REVENUE	01-4173	GENERAL - ADMIN.	\$900.00	\$800.00	\$800.00	\$2,000.00	19
							20
RENTAL INCOME	01-4195	GENERAL - ADMIN.	\$2,900.00	\$1,200.00	\$1,200.00	\$1,200.00	21
							22
SENIOR CENTER REVENUE			\$5,220.00	\$10,092.00	\$10,440.00	\$10,440.00	23
RENTAL INCOME	01-4195-1001	SENIOR CENTER	\$5,220.00	\$10,092.00	\$10,440.00	\$10,440.00	24
MISCELLANEOUS INCOME	01-4185-1001	SENIOR CENTER	\$0.00	\$0.00	\$0.00	\$0.00	25
							26
LICENSE/PERMIT REVENUE			\$15,954.00	\$14,760.00	\$14,630.00	\$17,983.00	27
BUSINESS LICENSES	01-4180	GENERAL - ADMIN.	\$160.00	\$248.00	\$120.00	\$168.00	28
WINE LICENSES	01-4183	GENERAL - ADMIN.	\$1,800.00	\$1,400.00	\$1,600.00	\$1,800.00	29
LIQUOR LICENSES	01-4181	GENERAL - ADMIN.	\$5,063.00	\$4,500.00	\$4,500.00	\$4,500.00	30
BEER LICENSES	01-4182	GENERAL - ADMIN.	\$2,650.00	\$2,350.00	\$2,350.00	\$2,550.00	31
ANIMAL LICENSES	01-4184	GENERAL - ADMIN.	\$5,596.00	\$4,782.00	\$2,600.00	\$5,200.00	32
CATERING PERMITS	01-4190	GENERAL - ADMIN.	\$220.00	\$280.00	\$280.00	\$120.00	33
VENDOR PERMITS	01-4193	GENERAL - ADMIN.	\$465.00	\$1,200.00	\$3,180.00	\$3,645.00	34
							35
							36
STREET LIGHT REVENUE			\$0.00	\$0.00	\$0.00	\$0.00	37
FRANCHISE FEES	01-4170-1002	STREET LIGHTS	\$0.00	\$0.00	\$0.00	\$0.00	38
							39
							40
PLANNING & ZONING REVENUE			\$256,707.00	\$283,551.00	\$157,642.53	\$94,900.00	41
ADMINISTRATIVE SERVICES	01-4155-1003	P&Z	\$48,307.00	\$34,776.00	\$14,262.41	\$15,000.00	42
MISCELLANEOUS INCOME	01-4185-1003	P&Z	\$0.00	\$0.00	\$0.00	\$0.00	43
DEVELOPMENT SUPPORT SERVICES	01-4358-1003	P&Z	\$2,600.00	\$1,030.00	\$1,030.00	\$600.00	44
BUILDING PERMITS	01-4360-1003	P&Z	\$180,000.00	\$221,462.00	\$125,660.00	\$70,000.00	45
IRES CHECK FEES	01-4391-1003	P&Z	\$3,300.00	\$3,341.00	\$2,266.00	\$900.00	46

			<u>FYE 2015</u>	<u>FYE 2014</u>	<u>FYE 2013</u>	<u>FYE 2012</u>	ROW#
INSPECTIONS REVENUE	01-4550-1003	P&Z	<u>PROPOSED</u> \$500.00	<u>PLANNED</u> \$1,000.00	<u>PLANNED</u> \$0.00	<u>PLANNED</u> \$0.00	47
MECHANICAL PERMITS	01-4392-1003	P&Z	\$22,000.00	\$21,942.00	\$14,424.12	\$8,400.00	48
							49
							50
PARK REVENUE			\$213,089.00	\$3,945.00	\$3,945.00	\$3,800.00	51
RENTAL INCOME	01-4195-1004	PARKS	\$1,500.00	\$2,145.00	\$2,145.00	\$1,600.00	52
RV DUMP REVENUE	01-4197-1004	PARKS	\$2,100.00	\$1,800.00	\$1,800.00	\$2,200.00	53
MISCELLANEOUS INCOME	01-4185-1004	PARKS	\$209,489.00	\$0.00	\$0.00	\$0.00	54
							55
							56
FUND CARRYOVER	01-4950	GENERAL - ADMIN.	<u>\$717,340.00</u>	<u>\$350,000.00</u>	<u>\$200,000.00</u>	<u>\$150,000.00</u>	57
							58
							59
GRAND TOTAL			\$4,030,098.00	\$3,466,720.00	\$2,958,809.01	\$2,700,866.00	60
							61
		w/o carryover	\$3,312,758.00	\$3,116,720.00	\$2,758,809.01	\$2,550,866.00	62
							63
<u>FUND RESERVATIONS</u>			<u>\$118,239.00</u>				64
health & welfare			\$4,444.00				65
community fitness endeavor donation			\$113,795.00				66
							67
Carryover Available After Reservations			\$599,101.00				68
							69

BUDGET WORKSHOPS
CITY OF KUNA
FYE 2015
GENERAL FUND EXPENDITURES
8/5/2014

	1	2	3	4	5	6	ROW #
			FYE 2015 PROPOSED	FYE 2014 BUDGET	FYE 2013 BUDGET	FYE 2012 BUDGET	
GENERAL GOVERNMENT:			\$2,188,421.00	\$2,458,400.00	\$2,180,719.88	\$2,036,973.00	1
OPERATING EXPENSES:			\$2,123,839.00	\$2,117,303.00	\$1,978,219.88	\$1,854,323.00	2
LAW ENFORCEMENT SERVICES	01-6000	GENERAL - ADMIN.	\$1,525,148.00	\$1,518,954.00	\$1,421,327.00	\$1,278,350.00	3
PROSECUTORIAL SERVICES	01-6203	GENERAL - ADMIN.	\$53,700.00	\$48,911.00	\$44,666.00	\$44,666.00	4
ANIMAL CONTROL SERVICES	01-6005	GENERAL - ADMIN.	\$57,365.00	\$54,642.00	\$49,642.00	\$49,452.00	5
SALARIES & WAGES - ELECTED OFFICIALS	01-5000	GENERAL - ADMIN.	\$66,000.00	\$66,000.00	\$66,000.00	\$66,000.00	6
SALARIES & WAGES - STAFF	01-5005	GENERAL - ADMIN.	\$214,902.00	\$219,799.00	\$182,523.25	\$188,728.00	7
OASDI - EMPLOYER	01-5800	GENERAL - ADMIN.	\$17,416.00	\$17,720.00	\$15,408.44	\$15,793.00	8
MEDICARE - EMPLOYER	01-5810	GENERAL - ADMIN.	\$4,073.00	\$4,144.00	\$3,603.59	\$3,694.00	9
GROUP MEDICAL INSURANCE	01-5820	GENERAL - ADMIN.	\$27,852.00	\$26,554.00	\$22,197.90	\$23,730.00	10
GROUP LIFE INSURANCE	01-5830	GENERAL - ADMIN.	\$301.00	\$298.00	\$285.60	\$294.00	11
PERSI EMPLOYER 401(a)	01-5840	GENERAL - ADMIN.	\$28,935.00	\$29,500.00	\$23,193.08	\$27,058.00	12
WORKERS' COMPENSATION INSURANCE	01-5850	GENERAL - ADMIN.	\$767.00	\$850.00	\$1,411.26	\$1,096.00	13
GROUP DENTAL/VISION INSURANCE	01-5860	GENERAL - ADMIN.	\$2,265.00	\$2,794.00	\$2,350.95	\$2,381.00	14
UNEMPLOYMENT EXPENSES	01-6280	GENERAL - ADMIN.	\$0.00	\$0.00	\$0.00	\$0.00	15
FUEL	01-6300	GENERAL - ADMIN.	\$692.00	\$1,745.00	\$542.67	\$448.00	16
VEHICLE MAINTENANCE & REPAIRS	01-6305	GENERAL - ADMIN.	\$600.00	\$600.00	\$333.33	\$320.00	17
PROFESSIONAL SERVICES	01-6202	GENERAL - ADMIN.	\$6,235.00	\$9,212.00	\$37,871.81	\$32,000.00	18
JANITORIAL	01-6025	GENERAL - ADMIN.	\$1,051.00	\$967.00	\$761.49	\$2,176.00	19
CONTRACT LABOR	01-6050	GENERAL - ADMIN.	\$0.00	\$561.00	\$1,500.00	\$0.00	20
CONTRACT SERVICES	01-6052	GENERAL - ADMIN.	\$6,416.00	\$3,870.00	\$2,677.00	\$1,984.00	21
MEETINGS/COMMITTEES	01-6155	GENERAL - ADMIN.	\$326.00	\$538.00	\$882.00	\$2,500.00	22
DUES & MEMBERSHIPS	01-6075	GENERAL - ADMIN.	\$23,695.00	\$25,869.00	\$21,235.81	\$21,500.00	23
DEPOSITS ON ACCOUNT	01-6097	GENERAL - ADMIN.	\$0.00	\$0.00	\$0.00	\$500.00	24
OFFICE SUPPLIES	01-6165	GENERAL - ADMIN.	\$5,000.00	\$4,800.00	\$4,200.00	\$5,600.00	25
SIGNAGE	01-6188	GENERAL - ADMIN.	\$0.00	\$100.00	\$100.00	\$100.00	26
POSTAGE & BILLING	01-6190	GENERAL - ADMIN.	\$15,192.00	\$13,533.00	\$12,589.67	\$12,024.00	27
LIABILITY & PROPERTY INSURANCE	01-6130	GENERAL - ADMIN.	\$17,085.00	\$15,149.00	\$13,309.11	\$11,404.00	28
MAINT. & REPAIR BLDNG.	01-6140	GENERAL - ADMIN.	\$421.00	\$421.00	\$1,000.00	\$960.00	29
MAINT. & REPAIRS EQUIPMENT	01-6142	GENERAL - ADMIN.	\$6,201.00	\$4,686.00	\$6,034.55	\$6,528.00	30
SMALL TOOLS	01-6175	GENERAL - ADMIN.	\$12,000.00	\$12,000.00	\$12,000.00	\$22,172.00	31
RENT - BUILDINGS & LAND	01-6211	GENERAL - ADMIN.	\$15,423.00	\$15,121.00	\$11,907.40	\$10,752.00	32
RENT - EQUIPMENT	01-6212	GENERAL - ADMIN.	\$400.00	\$400.00	\$411.85	\$250.00	33
TELEPHONE	01-6255	GENERAL - ADMIN.	\$4,801.00	\$4,800.00	\$3,621.12	\$9,145.00	34
TRAINING & SCHOOLING	01-6265	GENERAL - ADMIN.	\$0.00	\$2,600.00	\$2,000.00	\$1,500.00	35
TRAVEL	01-6270	GENERAL - ADMIN.	\$0.00	\$750.00	\$500.00	\$300.00	36
LEGAL PUBLICATIONS	01-6125	GENERAL - ADMIN.	\$1,543.00	\$1,543.00	\$2,500.00	\$2,500.00	37
TREE BOND VOUCHERS	01-6276	GENERAL - ADMIN.	\$0.00	\$0.00	\$0.00	\$1,000.00	38
UNIFORMS	01-6285	GENERAL - ADMIN.	\$0.00	\$0.00	\$0.00	\$100.00	39
UTILITIES	01-6290	GENERAL - ADMIN.	\$2,132.00	\$2,132.00	\$5,133.00	\$3,818.00	40
TRANSFERS OUT	01-6400	GENERAL - ADMIN.	\$0.00	\$0.00	\$0.00	\$0.00	41

CASH OVER/SHORT	01-6500	GENERAL - ADMIN.	\$0.00	\$0.00	\$0.00	\$0.00	43
BANK FEES	01-6505	GENERAL - ADMIN.	\$5,902.00	\$5,740.00	\$4,500.00	\$3,500.00	44
			\$0.00	\$0.00	\$0.00	\$0.00	45
DEBT SERVICE:							46
BOND & LOAN PAYMENTS	01-6015	GENERAL - ADMIN.	\$0.00	\$0.00	\$0.00	\$0.00	47
			\$0.00	\$10,062.00	\$0.00	\$5,480.00	48
CAPITAL APPROPRIATIONS:							49
PP&E PURCHASES - OPERATIONS	01-6166	GENERAL - ADMIN.	\$0.00	\$10,062.00	\$0.00	\$5,480.00	50
CAPITAL IMPROVEMENTS	01-6020	GENERAL - ADMIN.	\$0.00	\$0.00	\$0.00	\$0.00	51
			\$64,582.00	\$331,035.00	\$202,500.00	\$177,170.00	52
OTHER/NON-OPERATING EXPENSES:							53
INTEREST EXPENSE	01-6110	GENERAL - ADMIN.	\$0.00	\$0.00	\$0.00	\$0.00	54
MISCELLANEOUS	01-6160	GENERAL - ADMIN.	\$47,582.00	\$0.00	\$0.00	\$0.00	55
CONTINGENCY	01-6045	GENERAL - ADMIN.		\$314,035.00	\$200,000.00	\$176,670.00	56
DONATIONS	01-6070	GENERAL - ADMIN.	\$0.00	\$7,000.00	\$2,500.00	\$0.00	57
ELECTION EXPENSES	01-6085	GENERAL - ADMIN.	\$17,000.00	\$10,000.00	\$0.00	\$500.00	58
							59
							60

ACTIVITIES/OBJECT CODES

SENIOR CENTER:			\$15,260.00	\$15,273.00	\$14,741.00	\$31,941.00	61
OPERATING EXPENSES:			\$15,260.00	\$15,273.00	\$14,741.00	\$31,941.00	62
LIABILITY & PROPERTY INSURANCE	01-6130-1001	SENIOR CENTER	\$220.00	\$213.00	\$193.00	\$175.00	63
UTILITIES	01-6290-1001	SENIOR CENTER	\$8,400.00	\$8,412.00	\$7,900.00	\$8,500.00	64
TELEPHONE	01-6255-1001	SENIOR CENTER	\$580.00	\$588.00	\$588.00	\$540.00	65
MAINT. & REPAIR BLDNG.	01-6140-1001	SENIOR CENTER	\$1,500.00	\$1,500.00	\$1,500.00	\$16,450.00	66
JANITORIAL	01-6025-1001	SENIOR CENTER	\$4,560.00	\$4,560.00	\$4,560.00	\$6,276.00	67
							68
							69
STREET LIGHTS			\$88,300.00	\$88,315.00	\$94,723.00	\$89,180.00	70
OPERATING EXPENSES:			\$88,300.00	\$88,315.00	\$94,723.00	\$89,180.00	71
UTILITIES	01-6290-1002	STREET LIGHTS	\$78,300.00	\$78,315.00	\$84,723.00	\$79,180.00	72
MAINT. & REPAIRS - EQUIPMENT	01-6142-1002	STREET LIGHTS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	73
							74
							75
PLANNING & ZONING:			\$263,971.00	\$275,934.00	\$269,503.79	\$268,609.00	76
OPERATING EXPENSES:			\$263,971.00	\$274,584.00	\$269,503.79	\$266,394.00	77
SALARIES & WAGES - STAFF	01-5005-1003	P&Z	\$169,350.00	\$172,388.00	\$168,734.44	\$151,701.00	78
OASDI - EMPLOYER	01-5800-1003	P&Z	\$10,500.00	\$10,685.00	\$10,461.54	\$9,405.00	79
MEDICARE - EMPLOYER	01-5810-1003	P&Z	\$2,456.00	\$2,499.00	\$2,446.65	\$2,200.00	80
GROUP MEDICAL INSURANCE	01-5820-1003	P&Z	\$25,973.00	\$23,834.00	\$23,482.20	\$12,662.00	81
GROUP LIFE INSURANCE	01-5830-1003	P&Z	\$111.00	\$109.00	\$75.60	\$67.00	82
PERSI EMPLOYER 401(a)	01-5840-1003	P&Z	\$19,530.00	\$19,875.00	\$17,905.74	\$16,114.00	83
WORKERS' COMPENSATION INSURANCE	01-5850-1003	P&Z	\$1,101.00	\$1,188.00	\$679.20	\$657.00	84
GROUP DENTAL/VISION INSURANCE PREMIUMS	01-5860-1003	P&Z	\$2,157.00	\$2,963.00	\$2,114.10	\$1,216.00	85
CONTRACT SERVICES	01-6052-1003	P&Z	\$2,139.00	\$6,290.00	\$2,900.00	\$27,416.00	86
JANITORIAL	01-6025-1003	P&Z	\$350.00	\$322.00	\$380.75	\$1,224.00	87
MEETINGS/COMMITTEES	01-6155-1003	P&Z	\$196.00	\$174.00	\$91.26		88
DUES & MEMBERSHIPS	01-6075-1003	P&Z	\$428.00	\$330.00	\$330.00	\$1,830.00	89
LEGAL PUBLICATIONS	01-6125-1003	P&Z	\$3,550.00	\$3,549.00	\$6,954.36	\$8,000.00	90
							91

LIABILITY & PROPERTY INSURANCE	01-6130-1003	P&Z	\$4,107.00	\$4,429.00	\$3,545.12	\$3,031.00	92
MAINT. & REPAIRS BLDNG.	01-6140-1003	P&Z	\$140.00	\$140.00	\$500.00	\$540.00	93
FUEL	01-6300-1003	P&Z	\$231.00	\$231.00	\$252.00	\$252.00	94
VEHICLE MAINTENANCE & REPAIRS	01-6305-1003	P&Z	\$200.00	\$200.00	\$166.67	\$180.00	95
PROFESSIONAL SERVICES	01-6202-1003	P&Z	\$5,693.00	\$5,474.00	\$5,473.68		96
MAINT. & REPAIRS EQUIPMENT	01-6142-1003	P&Z	\$2,952.00	\$2,952.00	\$3,017.28	\$3,672.00	97
OFFICE SUPPLIES	01-6165-1003	P&Z	\$1,500.00	\$1,600.00	\$2,100.00	\$2,500.00	98
SMALL TOOLS	01-6175-1003	P&Z	\$3,000.00	\$5,000.00	\$4,000.00	\$5,471.00	99
SIGNAGE	01-6188-1003	P&Z	\$300.00	\$300.00	\$300.00	\$300.00	100
POSTAGE & BILLING	01-6190-1003	P&Z	\$553.00	\$553.00	\$637.00	\$576.00	101
RENT - BUILDINGS & LAND	01-6211-1003	P&Z	\$5,141.00	\$5,040.00	\$5,953.70	\$6,048.00	102
RENT - EQUIPMENT	01-6212-1003	P&Z	\$0.00	\$250.00	\$250.00	\$250.00	103
TELEPHONE	01-6255-1003	P&Z	\$1,600.00	\$1,600.00	\$1,810.56	\$5,225.00	104
TRAINING & SCHOOLING	01-6265-1003	P&Z	\$0.00	\$1,700.00	\$2,500.00	\$2,500.00	105
TRAVEL	01-6270-1003	P&Z	\$0.00	\$200.00	\$200.00	\$200.00	106
UNIFORMS	01-6285-1003	P&Z	\$0.00	\$0.00	\$0.00	\$100.00	107
UTILITIES	01-6290-1003	P&Z	\$568.00	\$568.00	\$1,366.95	\$2,182.00	108
CASH OVER/SHORT	01-6500-1003	P&Z	\$0.00	\$0.00	\$0.00	\$0.00	109
BANK FEES	01-6505-1003	P&Z	\$145.00	\$141.00	\$875.00	\$875.00	110
							111
CAPITAL EXPENDITURES:			\$0.00	\$1,350.00	\$0.00	\$2,215.00	112
PP& PURCHASES - OPERATIONS	01-6166-1003	P&Z	\$0.00	\$1,350.00	\$0.00	\$2,215.00	113
CAPITAL IMPROVEMENTS	01-6020-1003	P&Z	\$0.00	\$0.00	\$0.00	\$0.00	114
							115
OTHER/NON-OPERATING EXPENSES:			\$0.00	\$0.00	\$0.00	\$0.00	116
			\$0.00	\$0.00	\$0.00	\$0.00	117
							118
BUILDING INSPECTION:			\$113,335.00	\$116,953.00	\$104,178.35	\$72,119.00	119
							120
OPERATING EXPENSES:			\$113,335.00	\$116,953.00	\$104,178.35	\$72,119.00	121
SALARIES & WAGES - STAFF	01-5005-1005	BLDNG. INSPECTION	\$82,895.00	\$85,850.00	\$74,920.87	\$46,160.00	122
OASDI - EMPLOYER	01-5800-1005	BLDNG. INSPECTION	\$5,140.00	\$5,323.00	\$4,645.09	\$2,862.00	123
MEDICARE - EMPLOYER	01-5810-1005	BLDNG. INSPECTION	\$1,202.00	\$1,245.00	\$1,086.35	\$669.00	124
GROUP MEDICAL INSURANCE	01-5820-1005	BLDNG. INSPECTION	\$6,828.00	\$6,443.00	\$6,345.60	\$6,331.00	125
GROUP LIFE INSURANCE	01-5830-1005	BLDNG. INSPECTION	\$34.00	\$34.00	\$33.60	\$34.00	126
FUEL	01-6300-1005	BLDNG. INSPECTION	\$2,200.00	\$2,200.00	\$0.00	\$0.00	127
VEHICLE MAINTENANCE & REPAIRS	01-6305-1005	BLDNG. INSPECTION	\$800.00	\$800.00	\$0.00	\$0.00	128
PERSI EMPLOYER 401(a)	01-5840-1005	BLDNG. INSPECTION	\$9,560.00	\$9,900.00	\$7,950.44	\$4,903.00	129
WORKERS' COMPENSATION INSURANCE	01-5850-1005	BLDNG. INSPECTION	\$1,253.00	\$1,389.00	\$1,600.99	\$702.00	130
GROUP DENTAL/VISION INSURANCE PREMIUMS	01-5860-1005	BLDNG. INSPECTION	\$552.00	\$671.00	\$620.40	\$608.00	131
UNEMPLOYMENT EXPENSES	01-6280-1005	BLDNG. INSPECTION	\$0.00	\$0.00	\$0.00	\$4,000.00	132
TELEPHONE	01-6255-1005	BLDNG. INSPECTION	\$521.00	\$748.00	\$625.00	\$500.00	133
TRAINING & SCHOOLING	01-6265-1005	BLDNG. INSPECTION	\$850.00	\$850.00	\$400.00	\$400.00	134
TRAVEL	01-6270-1005	BLDNG. INSPECTION	\$50.00	\$50.00	\$4,000.00	\$3,000.00	135
DUES & MEMBERSHIPS	01-6075-1005	BLDNG. INSPECTION	\$400.00	\$400.00	\$600.00	\$600.00	136
OFFICE SUPPLIES	01-6165-1005	BLDNG. INSPECTION	\$300.00	\$300.00	\$100.00	\$100.00	137
SMALL TOOLS	01-6175-1005	BLDNG. INSPECTION	\$500.00	\$500.00	\$1,000.00	\$1,000.00	138
SIGNAGE	01-6188-1005	BLDNG. INSPECTION	\$250.00	\$250.00	\$250.00	\$250.00	139
							140
							141
PARKS:			\$587,821.00	\$511,898.00	\$294,942.98	\$244,841.00	142

OPERATING EXPENSES:

			\$367,682.00	\$325,781.00	\$275,192.98	\$232,341.00	143
SALARIES & WAGES - STAFF	01-5005-1004	PARKS	\$140,344.00	\$127,356.00	\$108,151.92	\$67,071.00	144
SALARIES & WAGES - SEASONAL	01-5009-1004	PARKS	\$43,713.00	\$33,784.00	\$25,338.00	\$33,784.00	145
OASDI - EMPLOYER	01-5800-1004	PARKS	\$11,412.00	\$9,991.00	\$8,276.38	\$6,253.00	146
MEDICARE - EMPLOYER	01-5810-1004	PARKS	\$2,669.00	\$2,337.00	\$1,935.60	\$1,462.00	147
GROUP MEDICAL INSURANCE	01-5820-1004	PARKS	\$20,484.00	\$19,328.00	\$12,691.20	\$12,662.00	148
GROUP LIFE INSURANCE	01-5830-1004	PARKS	\$136.00	\$134.00	\$100.80	\$67.00	149
PERSI EMPLOYER 401(a)	01-5840-1004	PARKS	\$16,185.00	\$14,687.00	\$11,476.85	\$7,125.00	150
WORKERS' COMPENSATION INSURANCE	01-5850-1004	PARKS	\$8,025.00	\$7,566.00	\$6,044.94	\$5,058.00	151
GROUP DENTAL/VISION INSURANCE PREMIUMS	01-5860-1004	PARKS	\$1,656.00	\$2,012.00	\$1,240.80	\$1,216.00	152
UNEMPLOYMENT EXPENSES	01-6280-1004	PARKS	\$8,488.00	\$6,560.00	\$3,600.00	\$4,200.00	153
MAINTENANCE & REPAIRS - SYSTEM	01-6150-1004	PARKS	\$32,500.00	\$30,500.00	\$30,300.00	\$30,300.00	154
JANITORIAL	01-6025-1004	PARKS	\$2,700.00	\$2,500.00	\$2,000.00	\$2,000.00	155
TELEPHONE	01-6255-1004	PARKS	\$2,950.00	\$1,379.00	\$1,100.00	\$1,000.00	156
UTILITIES	01-6290-1004	PARKS	\$13,500.00	\$13,500.00	\$15,311.49	\$13,500.00	157
RENT - EQUIPMENT	01-6212-1004	PARKS	\$6,500.00	\$3,200.00	\$1,758.00	\$1,758.00	158
OFFICE SUPPLIES	01-6165-1004	PARKS	\$600.00	\$400.00	\$400.00	\$300.00	159
FUEL	01-6300-1004	PARKS	\$9,900.00	\$9,900.00	\$9,750.00	\$9,500.00	160
VEHICLE MAINTENANCE & REPAIRS	01-6305-1004	PARKS	\$4,500.00	\$4,500.00	\$4,500.00	\$4,500.00	161
TRAINING & SCHOOLING	01-6265-1004	PARKS	\$1,000.00	\$600.00	\$200.00	\$200.00	162
DUES & MEMBERSHIPS	01-6075-1004	PARKS	\$550.00	\$450.00	\$225.00	\$225.00	163
DEPOSITS ON ACCOUNT	01-6097-1004	PARKS	\$0.00	\$0.00	\$0.00	\$0.00	164
LIABILITY & PROPERTY INSURANCE	01-6130-1004	PARKS	\$4,458.00	\$4,458.00	\$3,530.00	\$3,530.00	165
MAINT. & REPAIRS BLDNG.	01-6140-1004	PARKS	\$8,000.00	\$6,900.00	\$6,900.00	\$6,400.00	166
SAFETY TRAINING & EQUIPMENT	01-6230-1004	PARKS	\$1,200.00	\$1,000.00	\$500.00	\$500.00	167
RENT - BUILDINGS & LAND	01-6211-1004	PARKS	\$2,082.00	\$2,082.00	\$2,082.00	\$2,100.00	168
MAINT. & REPAIRS - EQUIPMENT	01-6142-1004	PARKS	\$11,750.00	\$11,250.00	\$11,000.00	\$11,000.00	169
SMALL TOOLS	01-6175-1004	PARKS	\$11,000.00	\$8,127.00	\$5,500.00	\$5,500.00	170
SIGNAGE	01-6188-1004	PARKS	\$500.00	\$500.00	\$500.00	\$500.00	171
UNIFORMS	01-6285-1004	PARKS	\$850.00	\$750.00	\$750.00	\$600.00	172
CASH OVER/SHORT	01-6500-1004	PARKS	\$0.00	\$0.00	\$0.00	\$0.00	173
BANK FEES	01-6505-1004	PARKS	\$30.00	\$30.00	\$30.00	\$30.00	174

CAPITAL EXPENDITURES:

			\$220,139.00	\$186,117.00	\$19,750.00	\$12,500.00	175
PP&E PURCHASES - OPERATIONS	01-6166-1004	PARKS	\$20,000.00	\$105,617.00	\$19,750.00	\$12,500.00	176
PP&E PURCHASES - SYSTEM	01-6168-1004		\$21,980.00				177
CAPITAL IMPROVEMENTS	01-6020-1004	PARKS	\$178,159.00	\$80,500.00	\$0.00	\$0.00	178

OTHER/NON-OPERATING EXPENSES:

TOTAL PROJECTED EXPENDITURES THUS FAR			\$3,257,108.00	\$3,466,773.00	\$2,958,809.01	\$2,743,663.00	181
TOTAL PROJECTED REVENUE THUS FAR (including carryover)			\$4,030,098.00				182
TOTAL PROJECTED SURPLUS/(DEFICIT) THUS FAR			\$772,990.00				183
TOTAL PROJECTED SURPLUS/(DEFICIT) THUS FAR W/O CARRYOVER			\$55,650.00				184

PARKS DEPT

MAJOR AND CAPITAL EXPENSES

ITEMS	13\14	14\15	15\16	16\17	17\18	18\19	19\20	20\21
Water Tower Painting (KASB share)	20,962							
Pizza Hut Park Extension	9,000							
Athletic Complex (SF Share)	67,777							
Indian Creek Garden (1.98k Grant)	2,830	3,500						
Greenbelt East (103.4 Grant)	699	4,300						
West Avalon Entrance (ACHD Grant)	21,000	5,000						
Orchard Sidewalk (+82.6K FHWA, 15K ACHD)	7,000	8,000						
Arbor Park Upgrade (30K Grant, Gift?)		10,000						
Picnic Table Shelter		7,500						
Power to Light Trees (01-6168)		10,000						
Pickup, Utility, Pickup, Car, Pickup	36,917	20,000	24,000		7,500		16,000	
Computers		1,250						
Laser Level		3,000						
Recreation District Election								
Youth Programs (2K Grant)		11,500						
Community Ed (4K Grant, 1K Fees)_		5,000						
Restroom Reserve			37,500	37,500				
Mini Excavator, Trailer (25%)			15,000	2,500				
Parking- Nicholson, 2nd Street, Sadie, Mora			40,000		40,000		30,000	25,000
Lift for Lights, Well 2 VFD, Chipper				15,000	15,000		30,000	
Replacement Mower				20,000				
Blade/Trencher/Auger/Blade (25%)				2,650				
Retaining Walls: Avalon Bridge, Skateboard				6,200		6,370		
Tube Bender/Box Break,						3,700		
Concrete Pad at B-ball Court (01-6168)						12,000		
Main Park Parking Edge (01-6168)(6x240)						13,500		
2014 New, Temp, Rec Dir, Full Time	40,242	11,488	35,116		35,116			
COLA (1%)	5,781	3,932						
Advancement, Longevity		13,894						
TOTAL	212,208	118,364	151,616	83,850	97,616	35,570	76,000	25,000

**City of Kuna
Revenue Budget
October 1, 2014 - September 30, 2015**

Fund - 1 Parks Dept.

Account #	Account Title	FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Revenue	FY2012-13 Revenue	FY2011-12 Revenue
Operating Revenue						
4195	PARK / RENTAL INCOME	\$ 1,500	\$ 2,145	\$ 1,481	\$ 1,125	\$ 1,805
4197	PARK / RV DUMP RECEIPTS	2,100	1,800	1,325	2,391	1,991
4185	MISCELLANEOUS INCOME	209,489	-	14,000	45	2,661
	Total Revenues	\$ 213,089	\$ 3,945	\$ 16,806	\$ 3,561	\$ 6,457
	NET OPERATING - (Decrease)	\$ (374,731)	\$ (507,953)	\$ (422,178)	\$ (275,930)	\$ (250,197)

**City of Kuna
Expenditure Budget
October 1, 2014 - September 30, 2015**

Fund - 1 Parks Dept.

Account #	Account Title	FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Expense	FY2012-13 Expense	FY2011-12 Expense
Personnel						
5005	SALARIES & WAGES - STAFF	\$ 140,344	\$ 127,356	\$ 134,084	\$ 103,706	\$ 83,108
5009	SALARIES & WAGES - SEASONAL	43,713	33,784	33,340	30,976	20,900
5520	PARK DEPT / WAGES	-	-	-	-	5,547
5800	OASDI - EMPLOYER	11,412	9,991	10,380	8,307	6,727
5810	MEDICARE - EMPLOYER	2,669	2,337	2,428	1,943	1,573
5820	GROUP MEDICAL INSURANCE	20,484	19,329	17,063	12,752	13,759
5830	GROUP LIFE INSURANCE	136	134	122	96	76
5840	PERSI - EMPLOYER 401(a)	16,185	14,687	14,243	10,996	8,802
5850	WORKER'S COMPENSATION INS	8,025	7,566	8,412	6,983	5,986
5860	GROUP DENTAL/VISION INSURANCE	1,656	2,012	1,882	1,248	1,318
6280	UNEMPLOYMENT EXPENSES	8,488	6,560	2,815	1,590	5,079
	Total Personnel Services	\$ 253,111	\$ 223,755	\$ 224,769	\$ 178,597	\$ 152,875

Maintenance & Operations

6025	JANITORIAL	\$ 2,700	\$ 2,500	\$ 1,634	\$ 3,924	\$ 2,470
6075	DUES & MEMBERSHIPS	550	450	345	460	325
6130	LIABILITY & PROPERTY INSURANCE	4,458	4,458	5,616	4,719	3,508
6140	M & R / BUILDINGS	8,000	6,900	6,362	4,974	7,830
6142	M & R / EQUIPMENT	11,750	11,250	9,320	4,474	7,771
6150	M & R / PARK SYSTEM	32,500	30,500	27,163	28,539	31,239
6165	OFFICE SUPPLIES	600	400	468	130	751
6175	SMALL TOOLS	11,000	8,127	9,518	6,984	5,708
6188	SIGNAGE	500	500	167	118	368
6211	RENT - BUILDINGS & LAND	2,082	2,082	2,082	2,082	2,082
6212	RENT - EQUIPMENT	6,500	3,200	4,786	3,600	2,232
6230	SAFETY TRAINING & EQUIPMENT	1,200	1,000	907	897	723
6255	TELEPHONE	2,950	1,379	2,899	731	1,369
6265	TRAINING & SCHOOLING	1,000	600	947	876	257
6285	UNIFORMS	850	750	911	651	675
6290	UTILITIES	13,500	13,500	12,874	10,291	8,741
6300	FUEL	9,900	9,900	8,800	5,496	8,498
6305	M & R / VEHICLE	4,500	4,500	4,270	3,043	3,944
6505	BANK FEES	30	30	30	-	-
Total Maintenance & Operations		\$ 114,570	\$ 102,026	\$ 99,099	\$ 81,989	\$ 88,491

Capital Expenditures

6020	CAPITAL IMPROVEMENTS	\$ 178,159	\$ 143,617	\$ 75,529	\$ 3,294	\$ -
6166	PP&E PURCHASES - OPERATIONS	20,000	37,000	36,917	15,539	9,458
6168-6261	PP&E PURCHASES - SYSTEM	21,980	5,500	2,670	72	5,830
Total Capital Expenditures		\$ 220,139	\$ 186,117	\$ 115,116	\$ 18,905	\$ 15,288

TOTAL BUDGET

\$ 587,820	\$ 511,898	\$ 438,984	\$ 279,491	\$ 256,654
-------------------	-------------------	-------------------	-------------------	-------------------

PARK DEPT. NOTES

PARKS

PARKS

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	EXPENDITURE DETAILS	AMOUNT
1-5005	SALARIES & WAGES - NEW STAFF		1-6150	M & R / PARK SYSTEM	
	FY2014/15			FY2011/12	31,239
	Rec Director (Full Time)	40,146		FY2012/13	28,539
	Park Employee (Full Time)	40,146		FY2013/14 Projected	27,163
	Park Employee (Temp Time)	9,930		FY2014/15 Projected	
	COLA (1%) Existing Staff Fully Loaded	2,228		Tables and Trash Receptacles	2,500
	COLA (1%) New Staff Fully Loaded	762		Fertilizer	6,500
	Advancement, Longevity (Existing Staff Loaded)	9,511		Chemicals (Turf & Landscape)	9,800
	Advancement, Longevity (New Staff Loaded)	100		Repairs and Maintenance to Facilities & Sprinklers	2,900
	Parks&Rec Part-time Fully Loaded	(11,128)		Supplies	2,200
1-6130	LIABILITY AND PROPERTY INSURANCE			New or Replacement Trees	3,200
	ICRMP (8.9%-56k)	4,288		Tree Maintenance (Tree Chemicals)	5,400
1-6140	M & R / BLDGS & GROUNDS			TOTAL	32,500
	FY2011/12	7,830			
	FY2012/13	4,974	1-6285	UNIFORMS EXPENSE	
	FY2013/14 Projected	6,362		Includes green safety shirts, caps, safety eyeware.	-
	FY2014/15 Projected			FY2011/12	675
	Christmas Decorations	2,700		FY2012/13	651
	Misc.	5,300		FY2013/14 Projected	911
	TOTAL	8,000		FY2014/15 Projected	850
1-6142	M & R / EQUIPMENT				
	FY2011/12	7,771	21-6211	RENT - BUILDINGS & LAND	
	FY2012/13	4,474		RR ROW	300
	FY2013/14 Projected	9,320		ACHD Shop (33% - 5,400)	1,782
	FY2014/15 Projected	11,250		TOTAL	2,082
1-6175	SMALL TOOLS				
	This account includes only misc. expensed tools and equipment.		1-6212	RENT - EQUIPMENT	
	Depreciated items are listed in 01-6020.			Portable Toilet (Sego, Arbor, Sadie - 7 mos. ea.)	3,083
	FY2011/12	5,708		Christmas Lights	2,500
	FY2012/13	6,984		Misc Equipment	917
	FY2013/14 Projected	9,518		TOTAL	6,500
	Laser Level	3,000			
	Computers	2,500			
	Misc Small Tools	5,500			
	FY2013/14 Projected	11,000			

PARK DEPT. NOTES

PARKS

PARKS

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	EXPENDITURE DETAILS	AMOUNT
1-6290	UTILITIES		1-6020	PARK DEPT CAPITAL IMPROVEMENTS	
	FY2014/15			FY2014/15	
	- Idaho Power	11,000		Arbor Ridge Park Upgrade (10000 City+Grant+ Gift)	40,000
	- Suburban Propane	2,500		East Greenbelt (4300 City+ Grants)	107,659
	TOTAL	13,500		Add Power to Light Trees	10,000
	FY2013/14			Orchard Sidewalk (+FHWA & ACHD grant)	8,000
	- Idaho Power	9,398		West Avalon Gateway Rock	5,000
	- Suburban Propane	3,476		Restroom Reserve	-
	TOTAL	12,874		Picnic Table Shelter	7,500
				TOTAL	178,159
1-6300	VEHICLE FUEL EXPENSE			FY2013/14	
	Assumes a fuel price of between 3.75-4.00 per gallon			Water Tower Painting (+ Student Gift)	20,962
	FY2011/12	8,498		Greenbelt East (+ 36k Grant)	699
	FY2012/13	5,496		West Avalon Entrance (+ ACHD Grant)	10,153
	FY2013/14 Projected	8,800		Pizza Hut Park Extension (+ Local Match)	2,119
	FY2014/15 Projected	9,900		Orchard Sidewalk (+ Grant)	7,000
				Gardens	2,830
1-6305	M & R / VEHICLE			Available Budgeted Funds	31,766
	FY2011/12	3,944		TOTAL	75,529
	FY2012/13	3,043			
	FY2013/14 Projected	4,270			
	FY2014/15 Projected	4,500	1-6166	PP&E PURCHASES - OPERATIONS	
1-6168	PP&E PURCHASES - SYSTEM			FY2014/15	
	FY2014/15			Utility Vehicle	20,000
	Recreation District Election (see #1002)			Mini-Excavator (25% Parks)	-
	Youth Programs (2k grant)	11,500		Blade, Trencher, Auger, Blade (25% Parks)	-
	Community Education (4k grant, 1k fees)	5,000		TOTAL	20,000
	Indian Creek Garden (+1.98k Grant)	5,480		FY2013/14	
	Community Garden			F-250 Service Pick-up	36,917
	TOTAL	21,980		TOTAL	56,917
	FY2013/14				
	Community Garden (to 6020)				
	Indian Creek Garden (+10k Grant) (to 6020)	2,670			
	TOTAL	2,670		Note: Accounts 6020+6166+6168=220k in FY2014	

PARK DEPT. NOTES

PARKS

PARKS

FD-ACCT	REVENUEE DETAILS	AMOUNT	FD-ACCT	REVENUEE DETAILS	AMOUNT
	COMPASS GRANT	40,000		BY PROJECT	
	East Greenbelt Extension	40,000		East Greenbelt Extension	
	NET REMAINING	-		COMPASS GRANT	40,000
	RAILROAD GRANT	5,000		Railroad Grant	6,838
	Indian Creek Garden & Fence Armor 2014	2,410		IDPR RTP GRANT	56,521
	Safety Campaign 2014	610		GENERAL FUND	4,300
	NET REMAINING	1,980		TOTAL	107,659
	Railroad Grant	10,000		Arbor Ridge Park	
	Greenbelt Extension & Kiosk (saw)	699		HIGH FIVE GRANT	30,000
	Botanical Garden Trip	2,462		GENERAL FUND	10,000
	East Greenbelt Extension	6,838		TOTAL	147,659
	NET REMAINING	1		Orchard Street Grant	
	HIGH FIVE GRANT	150,000		GENERAL FUND - ORIGINAL	7,000
	Frisbee Golf Course 10000	10,000		GENERAL FUND - ADDED	8,000
	Park Inventory Study 9950	9,950		ACHD - ADDED	15,000
	Summer Youth Programs 2000 2000	6,000		FHWA	82,602
	Nutrition Education 2000 2000	6,000		TOTAL	112,602
	Park Enhancements 20000	25,050	4185	MISC INCOME	
	Soccer Fields Voles FY2014/15 30000	30,000		COMPASS Grant	40,000
	Downtown Revitalization 12000	15,000		IDPR RTP Grant	56,521
	Community Garden & Classes FY2014/15 10000	10,000		Railroad Grant	6,838
	Community Garden & Classes FY2015/16	5,000		Railroad Grant	1,980
	Cooking Classes 2000	4,000		High 5 - Park Inventory	9,950
	Measurement 4000	6,000		High 5 - Park Enhancement	20,000
	Marketing 4000	6,000		High 5 - Downtown Revitalization	12,000
	Catch 3700	5,700		High 5 - Comm Garden & Classes	10,000
	Kuna Days Events 1500 1500	4,500		High 5 - Arbor Park	30,000
	Physical Fitness Challenges 2000 2000	6,000		High 5 - Summer Youth	2,000
	NET REMAINING	800		High 5 - Nutrition Education + 500 fees	2,500
				High 5 - Cooking Classes + 500 fees	2,500
	IDPR RTP GRANT	56,521		High 5 - Measurement	4,000
	Greenbelt Extension	56,521		High 5 - Marketing	4,000
	NET REMAINING	-		High 5 - Catch	3,700
				High 5 - Kuna Days	1,500
				High 5 - Physical Fitness	2,000
				TOTAL	209,489

WATER FUND

CASH BALANCE

<u>ITEM</u>	<u>AMOUNT</u> <u>FUND 20</u>	<u>FISCAL</u> <u>YEAR</u>
YEAR END CASH	\$ 2,186,106	2013
PROJECTED INCOME	1,706,397	2014
PROJECTED EXPENSE	1,775,601	2014
YEAR END CASH	2,116,902	2014
BUDGETED INCOME	1,790,433	2015
BUDGETED EXPENSE	1,723,628	2015
BUDGETED CONTINGENCY	200,000	2015
YEAR END CASH	1,983,707	2015
<u>LIABILITIES AT END OF FY2013/14</u>		
Customer Deposits	\$ 211,000	Estimated
Developer Reimbursements Owed	\$ 1,119,958	Includes City Projects
TOTAL	\$ 1,330,958	

The Water Fund receives revenue and processes expenditures for the construction and operation of the municipal water system. Personnel and equipment are shared with the Pressure Irrigation Fund on a pro rata basis but revenues and expenditures are accounted for separately.

3% COLA & Bonus increases costs \$14,323

WATER FUND

MAJOR AND CAPITAL EXPENSES

ITEMS	13\14	14\15	15\16	16\17	17\18	18\19	18\19	19\20
New Water Meters	54,425	54,425	65,000	65,000	65,000	65,000	65,000	65,000
City Web Site (31.5%-10k)	2,683	3,150						
Scissor Hydrants	26,500							
Well 6 Rehab	37,891							
Pickup (80%-20k)	15,445							
SCADA Upgrade (42%-55k)	13,419							
Well 3 Rehab	31,557							
Boise PI, Linder WL	148,676							
School PI, Titan WL	332,381							
Master Plan Amendment			85,000					
Test Well 3/11	118,919				120,000			
Well 3B, 11			500,000			200,000	500,000	
Well 5, 6 Tank & Booster					995,000			995,000
PI/L Crenshaw-to-Ingo (1960')		156,800						
PI/L Ardell: Ten Mile-to-Countryside (1460')		116,800						
PI/L Ten Mile: Crenshaw-to-Ardell (1750')		140,000						
PI/L Downtown: in Park, to 4th, to Linke Ct		134,750	75,000	75,000				
W/L Ardell: Gainsboro to N Greyhawk			35,000			53,000	100,000	75,000
W/L Kay: Greyhawk to Porter							133,000	120,000
W/L Columbia: Linder to Hwy 69 (5280)				400,000				
W/L Sunbeam: Ten Mile to Ash (1320')					100,000			
W/L Ash: Sunbeam to Penelope (900')					68,000			
W/L Hubbard: Ten Mile to Applewood(1100')						83,000		
SCADA Tower		21,000						
Fiber Optic (Ten Mile)			42,000					
NWWTP Parking		16,000						
Locator (42%)		2,940						
PI Pond: Chapparosa/Waters Edge			600,000			600,000		
Mini Excavator, Trailer (31.5%)			18,900	3,150				
Blade, Trencher, Auger, Blade				3,339				
New Employees								
COLA		8,404						
Advancement and Longevity								
Misc Pumps, Motors, Equipment	48,424	59,008	60,778	62,602	64,480	66,414	68,406	70,459
TOTAL	830,320	713,277	1,481,678	609,091	1,412,480	1,067,414	866,406	1,325,459

WATER FUND

ACCOUNT SUMMARY

City of Kuna
Revenue Budget
October 1, 2014 - September 30, 2015

Fund - 20 Water Fund

Account #	Account Title	FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Revenue	FY2012-13 Revenue	FY2011-12 Revenue
Operating Revenue						
4500	METERED WATER SALES REVENUE	\$ 1,442,675	\$ 1,357,512	\$ 1,400,655	\$ 1,355,859	\$ 1,296,474
4507	WATER TOKEN SALES	3,000	2,000	3,071	2,505	2,628
4510	TURN-ON FEES	16,000	30,000	15,896	28,915	8,590
4550	WATER LINE CONST. INSPECTIONS	4,000	2,000	4,540	2,322	-
4185	MISCELLANEOUS INCOME	1,000	1,000	1,662	1,584	2,268
4358	DEVELOPMENT SUPPORT SERVICES	1,000		1,155	1,109	
Total Revenues		\$ 1,467,675	\$ 1,392,512	\$ 1,426,979	\$ 1,392,294	\$ 1,309,960
NET OPERATING - (Decrease)		\$ 362,822	\$ 221,548	\$ 374,888	\$ 265,596	\$ (7,628)

Account #	Account Title	FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Revenue	FY2012-13 Revenue	FY2011-12 Revenue
Capital Revenue						
4503	NEW METER REVENUE	48,000	56,000	37,303	42,600	31,647
4505	NEW SERVICE CONNECTION	162,750	189,875	126,945	168,598	99,265
4173	INTEREST REVENUE	1,700	1,700	1,700	1,499	1,874
4900	TRANSFERS IN	110,308	138,139	113,470	92,254	57,857
Total Revenues		\$ 322,758	\$ 385,714	\$ 279,418	\$ 304,951	\$ 190,643
NET CAPITAL - (Decrease)		\$ (296,017)	\$ (585,566)	\$ (444,092)	\$ 143,402	\$ (182,468)
CONTINGENCY - (Decrease)		\$ (200,000)				

WATER FUND

ACCOUNT SUMMARY

**City of Kuna
Expenditure Budget - FY2011-12
October 1, 2014 - September 30, 2015**

**Fund - 20 Water Fund
Account # Account Title**

Personnel		FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Expense	FY2012-13 Expense	FY2011-12 Expense
5005	SALARIES & WAGES - STAFF	\$ 366,709	\$ 399,720	\$ 399,720	\$ 366,357	\$ 368,307
5009	SALARIES & WAGES - SEASONAL	3,672	3,590	3,590	9,129	2,860
5800	OASDI - EMPLOYER	22,964	25,005	25,005	23,125	22,598
5810	MEDICARE - EMPLOYER	5,371	5,848	5,848	5,408	5,285
5820	GROUP MEDICAL INSURANCE	60,948	59,038	59,038	51,452	57,224
5830	GROUP LIFE INSURANCE	293	296	296	258	293
5840	PERSI - EMPLOYER 401(a)	42,290	46,097	46,097	39,264	37,984
5850	WORKER'S COMPENSATION INS	13,682	16,849	16,849	17,900	15,779
5860	GROUP DENTAL/VISION INSURANCE	4,957	6,186	6,186	5,074	5,518
6280	UNEMPLOYMENT EXPENSES	713	697	697	-	-
Total Personnel Services		\$ 521,598	\$ 563,326	\$ 563,326	\$ 517,967	\$ 515,848

Maintenance & Operations

6025	JANITORIAL	\$ 3,855	\$ 2,955	\$ 1,363	\$ 473	\$ 291
6050	CONTRACT LABOR	2,500	2,500	1,042	-	-
6052	CONTRACT SERVICES	12,225	11,985	6,488	4,270	15,078
6054	CREDIT CARD PROCESSING FEES	-	-	-	-	-
6060	DEQ ASSESSMENT FEES	17,022	16,155	12,534	12,534	12,534
6065	DIG LINE EXPENSES	2,000	2,000	988	509	424
6075	DUES & MEMBERSHIPS	2,013	2,013	1,375	1,811	1,282
6110	INTEREST EXPENSE	2,500	2,500	1,042	-	-
6125	LEGAL PUBLICATIONS	1,000	1,000	747	638	364
6130	LIABILITY & PROPERTY INSURANCE	14,903	14,975	14,611	13,174	12,398
6131	INSURANCE CLAIMS PAID	100	100	62	-	-
6140	M & R / BLDGS & GROUNDS	10,000	10,000	8,075	2,696	3,636
6142	M & R / EQUIPMENT	13,000	13,000	9,886	8,862	11,619
6150	M & R / WATER SYSTEM	150,000	150,000	113,351	81,660	94,853
6155	MEETINGS & COMMITTEES	800	800	637	191	401

WATER FUND

ACCOUNT SUMMARY

6160	MISCELLANEOUS EXPENSE	4,313	4,313	2,730	73	132
6165	OFFICE SUPPLIES	1,750	1,700	1,596	1,545	858
6175	SMALL TOOLS	21,000	20,545	20,545	19,379	7,281
6190	POSTAGE & BILLING	21,152	20,338	17,245	16,037	7,232
6202	PROFESSIONAL SERVICES	7,500	7,500	6,102	548	28,750
6211	RENT - BUILDINGS & LAND	15,624	15,347	15,347	15,118	15,583
6212	RENT - EQUIPMENT	1,500	1,500	1,131	792	809
6230	SAFETY TRAINING & EQUIPMENT	2,750	2,750	2,498	3,086	1,589
6255	TELEPHONE	11,500	11,500	9,894	8,720	6,665
6265	TRAINING & SCHOOLING	6,500	6,500	4,970	2,226	2,889
6270	TRAVEL EXPENSES	1,200	1,200	918	580	356
6285	UNIFORMS	3,200	3,100	3,362	2,022	1,358
6290	UTILITIES	133,250	130,000	115,844	140,138	101,827
6300	FUEL	14,000	14,000	8,863	8,733	10,556
6305	M & R / VEHICLE	6,500	6,500	5,816	4,366	4,457
6505	BANK FEES	7,500	6,800	6,800	7,377	7,008
Total Maintenance & Operations		\$ 491,157	\$ 483,576	\$ 395,862	\$ 357,558	\$ 350,230

Capital Expenditures

6020	WATER FUND CAPITAL IMPROVEMENTS	\$ 618,775	\$ 771,280	\$ 723,510	\$ 102,483	\$ 373,111
6166	P, P & E - OPERATIONS	86,098	118,062	89,403	14,697	91,510
6168	P, P & E - SYSTEM	-	-	-	-	-
Total Capital Expenditures		\$ 704,873	\$ 889,342	\$ 812,913	\$ 117,180	\$ 464,621

Other Expenses

6015	BOND & LOAN PAYMENTS	-	-	-	236,476	360,000
6045	CONTINGENCY	200,000	200,000	-	-	-
6095	BAD DEBT EXPENSE	4,000	4,000	2,333	-	-
6400	TRANSFERS OUT	-	-	-	59,066	-
6500	CASH - OVER/SHORT	2,000	2,000	1,167	-	-
Total Other Expenses		\$ 206,000	\$ 206,000	\$ 3,500	\$ 295,542	\$ 360,000

TOTAL BUDGET

\$ 1,923,628	\$ 2,142,244	\$ 1,775,601	\$ 1,288,247	\$ 1,690,699
---------------------	---------------------	---------------------	---------------------	---------------------

WATER FUND NOTES

WATER FUND

WATER FUND

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	EXPENDITURE DETAILS	AMOUNT
20-5005	Employee Career Track (Fully Loaded)		20-6130	LIABILITY AND PROPERTY INSURANCE	
	Longevity	43,621		ICRMP (21%-71k)	14,903
	Advancement	34,897			
	COLA (CPI-U = 1%)	14,323	20-6190	POSTAGE & BILLING	
	TOTAL	92,841		Postage	1,658
				Valli Information Systems (38.98% - 50k)	18,680
				Inflationary & Growth Adjustment (4%)	814
20-6050	CONTRACT LABOR			TOTAL	21,152
	Use Personnel Plus for Temporary Labor	2,500	20-6202	PROFESSIONAL SERVICES	
				Does not include subdivision plan review - billed to developer	
20-6052	CONTRACT SERVICES (42%)			Does not include capital projects - billed with project	
	FY2013/14			FY2014/15	
	Caselle - Billing Software Support (26.62%)	3,110		Consultants	4,898
	Safelink (42%)	806		Audit	2,181
	AutoCAD/DLT Solutions (42%)	590		Codification	421
	Reserve for IT Support (29%)	5,500		TOTAL	7,500
	IT Support Increase (29%)	1,979		FY2013/14	
	Inflationary Adjustment (2%)	240		Consultants	4,898
	TOTAL	12,225		Audit	2,181
20-6060	DEQ ASSESSMENT FEE			Codification	421
	Based on \$3 per connection			TOTAL	7,500
	FY2012/13 - (4178 EDUs)	12,534			
	FY2013/14 - (4178 EDUs)	12,534	20-6211	RENT - BUILDINGS & LAND	
	FY2014/15 - Projected (5674 EDUs)	17,022		Water Fund Shop Rent - Based on Revenue	
	TOTAL	17,022		Water Fund (28%-1,458)	1,512
				Sewer Fund (27%-1,512)	-
				PI Fund (12%-648)	-
20-6075	DUES AND MEMBERSHIP FEES			Parks (33%-1,782)	-
	Ada County GIS Data (26.62%-400)	153		Charge Public Works 67% of City Hall Cost - Allocate By Revenue	
	American Planning Assoc.	68		Water Fund (26.62%-53,917)	13,835
	Public Works Assoc.	17		Sewer Fund (32.89%-53,917)	-
	IBOL	1,477		PI Fund (8.78%-52,860)	-
	AWWA	78		Inflationary Adjustment-City Hall (2%)	277
	Idaho Rural Water	220		TOTAL	15,624
	TOTAL	2,013			

WATER FUND NOTES

WATER FUND

WATER FUND

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	EXPENDITURE DETAILS	AMOUNT
20-6230	SAFETY TRAINING & EQUIPMENT		20-6285	UNIFORMS EXPENSE	
	Charge PI 20% of Water Fund Safety Costs - Based on Revenue			Charge PI 20% of Water Fund Uniform Costs - Based on Revenue	
	FY2011/12	1,589		FY2011/12	1,358
	FY2012/13 - Projected	3,411		FY2012/13	2,022
	FY2013/14 - Projected	2,750		FY2013/14 - Projected	3,362
	TOTAL (80% of Total)	2,750		FY2014/15 - Projected	3,200
				TOTAL (80% of Total)	3,200
20-6255	TELEPHONE		20-6290	UTILITIES	
	Employee Reimbursement (-3200)			System	130,000
	Verizon Wireless	6,174		City Hall	-
	CenturyLink	618		TOTAL	130,000
	Integra	4,208	20-6300	FUEL	
	Advanced Communications	500		Charge PI 20% of Water Fund Fuel Costs Based on Revenue	
	TOTAL	11,500		FY2011/12	10,556
				FY2012/13	8,733
				FY2013/14 - Projected	8,863
20-6175	SMALL TOOLS			FY2014/15 - Projected	14,000
	Charge PI 20% of Water Fund Tool Costs - Based on Revenue			TOTAL (80% of Total)	14,000
	FY2014/15		20-6305	M & R / VEHICLE	
	GIS Data Download (.42)	504		Charge PI 20% of Water Fund M & R Costs - Based on Revenue	
	Asphalt Cutter	3,500		FY2011/12	4,457
	Diaphragm Pumps	3,500		FY2012/13	4,366
	Misc Tools	13,496		FY2013/14 - Projected	5,816
	TOTAL	21,000		FY2014/15 - Projected	6,500
	FY2013/14 Misc			TOTAL (80% of Total)	6,500
	GIS Data Download (42%)	59			
	IT Project Computers (42%)	2,271	20-6505	BANK FEES	
	IT Project Vehicle Control (22.94%)	1,032		Jack Henry - ACH Fees (31.39%)	6,750
	IT Project ESRI	263		Authorize.Net (31.39%)	
	Misc Tools	16,920		Merchant CC Fees (31.39%)	
	TOTAL	20,545		PERSI Fees (31.39%)	50
				TOTAL	6,800

WATER FUND NOTES

WATER FUND

WATER FUND

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	EXPENDITURE DETAILS	AMOUNT
20-6015	BOND AND LOAN PAYMENTS		20-6020	WATER FUND CAPITAL IMPROVEMENTS	
				FY2014/15	
				PI/I Ardell: Ten Mile-to-Countryside (1460')	116,800
				PI/L Ten Mile: Crenshaw-to-Ardell (1750')	140,000
20-6160	MISCELLANEOUS			PI/L Ten Mile: Crenshaw-to-Ingo (1960')	156,800
	Unspecified	4,000		PI/L Downtown: Main Partk Area	134,750
	Kuna Days Float	63		NWWTP Parking	16,000
	Mayor's Support	250		New Meters (175 x 311 ea)	54,425
	TOTAL	4,313		TOTAL	618,775
				FY2013/14	
				PI/L Boise: Orchard to Kay (1338')	109,908
				PI/L School: Sandbox to Sunwood (1479')	274,354
20-6166	PROPERTY, PLANT & EQUIPMENT - OPERATIONS			Test Well 3/11	118,919
	FY2014/15			Well 6 Rehab	37,891
	Misc Pumps, Motors & Equipment	59,008		Well 3 Rehab	31,557
	City Web Site (31.5%-10k)	3,150		W/L Loop: Park to Owyhee (386')	58,027
	Repeater Tower (Arbor)	21,000		W/L Linder: Hillgreen to Q. Aspen (331')	38,429
				Meters (175 x 311ea)	54,425
	Locator (42%)	2,940		TOTAL	723,510
	TOTAL	86,098	20-6045	CONTINGENCY	
	FY2013/14			Allocation For Unforeseen Emergencies	200,000
	Misc Pumps, Motors & Equipment	27,717			
	Pickup (80%)	15,445	20-6095	BAD DEBT EXPENSE	4,000
	Mobile Data Project - Software/Hardware	567		Un-collectible water billings.	
	Scissor Hydrants	26,500			
	SCADA Upgrade (42%-55k)	13,419	20-6400	TRANSFERS OUT	
	AutoCAD Support	491		FY2014/15	-
	City Web Site (22.94%-11,694)	2,683		TOTAL	-
	GPS Handheld	2,581		FY2013/14	-
	TOTAL	89,403		TOTAL	-

WATER FUND NOTES

WATER FUND

WATER FUND

FD-ACCT	REVENUE DETAILS	AMOUNT	FD-ACCT	REVENUE DETAILS	AMOUNT
20-4500	METERED WATER SALES REVENUE		20-4173	INTEREST REVENUE	
	FY2011/12	1,296,474		FY2011/12	1,874
	FY2012/13	1,355,859		FY2012/13	1,499
	FY2013/14	1,400,655		FY2013/14	1,700
	FY2014/15 (Projected 2% Growth, 1% Inflation)	1,442,675		FY2014/15	1,700
	TOTAL	1,442,675		TOTAL	1,700
20-4503	NEW METER REVENUE		20-4358	DEVELOPMENT SUPPORT SERVICES	
	FY2011/12	31,647		FY2014/15	
	FY2012/13	42,600		Plan Review Fees	1,000
	FY2013/14 (117 EDUs x 320)	37,440		TOTAL	1,000
	FY2014/15 (150 EDUs x 320)	48,000		FY2013/14	
	TOTAL	48,000		Plan Review Fees	1,155
				TOTAL	1,155
20-4185	MISC REVENUE		20-4900	TRANSFERS IN	
	FY 2014/15			FY2014/15	
	Unpredictable Revenue	1,000		Ten Mile, ArdeLL Water Line Reimbursement (To City)	72,608
	TOTAL	1,000		Admin Fees (To City)	-
	FY 2013/14			Water Purchase by PI Fund	30,700
	Unpredictable Revenue	1,662		Water Purchase by Sewer Fund	7,000
	TOTAL	1,662		TOTAL	110,308
				FY2013/14	
20-4505	NEW HOOK UPS WATER SUPPLY FEE			Ten Mile, ArdeLL Water Line Reimbursement (To City)	76,470
	FY2011/12	99,265		Admin Fees (To City)	-
	FY2012/13	168,598		Water Purchase by PI Fund	30,000
	FY2013/14 (117 EDUs x 1085)	126,945		Water Purchase by Sewer Fund	7,000
	FY2014/15 (150 EDUs x 1085)	162,750		TOTAL	113,470
	TOTAL	162,750			

COST ALLOCATION

Personnel			Fixed Costs	Variable Costs	Fund Balance
5005	SALARIES & WAGES - STAFF	\$ 339,289	\$ 339,289		
5009	SALARIES & WAGES - SEASONAL	3,842	3,842		
5800	OASDI - EMPLOYER	21,274	21,274		
5810	MEDICARE - EMPLOYER	4,975	4,975		
5820	GROUP MEDICAL INSURANCE	51,507	51,507		
5830	GROUP LIFE INSURANCE	262	262		
5840	PERSI - EMPLOYER 401(a)	35,994	35,994		
5850	WORKER'S COMPENSATION INS	11,792	11,792		
5860	GROUP DENTAL/VISION INSURANCE	4,877	4,877		
6280	UNEMPLOYMENT EXPENSES	2,500	2,500		
	Total Personnel Services	\$ 476,313	\$ 476,313	\$ -	\$ -

Maintenance & Operations

6025	JANITORIAL	\$ 2,955	\$ 2,955		
6050	CONTRACT LABOR	2,500	2,500		
6052	CONTRACT SERVICES	26,325	26,325		
6054	CREDIT CARD PROCESSING FEES	5,800	5,800		
6060	DEQ ASSESSMENT FEES	15,660	15,660		
6065	DIG LINE EXPENSES	2,000	2,000		
6075	DUES & MEMBERSHIPS	2,000	2,000		
6110	INTEREST EXPENSE	2,500	2,500		
6125	LEGAL PUBLICATIONS	1,000	1,000		
6130	LIABILITY & PROPERTY INSURANCE	12,380	12,380		
6131	INSURANCE CLAIMS PAID	100	100		
6140	M & R / BLDGS & GROUNDS	11,000	11,000		
6142	M & R / EQUIPMENT	10,000		10,000	
6150	M & R / WATER SYSTEM	150,000		150,000	
6155	MEETINGS & COMMITTEES	800	800		
6160	MISCELLANEOUS EXPENSE	4,000	4,000		
6165	OFFICE SUPPLIES	1,600	1,600		
6190	POSTAGE & BILLING	1,660	1,660		
6202	PROFESSIONAL SERVICES	28,744	28,744		
6211	RENT - BUILDINGS & LAND	15,528	15,528		
6212	RENT - EQUIPMENT	1,000	1,000		
6230	SAFETY TRAINING & EQUIPMENT	2,500	2,500		
6255	TELEPHONE	6,200	6,200		
6175	SMALL TOOLS	13,400	13,400		
6265	TRAINING & SCHOOLING	6,500	6,500		
6270	TRAVEL EXPENSES	1,200	1,200		
6285	UNIFORMS	3,000	3,000		
6290	UTILITIES	115,700		115,700	
6300	FUEL	12,000	12,000		
6305	M & R / VEHICLE	5,000	5,000		
6325	WELL MONITORING EXPENSE	-	-		
6505	BANK FEES	6,000	6,000		
	Total Maintenance & Operations	\$ 469,052	\$ 193,352	\$ 275,700	\$ -

Capital Expenditures

6020	WATER FUND CAPITAL IMPROVEMENT	\$ 471,000			\$ 471,000
------	--------------------------------	------------	--	--	------------

COST ALLOCATION

6166	P, P & E - OPERATIONS	147,410		147,410	
6168	P, P & E - SYSTEM	-	-	-	-
Total Capital Expenditures		\$ 618,410	\$ -	\$ 147,410	\$ 471,000

Other Expenses

6015	BOND & LOAN PAYMENTS	360,000		60,700	299,300
6045	CONTINGENCY	200,000		100,000	100,000
6095	BAD DEBT EXPENSE	4,000	4,000		
6400	TRANSFERS OUT	-	-		
6500	CASH - OVER/SHORT	2,000	2,000		
Total Other Expenses		\$ 566,000	\$ 6,000	\$ 160,700	\$ 399,300

TOTAL BUDGET

\$ 2,129,775	\$ 675,665	\$ 583,810	\$ 870,300
---------------------	-------------------	-------------------	-------------------

SEWER FUND

CASH BALANCE

<u>ITEM</u>	<u>AMOUNT FUND 21</u>	<u>FISCAL YEAR</u>
YEAR END CASH	\$ 1,968,002	2013
PROJECTED INCOME	1,935,280	2014
PROJECTED EXPENSE	2,172,109	2014
YEAR END CASH	1,731,173	2014
BUDGETED INCOME	2,050,916	2015
BUDGETED EXPENSE	2,102,352	2015
BUDGETED CONTINGENCY	200,000	2015
YEAR END CASH	1,479,737	2015
<u>LIABILITIES AT END OF FY2013/14</u>		
Payoff KeyBank (10 years, 0%, 200,000/yr)	\$ -	
Developer Reimbursements Owed	\$ 2,040,534	
TOTAL	\$ 2,040,534	

The Sewer Fund is a revenue and cost center for the city-wide sewer collection system, the lagoon treatment facility, the membrane treatment facility and 520 acres of wastewater re-use land.

3% COLA & Bonus increases costs \$17,047.

SEWER FUND

MAJOR AND CAPITAL EXPENSES

ITEMS	13\14	14\15	15\16	16\17	17\18	18\19	19\20	20\21
Washer/Compactor Upgrade	570,000							
Farm Pump Panel	22,899							
Farm Utility Vehicle	13,949							
City Web Site	3,502	3,054						
Kuna 75 EDU Purchase (20 acre park)	194,025							
Hach DR 3900	3,294							
Autoclave	5,006							
SCADA Upgrade (42%-55k)	13,419							
Re-Fence Field 1	6,775							
Replace Ten Mile Cleanout	6,500							
Reuse Plan, Extend Master Plan		35,000	100,000					
S/L Arbor Trunk: Deerhorn to Ardell - 950'		182,500						
S/L Ardell: BOP LS to Arbor Trunk - 1300'			156,000					
Irrigation Main: West Well to Pond 9 (825')								61,900
North WWTP Reuse Project				150,000	150,000			
North WWTP Headworks						687,000		
Blower Replacement	8,750	240,000						
Replacement Lamps					60,000			
Replacement Membranes		80,000	80,000	80,000	80,000	80,000		
Lift Station Pump Around			20,000	20,000	20,000	20,000	20,000	20,000
West Well Tail Pipe								
Pickup, Vac Truck, Pickup		24,000			300,000	24,000		
SCADA Tower		21,000						
Fiber Optic Ten Mile)			42,000					
NWWTP Parking		16,000						
Locator (42%)		2,940						
Mini Excavator, Trailer (31.5%)			18,900	3,150				
Blade, Trencher, Auger, Blade				3,339				
Lagoon Transfer Pump			15,000					
Farm Tractor and Disc				55,000				
New Employees								
COLA		10,222						
Advancement and Longevity								
Misc Pumps, Motors, Equipment	64,890	68,842	70,907	73,034	75,226	77,482	79,807	82,201
TOTAL	913,009	683,558	502,807	384,523	685,226	888,482	99,807	164,101

SEWER FUND

ACCOUNT SUMMARY

City of Kuna
Revenue Budget
October 1, 2014 - September 30, 2015

Fund - 21 Sewer Fund

Account #	Account Title	FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Est. Revenue	FY2012-13 Revenue	FY2011-12 Revenue
Operating Revenue						
4600	SEWER USER FEE REVENUE	\$ 1,783,570	\$ 1,759,163	\$ 1,731,621	\$ 1,678,632	\$ 1,641,001
4640	SEWER FARM REVENUES	111,800	76,170	111,800	148,331	111,680
4185	MISCELLANEOUS INCOME	76,550	48,000	8,978	2,874	11,090
4550	SEWER LINE CONST. INSPECTIONS	2,500	2,500	2,719	3,587	-
4358	DEVELOPMENT SUPPORT SERVICES	2,000		1,540	1,109	
Total Revenues		\$ 1,976,420	\$ 1,885,833	\$ 1,856,658	\$ 1,834,533	\$ 1,763,771
NET OPERATING - (Decrease)		\$ 547,404	\$ 15,024	\$ 308,519	\$ 345,680	\$ 29,064

Account #	Account Title	FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Est. Revenue	FY2012-13 Revenue	FY2011-12 Revenue
Capital Revenue						
4505	NEW SERVICE CONNECTION	-	-	-	77,350	54,475
4606	REDUCED SEWER CONNECTION	72,796	124,200	77,047	91,195	35,884
4173	INTEREST REVENUE	1,700	1,700	1,575	1,537	1,717
4900	TRANSFERS IN	-	17,255	-	2,750	8,976
Total Revenues		\$ 74,496	\$ 143,155	\$ 78,622	\$ 172,832	\$ 101,052
NET CAPITAL - (Decrease)		\$ (479,004)	\$ (824,870)	\$ (544,015)	\$ 131,465	\$ (180,438)
CONTINGENCY - (Decrease)		(200,000)				

SEWER FUND

ACCOUNT SUMMARY

**City of Kuna
Expenditure Budget
October 1, 2014 - September 30, 2015**

**Fund - 21 Sewer Fund
Account # Account Title**

Personnel		FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Est. Expense	FY2012-13 Expense	FY2011-12 Expense
5005	SALARIES & WAGES - STAFF	\$ 450,842	\$ 478,847	\$ 376,754	\$ 445,822	\$ 405,937
5009	SALARIES & WAGES - SEASONAL	3,672	3,590	3,720	976	5,180
5800	OASDI - EMPLOYER	28,180	29,911	23,589	27,439	25,329
5810	MEDICARE - EMPLOYER	6,590	6,995	5,517	6,417	5,924
5820	GROUP MEDICAL INSURANCE	70,818	65,604	62,719	60,767	61,542
5830	GROUP LIFE INSURANCE	342	331	321	316	326
5840	PERSI - EMPLOYER 401(a)	51,725	55,222	40,021	46,827	42,249
5850	WORKER'S COMPENSATION INS	12,012	14,590	17,704	14,593	14,725
5860	GROUP DENTAL/VISION INSURANCE	5,757	6,870	6,167	5,987	5,932
6280	UNEMPLOYMENT EXPENSES	713	697	4,000	-	1,680
	Total Personnel Services	\$ 630,651	\$ 662,657	\$ 540,512	\$ 609,144	\$ 568,824

Maintenance & Operations

6025	JANITORIAL	\$ 3,900	\$ 3,000	\$ 2,119	\$ 2,063	\$ 1,398
6050	CONTRACT LABOR	2,500	2,500	625	-	-
6052	CONTRACT SERVICES	15,735	15,426	15,426	4,891	18,246
6054	CREDIT CARD PROCESSING FEES	-	-	-	-	-
6065	DIG LINE EXPENSES	2,000	2,000	970	532	424
6075	DUES & MEMBERSHIPS	2,025	2,025	1,532	1,661	1,388
6090	FARM ACCOUNT EXPENSES	51,000	51,000	45,850	122,775	103,867
6125	LEGAL PUBLICATIONS	1,000	1,000	529	1,371	233
6130	LIABILITY & PROPERTY INSURANCE	29,225	29,225	29,225	26,245	24,982
6131	INSURANCE CLAIMS PAID	-	-	-	-	-
6140	M & R / BLDGS & GROUNDS	23,900	23,900	12,365	5,847	3,593
6142	M & R / EQUIPMENT	58,000	58,000	45,668	57,156	43,095
6150	M & R / SEWER SYSTEM	205,000	198,000	196,000	210,911	195,144
6155	MEETINGS/COMMITTEES	1,200	1,231	571	183	
6160	MISCELLANEOUS EXPENSES	3,813	3,813	1,271	95	-

SEWER FUND

ACCOUNT SUMMARY

6165	OFFICE SUPPLIES	3,700	3,700	3,294	1,300	1,692
6175	SMALL TOOLS	19,000	22,795	23,101	13,159	17,313
6190	POSTAGE & BILLING	24,000	23,993	19,607	19,218	8,062
6202	PROFESSIONAL SERVICES	8,017	8,017	5,751	147	35,482
6211	RENT - BUILDINGS & LAND	19,600	17,978	17,976	17,705	18,844
6212	RENT - EQUIPMENT	1,750	1,753	1,106	870	888
6230	SAFETY TRAINING & EQUIPMENT	2,000	1,800	2,069	513	1,807
6255	TELEPHONE	13,500	13,500	12,275	12,215	12,608
6265	TRAINING & SCHOOLING	5,000	5,000	2,698	2,413	3,325
6270	TRAVEL EXPENSES	2,500	2,500	625	47	846
6285	UNIFORMS	3,000	3,000	2,013	2,595	2,205
6290	UTILITIES	238,000	238,000	252,583	215,895	193,540
6300	FUEL	24,000	16,000	23,309	29,212	21,153
6305	M & R / VEHICLE	11,000	10,000	12,042	6,105	5,142
6505	BANK FEES	12,000	11,000	11,672	11,061	8,684
Total Maintenance & Operations		\$ 786,365	\$ 770,156	\$ 742,272	\$ 766,185	\$ 723,961

Capital Expenditures

6020	SEWER FUND CAPITAL IMPROVEMENTS	\$ 553,500	\$ 764,025	\$ 616,964	\$ 41,367	\$ 251,490
6166	P, P & E - OPERATIONS	119,836	235,996	263,355	113,524	59,765
6168	P, P & E - SYSTEM	-	-	-	-	-
Total Capital Expenditures		\$ 673,336	\$ 1,000,021	\$ 880,319	\$ 154,891	\$ 311,255

Other Expenses

6015	ANNUAL BOND RETIREMENT PAYMENT	-	200,000	-	-	382,157
6045	CONTINGENCY FUND	200,000	200,000	1,673	-	30,000
6095	BAD DEBT EXPENSE	4,000	4,000	1,333	76	-
6400	TRANSFERS OUT	6,000	4,000	4,000	-	-
6500	CASH - OVER/SHORT	2,000	2,000	2,000	-	-
Total Other Expenses		\$ 212,000	\$ 410,000	\$ 9,006	\$ 76	\$ 412,157

TOTAL BUDGET

\$ 2,302,352	\$ 2,842,834	\$ 2,172,109	\$ 1,530,296	\$ 2,016,197
---------------------	---------------------	---------------------	---------------------	---------------------

SEWER FUND NOTES

SEWER FUND

SEWER FUND

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	EXPENDITURE DETAILS	AMOUNT
21-5009	IRRIGATION / SEASONAL SEWER FARM		21-6142	M&R / EQUIPMENT	
	Seasonal farm labor (To Silver Butte)	-		FY2011/12	43,095
	Seasonal lawn maintenance (w/o benefits)	3,590		FY2012/13	57,156
	COLA + Bonus	17,047		FY2013/14 - Projected for old system	18,182
	2 Raises	12,615		FY2013/14 - Projected for new plant	27,668
	TOTAL	29,662		FY2014/15 - Projected for old system	23,000
21-6050	CONTRACT LABOR			FY2014/15 - Projected for new plant	35,000
	Use Personnel Plus for Temporary Labor			TOTAL	58,000
21-6052	CONTRACT SERVICES		21-6150	M & R / SEWER SYSTEM	
	Safelink (42%)	877		FY2011/12	195,144
	ITG / Integranet - Computer Support (22%)	1,799		FY2012/13	210,911
	Fisher Document Systems	375		FY2013/14 - Projected for old system	42,556
	Caselle - Billing Software Support (29%)	3,701		FY2013/14 - Projected for new plant - Chemical	82,272
	AutoCAD/DLT Solutions (42%)	590		FY2013/14 - Projected for new plant - Sludge	22,946
	Reserve for IT Support (29%)	5,500		FY2013/14 - Projected for new plant - R&M	12,724
	IT Support Increase (29%)	2,584		FY2013/14 - Projected for new plant - Lab	20,452
	TOTAL + 2% inflation and growth	15,735		FY2013/14 - Projected for new plant - Generator Fuel	7,147
21-6075	DUES AND MEMBERSHIP FEES			FY2013/14 - Projected for new plant - Solid Waste	810
	Northwest Membrane Operators	50		FY2013/14 - Projected for new plant - SCADA	3,040
	WEF	82		FY2013/14 - Projected for new plant - Misc.	4,053
	AIC	30			196,000
	American Planning Assoc.	68		FY2014/15 - Projected for old system (103% of 2009)	43,485
	Public Works Assoc.	17		FY2014/15 - Projected for new plant - Chemical	83,864
	IBOL	1,477		FY2014/15 - Projected for new plant - Sludge	26,919
	AWWA	81		FY2014/15 - Projected for new plant - R&M	13,460
	Idaho Rural Water	220		FY2014/15 - Projected for new plant - Lab	21,742
	TOTAL	2,025		FY2014/15 - Projected for new plant - Generator Fuel	8,283
21-6140	M&R / BLDGS & GROUNDS			FY2014/15 - Projected for new plant - Solid Waste	1,035
	FY2011/12	3,593		FY2014/15 - Projected for new plant - SCADA	2,071
	FY2012/13	5,847		FY2014/15 - Projected for new plant - Misc.	4,141
	FY2013/14 - Projected for old system	3,570		TOTAL	205,000
	FY2013/14 - Projected for new plant	8,795			
	FY2014/15 - Projected for old system	6,900	21-6130	LIABILITY AND PROPERTY INSURANCE	
	FY2014/15 - Projected for new plant	17,000		ICRMP (54.1%-49.3k)	26,442
	TOTAL	23,900			

SEWER FUND NOTES

SEWER FUND

SEWER FUND

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	EXPENDITURE DETAILS	AMOUNT
21-6160	MISCELLANEOUS EXPENSE				
	Unspecified Items	3,500	21-6211	RENT - BUILDINGS & LAND	
	Mayor's Support	250		City Hall (32.89% - 54,995)	18,088
	Kuna Days Float	63		ACHD Shop (28% - 5,400)	1,512
	TOTAL	3,813		TOTAL	19,600
21-6175	SMALL TOOLS		21-6255	TELEPHONE	
	FY2014/15			Verizon Wireless	6,555
	GIS Data Download (42%)	504		Century Link (922-1136, 922-3397)	712
				Integra Telecom (at NWWTP & City Hall)	5,008
	Misc Tools	18,496		Employee Reimbursement (-2590)	1,225
	TOTAL	19,000		TOTAL	13,500
	FY2013/14		6090	FARM ACCOUNT EXPENSES	
	GIS Data Download (42%)	59		Idaho Power (53,804 in 2011)	6,000
	Autoclave	5,006		Chlorine (21214 in 2011)	22,000
	Hach DR 3900	3,294		Lab (2,666 in 2011)	5,000
	Handheld GPS	-		Fuel (367 in 2011)	2,000
	IT Project Computers (42%)	420		Misc	16,000
	IT Project Vehicle Control (29.95%)	1,348		TOTAL 2010	51,000
	IT Project ESRI	263			
	Misc Tools	12,711			
	TOTAL	23,101	21-6290	UTILITIES EXPENSE (Id Power is requesting 14% in 2014)	
21-6202	PROFESSIONAL ENGINEERING SERVICES			FY2011/12	193,540
	Does not include subdivision plan review - billed to developer			FY2012/13	215,895
	Does not include capital projects - billed with project			FY2013/14 - Projected	252,583
	FY2014/15			FY2014/15 - Projected	238,000
	Audit (32.89%-6.8k)	2,596			
	Codification	421		TOTAL	238,000
	Misc -	4,579			
	TOTAL	7,596			
	FY2013/14		20-6190	POSTAGE & BILLING	
	Codification	421		Postage (32.89% - 6229)	1,763
	Audit (32.89%-6.65k)	2,596		Valli Information Systems - (48.17% - 36k)	22,230
	Misc -	5,000		TOTAL	23,993
	TOTAL	8,017			

SEWER FUND NOTES

SEWER FUND

SEWER FUND

FD-ACCT	REVENUE DETAILS	AMOUNT	FD-ACCT	REVENUE DETAILS	AMOUNT
21-4600	SEWER USER FEE REVENUE		21-4640	SEWER FARM REVENUES	
	FY2011/12	1,641,001		FY2011/12	111,680
	FY2012/13	1,678,632		FY2012/13	148,331
	FY2013/14 - Projected	1,731,621		FY2013/14 - Projected	111,800
	FY2014/15 - Projected (2% growth, 1% Inflation)	1,783,570		FY2014/15 - Silver Butte Rent	60,000
				FY2014/15 - Silver Butte Power Share	51,230
	TOTAL	1,783,570			
21-4505	NEW SERVICE CONNECTION (To City)			FY2014/15 - Durrant Ten Mile	570
	FY2011/12	54,475		TOTAL	111,800
	FY2012/13	77,350	21-4173	INTEREST / STATE INV. POOL	
	FY2013/14 - Projected	-		FY2011/12	1,717
	FY2014/15 - Projected	-		FY2012/13	1,537
	TOTAL	-		FY2013/14 - Projected	1,575
21-4606	REDUCED SEWER CONNECTION (To City)			FY2014/15 - Projected	1,700
	FY2011/12	35,884		TOTAL	1,700
	FY2012/13	91,195	21-4185	MISCELLANEOUS INCOME	
	FY2013/14 - Projected	77,047		FY2014/15 - Projected	
	FY2014/15 (80 EDUs Pre-paid x 0)	-		Idaho Power Blower Rebate	76,550
	FY2014/15 (8 EDUs Open-paid x 500)	4,000		TOTAL	76,550
	FY2014/15 (63 EDUs Redeemed x 1092)	68,796	21-4900	TRANSFERS IN	
	TOTAL	72,796		FY2014/15	-
21-4358	DEVELOPMENT SUPPORT SERVICES				
	FY2014/15			Admin Fees (To Sewer Fund)	-
	Plan Review Fees	2,000		TOTAL	-
	TOTAL	2,000		FY2013/14	
	FY2013/14			Summit Lift Station (To City)	-
	Plan Review Fees	1,540		Admin Fees (To City)	-
	TOTAL	1,540		TOTAL	-

FARM LEASES

ITEM	LEASE	LESSEE	TERM	START DATE	AUTOMATIC RENEWAL	NOTICE DATE	ACRES	PAYMENT DATES	RENT / AC
1	Lagoon Farm	Silver Butte Holsteins, Inc.	Annual	8-Nov-10	yes	Oct. 31	396	Mar,Jun,Jul,Aug,Sep	189
2	Lake Hazel - East	Big "D" Ranch, Inc.	10-year	7-Mar-08	no	DNA	64.4	Apr	50
3	Lake Hazel - West	Provost Farms, LLC	Annual	19-Apr-11	yes	Aug. 31	40	May,Dec	77
4	NWWTP - Pivot	Big "D" Ranch, Inc.	Annual	19-Apr-11	yes	Jul. 31	3.8	Apr,Oct	100

PI FUND

CASH BALANCE

<u>ITEM</u>	<u>AMOUNT</u> <u>FUND 25</u>	<u>FISCAL</u> <u>YEAR</u>
YEAR END CASH	\$ 936,553	2013
PROJECTED INCOME	631,568	2014
PROJECTED EXPENSE	579,539	2014
YEAR END CASH	988,582	2014
BUDGETED INCOME	664,736	2015
BUDGETED EXPENSE	707,270	2015
BUDGETED CONTINGENCY	150,000	2015
YEAR END CASH	796,048	2015
LIABILITIES AT END OF FY2013/14		
Bonded Debt	\$ -	
Developer Reimbursements Owed	\$ 512,562	
TOTAL	\$ 512,562	

The Pressure Irrigation Fund is a revenue and cost center for both Municipal Gravity and Municipal Pressure Irrigation systems. The fund shares its director, personnel and many of its expenses with the Water Fund.

SEWER FUND

MAJOR AND CAPITAL EXPENSES

ITEMS	13\14	14\15	15\16	16\17	17\18	18\19	19\20	20\21
Washer/Compactor Upgrade	570,000							
Farm Pump Panel	22,899							
Farm Utility Vehicle	13,949							
City Web Site	3,502	3,054						
Kuna 75 EDU Purchase (20 acre park)	194,025							
Hach DR 3900	3,294							
Autoclave	5,006							
SCADA Upgrade (42%-55k)	13,419							
Re-Fence Field 1	6,775							
Replace Ten Mile Cleanout	6,500							
Reuse Plan, Extend Master Plan		35,000	100,000					
S/L Arbor Trunk: Deerhorn to Ardell - 950'		182,500						
S/L Ardell: BOP LS to Arbor Trunk - 1300'			156,000					
Irrigation Main: West Well to Pond 9 (825')								61,900
North WWTP Reuse Project				150,000	150,000			
North WWTP Headworks						687,000		
Blower Replacement	8,750	240,000						
Replacement Lamps					60,000			
Replacement Membranes		80,000	80,000	80,000	80,000	80,000		
Lift Station Pump Around			20,000	20,000	20,000	20,000	20,000	20,000
West Well Tail Pipe								
Pickup, Vac Truck, Pickup		24,000			300,000	24,000		
SCADA Tower		21,000						
Fiber Optic Ten Mile)			42,000					
NWWTP Parking		16,000						
Locator (42%)		2,940						
Mini Excavator, Trailer (31.5%)			18,900	3,150				
Blade, Trencher, Auger, Blade				3,339				
Lagoon Transfer Pump			15,000					
Farm Tractor and Disc				55,000				
New Employees								
COLA		10,222						
Advancement and Longevity								
Misc Pumps, Motors, Equipment	64,890	68,842	70,907	73,034	75,226	77,482	79,807	82,201
TOTAL	913,009	683,558	502,807	384,523	685,226	888,482	99,807	164,101

SEWER FUND

ACCOUNT SUMMARY

City of Kuna
Revenue Budget
October 1, 2014 - September 30, 2015

Fund - 21 Sewer Fund

Account #	Account Title	FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Est. Revenue	FY2012-13 Revenue	FY2011-12 Revenue
Operating Revenue						
4600	SEWER USER FEE REVENUE	\$ 1,783,570	\$ 1,759,163	\$ 1,731,621	\$ 1,678,632	\$ 1,641,001
4640	SEWER FARM REVENUES	111,800	76,170	111,800	148,331	111,680
4185	MISCELLANEOUS INCOME	76,550	48,000	8,978	2,874	11,090
4550	SEWER LINE CONST. INSPECTIONS	2,500	2,500	2,719	3,587	-
4358	DEVELOPMENT SUPPORT SERVICES	2,000		1,540	1,109	
Total Revenues		\$ 1,976,420	\$ 1,885,833	\$ 1,856,658	\$ 1,834,533	\$ 1,763,771
NET OPERATING - (Decrease)		\$ 547,404	\$ 15,024	\$ 308,519	\$ 345,680	\$ 29,064

Account #	Account Title	FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Est. Revenue	FY2012-13 Revenue	FY2011-12 Revenue
Capital Revenue						
4505	NEW SERVICE CONNECTION	-	-	-	77,350	54,475
4606	REDUCED SEWER CONNECTION	72,796	124,200	77,047	91,195	35,884
4173	INTEREST REVENUE	1,700	1,700	1,575	1,537	1,717
4900	TRANSFERS IN	-	17,255	-	2,750	8,976
Total Revenues		\$ 74,496	\$ 143,155	\$ 78,622	\$ 172,832	\$ 101,052
NET CAPITAL - (Decrease)		\$ (479,004)	\$ (824,870)	\$ (544,015)	\$ 131,465	\$ (180,438)
CONTINGENCY - (Decrease)		(200,000)				

SEWER FUND

ACCOUNT SUMMARY

City of Kuna
Expenditure Budget
October 1, 2014 - September 30, 2015

Fund - 21 Sewer Fund
Account # Account Title

Personnel		FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Est. Expense	FY2012-13 Expense	FY2011-12 Expense
5005	SALARIES & WAGES - STAFF	\$ 450,842	\$ 478,847	\$ 376,754	\$ 445,822	\$ 405,937
5009	SALARIES & WAGES - SEASONAL	3,672	3,590	3,720	976	5,180
5800	OASDI - EMPLOYER	28,180	29,911	23,589	27,439	25,329
5810	MEDICARE - EMPLOYER	6,590	6,995	5,517	6,417	5,924
5820	GROUP MEDICAL INSURANCE	70,818	65,604	62,719	60,767	61,542
5830	GROUP LIFE INSURANCE	342	331	321	316	326
5840	PERSI - EMPLOYER 401(a)	51,725	55,222	40,021	46,827	42,249
5850	WORKER'S COMPENSATION INS	12,012	14,590	17,704	14,593	14,725
5860	GROUP DENTAL/VISION INSURANCE	5,757	6,870	6,167	5,987	5,932
6280	UNEMPLOYMENT EXPENSES	713	697	4,000	-	1,680
	Total Personnel Services	\$ 630,651	\$ 662,657	\$ 540,512	\$ 609,144	\$ 568,824

Maintenance & Operations

6025	JANITORIAL	\$ 3,900	\$ 3,000	\$ 2,119	\$ 2,063	\$ 1,398
6050	CONTRACT LABOR	2,500	2,500	625	-	-
6052	CONTRACT SERVICES	15,735	15,426	15,426	4,891	18,246
6054	CREDIT CARD PROCESSING FEES	-	-	-	-	-
6065	DIG LINE EXPENSES	2,000	2,000	970	532	424
6075	DUES & MEMBERSHIPS	2,025	2,025	1,532	1,661	1,388
6090	FARM ACCOUNT EXPENSES	51,000	51,000	45,850	122,775	103,867
6125	LEGAL PUBLICATIONS	1,000	1,000	529	1,371	233
6130	LIABILITY & PROPERTY INSURANCE	29,225	29,225	29,225	26,245	24,982
6131	INSURANCE CLAIMS PAID	-	-	-	-	-
6140	M & R / BLDGS & GROUNDS	23,900	23,900	12,365	5,847	3,593
6142	M & R / EQUIPMENT	58,000	58,000	45,668	57,156	43,095
6150	M & R / SEWER SYSTEM	205,000	198,000	196,000	210,911	195,144
6155	MEETINGS/COMMITTEES	1,200	1,231	571	183	
6160	MISCELLANEOUS EXPENSES	3,813	3,813	1,271	95	-

SEWER FUND

ACCOUNT SUMMARY

6165	OFFICE SUPPLIES	3,700	3,700	3,294	1,300	1,692
6175	SMALL TOOLS	19,000	22,795	23,101	13,159	17,313
6190	POSTAGE & BILLING	24,000	23,993	19,607	19,218	8,062
6202	PROFESSIONAL SERVICES	8,017	8,017	5,751	147	35,482
6211	RENT - BUILDINGS & LAND	19,600	17,978	17,976	17,705	18,844
6212	RENT - EQUIPMENT	1,750	1,753	1,106	870	888
6230	SAFETY TRAINING & EQUIPMENT	2,000	1,800	2,069	513	1,807
6255	TELEPHONE	13,500	13,500	12,275	12,215	12,608
6265	TRAINING & SCHOOLING	5,000	5,000	2,698	2,413	3,325
6270	TRAVEL EXPENSES	2,500	2,500	625	47	846
6285	UNIFORMS	3,000	3,000	2,013	2,595	2,205
6290	UTILITIES	238,000	238,000	252,583	215,895	193,540
6300	FUEL	24,000	16,000	23,309	29,212	21,153
6305	M & R / VEHICLE	11,000	10,000	12,042	6,105	5,142
6505	BANK FEES	12,000	11,000	11,672	11,061	8,684
Total Maintenance & Operations		\$ 786,365	\$ 770,156	\$ 742,272	\$ 766,185	\$ 723,961

Capital Expenditures

6020	SEWER FUND CAPITAL IMPROVEMENTS	\$ 553,500	\$ 764,025	\$ 616,964	\$ 41,367	\$ 251,490
6166	P, P & E - OPERATIONS	119,836	235,996	263,355	113,524	59,765
6168	P, P & E - SYSTEM	-	-	-	-	-
Total Capital Expenditures		\$ 673,336	\$ 1,000,021	\$ 880,319	\$ 154,891	\$ 311,255

Other Expenses

6015	ANNUAL BOND RETIREMENT PAYMENT	-	200,000	-	-	382,157
6045	CONTINGENCY FUND	200,000	200,000	1,673	-	30,000
6095	BAD DEBT EXPENSE	4,000	4,000	1,333	76	-
6400	TRANSFERS OUT	6,000	4,000	4,000	-	-
6500	CASH - OVER/SHORT	2,000	2,000	2,000	-	-
Total Other Expenses		\$ 212,000	\$ 410,000	\$ 9,006	\$ 76	\$ 412,157

TOTAL BUDGET

\$ 2,302,352	\$ 2,842,834	\$ 2,172,109	\$ 1,530,296	\$ 2,016,197
---------------------	---------------------	---------------------	---------------------	---------------------

SEWER FUND NOTES

SEWER FUND

SEWER FUND

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	EXPENDITURE DETAILS	AMOUNT
21-5009	IRRIGATION / SEASONAL SEWER FARM		21-6142	M&R / EQUIPMENT	
	Seasonal farm labor (To Silver Butte)	-		FY2011/12	43,095
	Seasonal lawn maintenance (w/o benefits)	3,590		FY2012/13	57,156
	COLA + Bonus	17,047		FY2013/14 - Projected for old system	18,182
	2 Raises	12,615		FY2013/14 - Projected for new plant	27,668
	TOTAL	29,662		FY2014/15 - Projected for old system	23,000
21-6050	CONTRACT LABOR			FY2014/15 - Projected for new plant	35,000
	Use Personnel Plus for Temporary Labor			TOTAL	58,000
21-6052	CONTRACT SERVICES		21-6150	M & R / SEWER SYSTEM	
	Safelink (42%)	877		FY2011/12	195,144
	ITG / Integranet - Computer Support (22%)	1,799		FY2012/13	210,911
	Fisher Document Systems	375		FY2013/14 - Projected for old system	42,556
	Caselle - Billing Software Support (29%)	3,701		FY2013/14 - Projected for new plant - Chemical	82,272
	AutoCAD/DLT Solutions (42%)	590		FY2013/14 - Projected for new plant - Sludge	22,946
	Reserve for IT Support (29%)	5,500		FY2013/14 - Projected for new plant - R&M	12,724
	IT Support Increase (29%)	2,584		FY2013/14 - Projected for new plant - Lab	20,452
	TOTAL + 2% inflation and growth	15,735		FY2013/14 - Projected for new plant - Generator Fuel	7,147
21-6075	DUES AND MEMBERSHIP FEES			FY2013/14 - Projected for new plant - Solid Waste	810
	Northwest Membrane Operators	50		FY2013/14 - Projected for new plant - SCADA	3,040
	WEF	82		FY2013/14 - Projected for new plant - Misc.	4,053
	AIC	30			196,000
	American Planning Assoc.	68		FY2014/15 - Projected for old system (103% of 2009)	43,485
	Public Works Assoc.	17		FY2014/15 - Projected for new plant - Chemical	83,864
	IBOL	1,477		FY2014/15 - Projected for new plant - Sludge	26,919
	AWWA	81		FY2014/15 - Projected for new plant - R&M	13,460
	Idaho Rural Water	220		FY2014/15 - Projected for new plant - Lab	21,742
	TOTAL	2,025		FY2014/15 - Projected for new plant - Generator Fuel	8,283
21-6140	M&R / BLDGS & GROUNDS			FY2014/15 - Projected for new plant - Solid Waste	1,035
	FY2011/12	3,593		FY2014/15 - Projected for new plant - SCADA	2,071
	FY2012/13	5,847		FY2014/15 - Projected for new plant - Misc.	4,141
	FY2013/14 - Projected for old system	3,570		TOTAL	205,000
	FY2013/14 - Projected for new plant	8,795			
	FY2014/15 - Projected for old system	6,900	21-6130	LIABILITY AND PROPERTY INSURANCE	
	FY2014/15 - Projected for new plant	17,000		ICRMP (54.1%-49.3k)	26,442
	TOTAL	23,900			

SEWER FUND NOTES

SEWER FUND

SEWER FUND

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	EXPENDITURE DETAILS	AMOUNT
21-6160	MISCELLANEOUS EXPENSE				
	Unspecified Items	3,500	21-6211	RENT - BUILDINGS & LAND	
	Mayor's Support	250		City Hall (32.89% - 54,995)	18,088
	Kuna Days Float	63		ACHD Shop (28% - 5,400)	1,512
	TOTAL	3,813		TOTAL	19,600
21-6175	SMALL TOOLS		21-6255	TELEPHONE	
	FY2014/15			Verizon Wireless	6,555
	GIS Data Download (42%)	504		Century Link (922-1136, 922-3397)	712
				Integra Telecom (at NWWTP & City Hall)	5,008
	Misc Tools	18,496		Employee Reimbursement (-2590)	1,225
	TOTAL	19,000		TOTAL	13,500
	FY2013/14		6090	FARM ACCOUNT EXPENSES	
	GIS Data Download (42%)	59		Idaho Power (53,804 in 2011)	6,000
	Autoclave	5,006		Chlorine (21214 in 2011)	22,000
	Hach DR 3900	3,294		Lab (2,666 in 2011)	5,000
	Handheld GPS	-		Fuel (367 in 2011)	2,000
	IT Project Computers (42%)	420		Misc	16,000
	IT Project Vehicle Control (29.95%)	1,348		TOTAL 2010	51,000
	IT Project ESRI	263			
	Misc Tools	12,711			
	TOTAL	23,101	21-6290	UTILITIES EXPENSE (Id Power is requesting 14% in 2014)	
21-6202	PROFESSIONAL ENGINEERING SERVICES			FY2011/12	193,540
	Does not include subdivision plan review - billed to developer			FY2012/13	215,895
	Does not include capital projects - billed with project			FY2013/14 - Projected	252,583
	FY2014/15			FY2014/15 - Projected	238,000
	Audit (32.89%-6.8k)	2,596			
	Codification	421		TOTAL	238,000
	Misc -	4,579			
	TOTAL	7,596			
	FY2013/14		20-6190	POSTAGE & BILLING	
	Codification	421		Postage (32.89% - 6229)	1,763
	Audit (32.89%-6.65k)	2,596		Valli Information Systems - (48.17% - 36k)	22,230
	Misc -	5,000		TOTAL	23,993
	TOTAL	8,017			

SEWER FUND NOTES

SEWER FUND

SEWER FUND

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	EXPENDITURE DETAILS	AMOUNT
			21-6020	SEWER FUND CAPITAL IMPROVEMENTS	
				FY2014/15	
				Deerhorn Gravity Line (1460')	182,500
				Blower Project	240,000
21-6505	BANK FEES			Reuse Plan	35,000
	Jack Henry(38.79%)	12,000		Replacement Membranes	80,000
	Authorize.Net (38.79%)				
	Merchant CC Fees (38.79%)			NWWTP Parking	16,000
	PERSI Fees (38.79%)			TOTAL	553,500
	Inflation Adjustment (3%)			FY2013/14	
	TOTAL	12,000		Washer/Compactor Upgrade	570,000
21-6166	PROPERTY, PLANT & EQUIPMENT - OPERATIONS		21-6015	Farm Utility Vehicle	13,949
	FY2014/15			Re-fence Field 1	6,775
	Misc Pumps Motors, Equipment	68,842		West Well Electrical Panel	19,740
	City Web Site (31.5%)	3,054		Replace Ten Mile Cleanout	6,500
	Replacement Pickup	24,000		TOTAL	616,964
	SCADA Tower	21,000			
	Locator (42%)	2,940			
			21-6045	CONTINGENCY	
	TOTAL	119,836		Allocation For Unforeseen Emergencies	200,000
	FY2013/14		21-6095	BAD DEBT EXPENSE	4,000
	Misc Pumps Motors, Equipment	36,000		Un-collectible sewer billings	
	GPS Handheld	3,442			
	Kuna 75 EDU Purchase	194,025	21-6400	TRANSFERS OUT	
	Farm Pump Control Panel	3,159		FY2014/15	-
	SCADA Upgrade (55k-.42,.42,.16)	13,419		Water for north plant	6,000
	Blower Replacement	8,750		TOTAL	6,000
	Mobile Mapping Prfoject	567		FY2013/14	
	City Web Site (29.95%)	3,502		Water for north plant	4,000
	AutoCAD License	491		TOTAL	4,000
	TOTAL	263,355			

SEWER FUND NOTES

SEWER FUND

SEWER FUND

FD-ACCT	REVENUE DETAILS	AMOUNT	FD-ACCT	REVENUE DETAILS	AMOUNT
21-4600	SEWER USER FEE REVENUE		21-4640	SEWER FARM REVENUES	
	FY2011/12	1,641,001		FY2011/12	111,680
	FY2012/13	1,678,632		FY2012/13	148,331
	FY2013/14 - Projected	1,731,621		FY2013/14 - Projected	111,800
	FY2014/15 - Projected (2% growth, 1% Inflation)	1,783,570		FY2014/15 - Silver Butte Rent	60,000
				FY2014/15 - Silver Butte Power Share	51,230
	TOTAL	1,783,570			
21-4505	NEW SERVICE CONNECTION (To City)			FY2014/15 - Durrant Ten Mile	570
	FY2011/12	54,475		TOTAL	111,800
	FY2012/13	77,350	21-4173	INTEREST / STATE INV. POOL	
	FY2013/14 - Projected	-		FY2011/12	1,717
	FY2014/15 - Projected	-		FY2012/13	1,537
	TOTAL	-		FY2013/14 - Projected	1,575
21-4606	REDUCED SEWER CONNECTION (To City)			FY2014/15 - Projected	1,700
	FY2011/12	35,884		TOTAL	1,700
	FY2012/13	91,195	21-4185	MISCELLANEOUS INCOME	
	FY2013/14 - Projected	77,047		FY2014/15 - Projected	
	FY2014/15 (80 EDUs Pre-paid x 0)	-		Idaho Power Blower Rebate	76,550
	FY2014/15 (8 EDUs Open-paid x 500)	4,000		TOTAL	76,550
	FY2014/15 (63 EDUs Redeemed x 1092)	68,796	21-4900	TRANSFERS IN	
	TOTAL	72,796		FY2014/15	-
21-4358	DEVELOPMENT SUPPORT SERVICES				
	FY2014/15			Admin Fees (To Sewer Fund)	-
	Plan Review Fees	2,000		TOTAL	-
	TOTAL	2,000		FY2013/14	
	FY2013/14			Summit Lift Station (To City)	-
	Plan Review Fees	1,540		Admin Fees (To City)	-
	TOTAL	1,540		TOTAL	-

FARM LEASES

ITEM	LEASE	LESSEE	TERM	START DATE	AUTOMATIC RENEWAL	NOTICE DATE	ACRES	PAYMENT DATES	RENT / AC
1	Lagoon Farm	Silver Butte Holsteins, Inc.	Annual	8-Nov-10	yes	Oct. 31	396	Mar,Jun,Jul,Aug,Sep	189
2	Lake Hazel - East	Big "D" Ranch, Inc.	10-year	7-Mar-08	no	DNA	64.4	Apr	50
3	Lake Hazel - West	Provost Farms, LLC	Annual	19-Apr-11	yes	Aug. 31	40	May,Dec	77
4	NWWTP - Pivot	Big "D" Ranch, Inc.	Annual	19-Apr-11	yes	Jul. 31	3.8	Apr,Oct	100

WELL MITIGATION

CASH BALANCE

<u>ITEM</u>	<u>AMOUNT</u> <u>FUND 19</u>	<u>FISCAL</u> <u>YEAR</u>
YEAR END CASH	\$ 250,662	2013
PROJECTED INCOME	250	2014
PROJECTED EXPENSE	-	2014
YEAR END CASH	250,912	2014
BUDGETED INCOME	250	2015
BUDGETED EXPENSE	-	2015
BUDGETED CONTINGENCY	250,000	2015
YEAR END CASH	1,162	2015

The WELL MITIGATION FUND was created to fulfill the terms of an agreement to settle protests to the city's 2003 water right application. The maximum amount to be set aside is \$250,000 and the funds are to mitigate any damage to protestant's wells or provide for their connection to City services. The agreement expires September 2, 2017, after which time remaining funds are transferred to the Water Fund.

ACCOUNT SUMMARY

**City of Kuna
Revenue Budget
October 1, 2014 - September 30, 2015**

Fund - 19 Well Mitigation Fund

Account #	Account Title	FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Revenue	FY2012-13 Revenue	FY2011-12 Revenue
Operating Revenue						
	Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
	NET OPERATING - (Decrease)	\$ -	\$ -	\$ -	\$ -	\$ -

Account #	Account Title	FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Revenue	FY2012-13 Revenue	FY2011-12 Revenue
Capital Revenue						
4500	WELL MITIGATION FEE	\$ -	\$ -	\$ -	\$ 750	\$ 11,125
4173	INTEREST REVENUE	250	250	250	211	202
4900	TRANSFERS IN	-	-	-	59,066	-
	Total Revenues	\$ 250	\$ 250	\$ 250	\$ 60,027	\$ 11,327
	NET CAPITAL - (Decrease)	\$ (249,750)	\$ (249,750)	\$ 250	\$ 60,027	\$ 11,327

ACCOUNT SUMMARY

City of Kuna
Expenditure Budget
October 1, 2014 - September 30, 2015

Fund - 19 Well Mitigation Fund
Account # Account Title

		FY2014-15	FY2013-14	FY2013-14	FY2012-13	FY2011-12
		Budget	Budget	Expense	Expense	Expense
6160	MISCELLANEOUS EXPENSE	-	-	-	-	-
Total Maintenance & Operations		\$ -				

Capital Expenditures

6020	CAPITAL IMPROVEMENTS	\$ -	\$ -	\$ -	\$ -	\$ -
Total Capital Expenditures		\$ -				

Other Expenses

6045	CONTINGENCY FUND	\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -
Total Other Expenses		\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -
TOTAL BUDGET		\$ 250,000	\$ 250,000	\$ -	\$ -	\$ -

WELL MITIGATION NOTES

WELL MITIGATION FUND

WELL MITIGATION FUND

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	REVENUE DETAILS	AMOUNT
19-6020	CAPITAL IMPROVEMENTS		19-4500	WELL MITIGATION FEE	
	FY 2011/12			FY 2011/12	11,125
	FY2012/13			FY2012/13	750
	FY 2013/14	-		FY 2013/14	-
	FY 2014/15			FY 2014/15	-
	TOTAL	-		TOTAL	-
19-6045	CONTINGENCY		19-4173	INTEREST REVENUE	
	FY 2011/12	-		FY 2011/12	\$ 202
	FY2012/13	-		FY2012/13	211
	FY 2013/14	-		FY 2013/14	250
	FY 2014/15	250,000		FY 2014/15	250
	TOTAL	250,000		TOTAL	250
			19-4900	TRANSFERS IN	
				FY 2011/12	\$ -
				FY 2012/13 From Water Fund	59,066
				FY 2013/14	-
				FY 2014/15	-
				TOTAL	-

LATE COMERS FUND

CASH BALANCE

<u>ITEM</u>	<u>AMOUNT</u> <u>FUND 19</u>	<u>FISCAL</u> <u>YEAR</u>
YEAR END CASH	\$ 75,317	2013
PROJECTED INCOME	459,050	2014
PROJECTED EXPENSE	458,351	2014
YEAR END CASH	76,016	2014
BUDGETED INCOME	459,050	2015
BUDGETED EXPENSE	458,851	2015
BUDGETED CONTINGENCY	-	2015
YEAR END CASH	76,215	2015
Debt At End Of FY 2014		
Sewer	2,057,797	
Water	1,040,035	
PI	<u>512,562</u>	
TOTAL	3,610,394	Including amount City is eligible to recover.

The Late-Comer's Fund is established to refund developers for construction of over-sized water, sewer and pressure irrigation trunklines in accordance w/ adopted policies. The fund also processes payments for agreements approved under earlier policies. The revenue for this Fund is provided from connection fees collected in relation to sewer interceptor, water trunkline and PI trunkline fees. The City also reimburses itself for construction of interceptors, trunklines and mains.

LATE COMERS FUND

AGREEMENT PAYMENTS

ITEMS	13\14	14\15	15\16	16\17	17\18	18\19
	PROJECTED REIMBURSEMENT		REIMBURSEMENT AVERAGED TO END OF CONTRACT			
Outpost SL (2004)	-					
Columbia/Linder WL (2006)	-	-	-			
Danskin LS (2007)	15,000	18,000	778,859	778,859		
Kelleher PIL (2007)	-	1,236	1,236	1,236		
Greyhawk WL (2008)	32,439	47,684				
Denali SL (2008)	26,537	1,670				
Galiano WL (2008)	8,656	3,513				
Galiano SL (2008)	45,567	45,567	41,752	41,752	41,752	
Danskin WL (2009)	30,027	28,510	19,371	19,371	19,371	19,371
Crimson PS (2009)	40,065					
Crimson 4 WL (2009)	19,280	4,041				
Crimson 4 SL (2009)	3,015	11,302				
Zatica 2 PIL (2010)	13,178					
Tomorrow 3 PIL (2010)	2,808	7,332				
Boise/Porter PIL (2010)	50,966					
Ten Mile/Ardell WL (2011)	143,871	72,608	45,144	45,144	45,144	45,144
Walgreens PIL (2011)	13,284	13,284	9,377	9,377	9,377	9,377
Profile WL (2011)	27,890	26,481	19,415	19,415	19,415	19,415
Profile SL (2011)	54,957	54,957	34,142	34,142	34,142	34,142
Avalon/Linder WL (2011)	122,474					
Boise/Ten Mile PIL (2011)	105,678	39,209	20,663	20,663	20,663	20,663
Mason Creek WL (2011)	6,196	5,883	4,313	4,313	4,313	4,313
Sego Prairie Etal	32,621					
Min Springs 2 PIL	5,901	5,901	4,748	4,748	4,748	4,748
Crimson North WL	3770	3,580	2,486	2,486	2,486	2,486
Crimson North PIL	1499	1,499	1,378	1,378	1,378	1,378
Fine Screen	175000	17,263				
Old Town PIL		79,146				
Boise St PIL (2014)						
School St PIL (2014)						
Linder/Hillgreen WL (2014)						
Titan WL (2014)						
Well 11						
Well 6 Upgrade						
Well 3 Upgrade						
East Greenbelt PIL		78,354				
Crimson 5 WL						
Crimson 5 SL						
Crimson 5 PIL						
Mason Creek PIL						
Profile 2 PIL						
Profile 2 WL						
Profile 2 SL						
Blower						
TOTAL		547,784	202,789	202,789	202,789	161,037

**City of Kuna
Revenue Budget
October 1, 2014 - September 30, 2015**

Fund - 05 Late Comers Fee Fund

Account #	Account Title	FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Est. Revenue	FY2012-13 Revenue	FY2011-12 Revenue
Operating Revenue						
	Total Revenues	\$ -	\$ -	\$ -	\$ -	\$ -
	NET OPERATING - (Decrease)	\$ -	\$ -	\$ -	\$ -	\$ -

Account #	Account Title	FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Est. Revenue	FY2012-13 Revenue	FY2011-12 Revenue
Capital Revenue						
4504	WATER MAIN CAPACITY FEE	205,275	205,275	205,275	183,454	111,826
4604	SEWER LINE CAPACITY FEE	145,075	145,075	145,075	128,019	78,755
4704	PRESSURE IRRIGATION CAPACITY FEE	108,500	108,500	108,500	122,357	69,529
4173	INTEREST REVENUE	200	200	200	241	175
	Total Revenues	\$ 459,050	\$ 459,050	\$ 459,050	\$ 434,071	\$ 260,285
	NET CAPITAL - (Decrease)	\$ 199	\$ 202	\$ 699	\$ 24,979	\$ 28,760

**City of Kuna
Expenditure Budget
October 1, 2014 - September 30, 2015**

Fund - 05 Late Comers Fee Fund
Account # Account Title

		FY2014-15 Budget	FY2013-14 Budget	FY2013-14 Est. Expense	FY2012-13 Est. Expense	FY2011-12 Est. Expense
Maintenance & Operations						
6160	MISCELLANEOUS EXPENSE	-	-	-	-	-
Total Maintenance & Operations		\$ -	\$ -	\$ -	\$ -	\$ -

Capital Expenditures

6305	WATER MAIN CAPACITY / REIMBURSE	132,667	104,135	128,305	78,296	39,813
6306	SEWER MAIN CAPACITY / REIMBURSE	145,076	127,820	145,076	125,428	65,045
6307	PI MAIN CAPACITY / REIMBURSE	30,769	45,954	30,769	48,570	59,834
6400	TRANSFERS OUT / ADMIN FEES	150,339	180,939	154,201	156,798	66,833
Total Capital Expenditures		\$ 458,851	\$ 458,848	\$ 458,351	\$ 409,092	\$ 231,525

Other Expenses

6045	CONTINGENCY FUND	-	-	-	-	-
Total Other Expenses		\$ -				

TOTAL BUDGET	\$ 458,851	\$ 458,848	\$ 458,351	\$ 409,092	\$ 231,525
---------------------	-------------------	-------------------	-------------------	-------------------	-------------------

LATE COMER FUND NOTES

LATE COMERS FEES

LATE COMERS FEES

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	EXPENDITURE DETAILS	AMOUNT
5-6305	WATER MAIN CAPACITY REIMBURSEMENT		5-6306	SEWER MAIN CAPACITY REIMBURSEMENT	
	FY2014/15			FY2014/15	
	Columbia/Linder Water Reimbursement (To LDS)	-		Outpost Sewer Reimbursement (To Ashby)	-
	Greyhawk 1 Water Reimbursement (To Hubble)	30,801		Danskin LS Reimbursement (To CBH/Eck - 40 EDUs)	15,000
	Galiano 1 Water Reimbursement (To Ted Mason)	3,513		Denali Sewer Reimbursement (To Scholer)	12,029
	Danskin Water Reimbursement (To STETSON)	28,510		Galiano 1 Sewer Reimbursement (To Ted Mason)	45,567
	Crimson 4 Water Reimbursement (To STETSON)	4,041		Crimson 4 Sewer (To STETSON)	3,015
	Profile Water Reimbursement (To Syringa)	26,481		Profile Sewer (To Syringa)	54,957
	Mason Creek Water Reimbursement (To STETSON)	5,883		Crimson 5 Sewer (To CBH)	-
	Crimson 5 Water (To CBH)	-			
	Crimson North Water (To G. Johnson)	3,580			
	Desert Hawk 1	-		Admin Fees (To Funds) Use to pay small amounts	14,508
	Crimson 5 Water (To CBH)	-		TOTAL	\$145,076
	Titan Water	4,074		FY2013/14	
	Linder Water	5,256		Outpost Sewer Reimbursement (To Ashby)	-
				Danskin LS Reimbursement (To CBH/Eck - 40 EDUs)	15,000
	Admin Fees (To Funds) Use to pay small amounts	20,528		Denali Sewer Reimbursement (To Scholer)	12,029
	TOTAL	\$132,667		Galiano 1 Sewer Reimbursement (To Mason)	45,567
	FY2013/14			Crimson 4 Sewer (To Jewett)	3,015
	Columbia/Linder Water Reimbursement (To LDS)	-		Profile Sewer (To Syringa)	54,957
	Greyhawk 1 Water Reimbursement (To Hubble)	32,439			
	Galiano 1 Water Reimbursement (To Ted Mason)	3,700		Admin Fees (To Funds) Use to pay small amounts	14,508
	Danskin Water (To STETSON)	30,027		TOTAL	\$145,076
	Crimson 4 Water Reimbursement (To STETSON)	4,256	5-6307	PI MAIN CAPACITY REIMBURSEMENT	
	Profile Water Reimbursement (To Syringa)	27,390		FY2014/15	
	Mason Creek Water Reimbursement (To STETSON)	6,196		Kelleher PI Reimbursement (To Barton)	-
	Crimson North Water (To G. Johnson)	3,770		Zatica 2 PI Reimbursement	3,652
	Admin Fees (To Funds) Use to pay small amounts	20,527		Tomorrow 3 PI Reimbursement (To DYVER)	1,484
	TOTAL	\$128,305		Walgreens PI Reimbursement (To GRH)	13,284
				Crimson North PI (To G. Johnson)	1,499
				Applewood 1 PI Reimbursement (To DYVER)	-
				Mason Creek PI Reimbursement (To STETSON)	-
				Admin Fees (To Funds) Use to pay small amounts	10,850
				TOTAL	\$30,769

LATE COMER FUND NOTES

LATE COMERS FEES

LATE COMERS FEES

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	EXPENDITURE DETAILS	AMOUNT
	FY2013/14				
	Kelleher PI Reimbursement (To DYVER)	-			
	Zatica 2 PI Reimbursement	3,652		FY2013/14	
	Tomorrow 3 PI Reimbursement (To DYVER)	1,484		Ten Mile/Ardell Water Lines (To City)	76,470
	Walgreens PI Reimbursement (To GRH)	13,284		Avalon, Linder Water Lines(To City) \$122,474	
	Crimson North PI (To G. Johnson)	1,499		Sego/Avalon/Swan Falls PI (To City)	32,621
	Applewood 1 PI Reimbursement (To DYVER)	-		Mineral Springs 2 PI (To City)	5,901
	Mason Creek PI Reimbursement (To STETSON)	-		Boise/Porter PI Lines (To City) \$50,966	
	Admin Fees (To Funds) Use to pay small amounts	10,850		Boise/Ten Mile PI Lines (To City) \$66,469	39,209
	TOTAL	\$30,769		Crimson PStation (To STETSON From PI) \$40,065	
				Fine Screen (To City) \$175,000	
				TOTAL	\$154,201
			5	COLUMBIA/LINDER WATER LINES (Pay to LDS)	
				Begin 6/5/2006; Term: 10 Years;	
				Based on United Water Agreement; Item - Water	
				Max. Recovery \$ 324,706.99 (No Interest); 29.96 x fro	324,707
5-6400	TRANSFERS OUT			Reimbursed as of 31aug2013	-
	FY2014/15				
	Ten Mile/Ardell Water Lines (To City)	72,608	5	OUTPOST / REIMBURSE (Pay to Ashby)	
	Sego/Avalon/Swan Falls PI (To City)	32,621		Beginning 5oct2004; Ending 5oct2014; Item - sewer	
	Mineral Springs 2 PI Reimbursement (To City)	5,901		Based on map; Max. Recovery \$ 26,420.74 + 8% int	26,421
				Interest as of 31aug2014	\$28,121
	Boise/Ten Mile PI Lines (To City)	39,209		Reimbursed as of 31aug2013	5,748
			5	DANSKIN LIFT STATION / REIMBURSE (Pay to CBH/Eck)	
	Boise/Kay PI (To City) \$53,198	-		Beginning 12jan2007; Ending 11jan2017; Item - sewer	
	School St PI (To City) \$58,804	-		Based on map of sewershed; Max. Recovery \$ 1,74	1,747,665
	Well 6 Rehab (To City) \$15,895			Reimbursed as of 31mar2014	171,945
	Well 3 Rehab (To City) \$12,091				
	Test Well 11 (To City) \$49,887				
	TOTAL	\$150,339			

LATE COMER FUND NOTES

LATE COMERS FEES

LATE COMERS FEES

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	EXPENDITURE DETAILS	AMOUNT
5	KELLEHER SUB / REIMBURSE (Pay To DYVER) Beginning 3oct2007; Ending 3oct2017; Item - PI Based on 124 lots in Kelleher; Max. Recovery \$ 16,14 (agreement assumes 124 lots - not sure why) Reimbursed as of 31aug2013 (83 x 130.21)	16,146 \$12,438	5	CRIMSON PUMP STATION (Pay to STETSON) Beginning 31aug2009; Ending NONE; Item - PI; Int=7% Based on 2007 Policy; Max. Recovery \$169,816.72 Interest as of 31aug2014 Reimbursed as of 31aug2013	 \$169,817 27,324 157,076
5	GREYHAWK 1 / REIMBURSE (Pay To Hubble) Begin 15may2008; Term 10 Annual Payments; Based on 2007 Policy; Item - water Max. Water Recovery \$ 234,381.40 (includes Interest) Reimbursed as of 31aug2013	234,381 154,259	5	ZATICA 2 PI LINE (Pay To Zatica) Begin 18may2010; Term 10 Annual Payments; Item - PI Based on 2007 Policy; Max. PI Recovery \$34,153.39(i Reimbursed as of 31aug2013	\$34,153 20,976
5	DENALI / REIMBURSE (Pay To Scholer) Begin 4jun2008; Term 10 Annual Payments; Based on 2007 Policy; Item - sewer, water & PI Max. Sewer Recovery \$ 83,580.40 (includes Interest) Reimbursed as of 31aug2013	 83,580 55,373	5	CRIMSON 4 (Pay To STETSON) Begin 31aug2009; Term 10 Annual Payments; Based on 2007 Policy; Item - sewer, water & PI Max. Water Recovery \$ 30,752.89 (includes Interest) Reimbursed as of 31aug2013 Max. Sewer Recovery \$ 20,946.19 (includes Interest) Reimbursed as of 31aug2013	 30,753 11,472 20,946 6,630
5	DANSKIN WATER (Pay to Stetson) Beginning 31 Aug 2009; Ending 31 Aug 2019; Item - Water Based on 2007 Policy; Max. Recovery \$216,953.75 Reimbursed as of 31aug2013	 216,954 80,935	5	BOISE-TEN MILE PI LINES (Pay to City) Beginning 1jun2011; Ending NONE; Item - PI Based on 2007 Policy;Max. Recovery \$ 327,749.61 Interest as of 31aug2014 Reimbursed as of 31aug2013	 329,177 38,974 104,446
5	GALIANO 1 / REIMBURSE (Pay To Galiano LLC) Begin 4jun2008; Term 10 Annual Payments; Based on 2007 Policy; Item - sewer, water Max. Water Recovery \$ 26,734.50 (includes Interest) Reimbursed as of 31aug2013 Max. Sewer Recovery \$316,595.81 (includes Interest) Reimbursed as of 31aug2013	 26,735 18,078 316,596 100,206	5	TOMORROW 3 (Pay To DYVER) Begin 31aug2010; Term 10 Annual Payments; Based on 2007 Policy; Item - PI Max. PI Recovery \$ 13,879.35 (includes Interest) Reimbursed as of 31aug2013	 13,879 5,063

LATE COMER FUND NOTES

LATE COMERS FEES

LATE COMERS FEES

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	EXPENDITURE DETAILS	AMOUNT
5	AVALON-LINDER WATER LINES (Pay to City) Beginning 1may2011; Ending NONE; Item - Water Based on 2007 Policy; Max. Recovery \$ 306,445.04 Interest as of 31aug2014 (4%) Reimbursed as of 31aug2013	306,445 46,663 39,940	5	PROFILE WATER AND SEWER LINES (Pay To SYRINGA) Begin 7apr2011; Term 10 Annual Payments; Based on 2007 Policy; Item - sewer, water Max. Water Recovery \$201,513.98 (includes Interest) Reimbursed as of 31aug2013 Max. Sewer Recovery \$381,836.07 (includes Interest) Reimbursed as of 31aug2013	201,514 30,654 381,836 67,073
5	BOISE/PORTER PI LINES (Pay to City) Beginning 1nov2010; Ending NONE; Item - PI Based on 2007 Policy; Max. Recovery \$ xxxxx Interest as of 31aug2014 Reimbursed as of 31aug2013	279,453 32,085 115,418	5	CRIMSON NORTH (Pay To Johnson) Begin xxxx; Term 10 Annual Payments; Based on 2007 Policy; Item - water & PI Max. Water Recovery \$ xxxx (includes Interest) Reimbursed as of 31aug2013 Max. PI Recovery \$ yyyy (includes Interest) Reimbursed as of 31aug2013	27,241 - 14,025 -
5	MINERAL SPRINGS 2 PI LINE (Pay To City) Begin 1oct2012; Ending: NONE; Item - PI Based on 2007 Policy; Max. PI Recovery \$55,194.58(i) Reimbursed as of 31aug2013	\$55,195 10,159	5	MASON CREEK WATER AND PI LINES (Pay To STETSON) Begin 7jun2011; Term 10 Annual Payments; Based on 2007 Policy; Item - water Max. Water Recovery \$ 44,764.64 (includes Interest) Reimbursed as of 31aug2013 Max. PI Recovery \$ xxxxxxx (includes Interest) Reimbursed as of 31aug2010	44,765 6,810 0 0
5	TEN MILE/ARDELL WATER LINES (Pay to City) Beginning 1dec2010; Ending NONE; Item - Water Based on 2007 Policy; Max. Recovery \$ xxxxx Interest as of 31aug2014 Reimbursed as of 31aug2013	453,977 98,546 65,180	5	CRIMSON 5 (Pay To CBH) Begin xxx; Term 10 Annual Payments; Based on 2007 Policy; Item - sewer & water Max. Water Recovery \$ xxxx (includes Interest) Reimbursed as of 31aug2012 Max. Sewer Recovery \$ yyyy (includes Interest) Reimbursed as of 31aug2012	- - - -
5	WALGREENS PI LINE (Pay To GRH Investments) Begin 15feb2011; Term 10 Annual Payments; Item - PI Based on 2007 Policy; Max. PI Recovery \$124,247.33 (includes Interest) Reimbursed as of 31aug2013	124,247 45,327			

LATE COMER FUND NOTES

LATE COMERS FEES

LATE COMERS FEES

FD-ACCT	EXPENDITURE DETAILS	AMOUNT	FD-ACCT	EXPENDITURE DETAILS	AMOUNT
5	APPLEWOOD 1 PI LINE (Pay To DYVER) Begin XXXXXXXXXX; Term 10 Annual Payments; Item - PI Based on 2007 Policy; Max. PI Recovery \$xxxxxx(incl Reimbursed as of 31aug2010	\$0 -	5	WELL 3 UPGRADE	
5	LINDER WATER LINE		5	FINE SCREEN PROJECT	
5	TITAN WATER LINE		5	EAST GREENBELT PI LINE	
5	BOISE/KAY PI LINE				
5	SCHOOL STREET PI LINE				
5	WELL 11 PROJECT				
5	WELL 6 UPGRADE				

2009 REIMBURSEMENT

DEVELOPMENT	TOTAL RECOVERY	PREVIOUS RECOVERY	ANNUAL REVENUE	PAYMENT FY2009	NET REMAINING
PRESSURE IRRIGATION					
SILVERTIP	11,596.26	297.34		4,162.76	7,136.16
ADMIN FEE				7,750.00	
			77,500.00	11,912.76	65,587.24
KELLEHER	16,146.00	10,807.43		4,387.96	950.61
SADIE CREEK PI LINE	114,900.00	52,479.00		31,226.09	31,194.91
GREYHAWK	95,545.97	-		25,966.29	69,579.68
DENALI	14,743.86	-		4,006.90	10,736.96
TOTAL	241,335.83			65,587.24	112,462.16
WATER					
SILVERTIP	5,101.98	130.82		1,831.48	3,139.68
ADMIN FEE				14,662.50	
			146,625.00	16,493.98	130,131.02
GEM PARK II (incl accrued interest)	14,716.40	2,522.14		2,610.20	9,584.06
DENALI	24,101.25	-		4,274.76	19,826.49
GREYHAWK	234,381.40	-		41,571.45	192,809.95
NORTH WWTP WATER LINE	230,106.00	62,667.00		40,813.14	126,625.86
DEER FLAT, KAY, LUKER WATER LINE	230,378.47			40,861.47	189,517.00
	733,683.52			130,131.02	603,552.50
SEWER					
DANSKIN LIFT STATION	1,747,664.61	55,245.00		20,193.00	1,672,226.61
ADMIN FEE				10,362.50	
			103,625.00	30,555.50	73,069.50
OUTPOST SEWER	38,572.56	-		4,886.20	33,686.36
SHORTLINE SEWER FORCE MAIN	22,554.58	-		2,857.11	19,697.47
SOUTH SCHOOL TO LUKER SEWER	407,675.40	172,930.91		51,642.49	183,102.00
DENALI SEWER	83,580.40	-		10,587.59	72,992.81
GREYHAWK SEWER	24,441.27	-		3,096.11	21,345.16
	576,824.21			73,069.50	330,823.80

2010 REIMBURSEMENT

DEVELOPMENT	TOTAL RECOVERY	PREVIOUS RECOVERY	ANNUAL REVENUE	PAYMENT FY2009	NET REMAINING
PRESSURE IRRIGATION					
SILVERTIP	11,596.26	4,460.10		7,136.16	-
KELLEHER	16,146.00	15,195.39		950.61	-
ADMIN FEE				9,300.00	
			93,000.00	17,386.77	75,613.23
SADIE CREEK PI LINE	114,900.00	83,705.09		14,058.69	17,136.22
GREYHAWK	95,545.97	25,966.29		11,690.61	57,889.07
DENALI	14,743.86	4,006.09		1,804.00	8,933.77
CRIMSON PUMP STATION	208,700.58	-		25,535.75	183,164.83
CRIMSON 4 PI	21,762.70	-		2,662.79	19,099.91
CRIMSON 3 PI	922.50	-		112.87	809.63
PI MASTER PLAN UPDATE	50,000.00	-		6,117.80	43,882.20
INTERCONNECTION: CALICO TO PARKWOOD	80,000.00	-		9,788.47	70,211.53
SILVERDALE PI	9,278.00	-		1,135.22	8,142.78
TOMORROW 3 PI	22,124.14	-		2,707.02	19,417.12
TOTAL	617,977.75			75,613.23	428,687.05
WATER					
SILVERTIP	5,101.98	1,962.30		3,139.68	-
ADMIN FEE				17,595.00	
			175,950.00	20,734.68	155,215.32
GEM PARK II (incl accrued interest)	16,151.25	5,132.34		1,907.20	9,111.71
DENALI	24,101.25	4,274.76		2,845.96	16,980.53
GREYHAWK	234,381.40	41,571.45		27,676.60	165,133.35
NORTH WWTP WATER LINE	230,106.00	103,480.14		27,171.74	99,454.12
DEER FLAT, KAY, LUKER WATER LINE	230,378.47	40,861.47		27,203.92	162,313.08
GALIANO WATER	26,734.50	-		3,156.91	23,577.59
MASTER PLAN UPDATE	75,000.00	-		8,856.27	66,143.73
DEER FLAT: KHS TO HWY69	350,000.00	-		41,329.26	308,670.74
DANSKIN WATER	86,830.10	-		10,253.21	76,576.89
CRIMSON 4 WATER	29,391.90	-		3,470.70	25,921.20
CRIMSON 3 WATER	6,558.30	-		774.43	5,783.87
SILVERDALE WATER	4,342.80	-		512.81	3,829.99
TOMORROW 3 WATER	477.00	-		56.33	420.67
	1,314,452.97			155,215.32	1,159,237.65

2010 REIMBURSEMENT

SEWER					
DANSKIN LIFT STATION	1,747,664.61	75,438.00		20,955.00	1,651,271.61
ADMIN FEE				12,435.00	
			124,350.00	33,390.00	90,960.00
OUTPOST SEWER	38,572.56	4,886.20		3,769.09	29,917.27
SHORTLINE SEWER FORCE MAIN	22,554.58	2,857.11		2,203.91	17,493.56
SOUTH SCHOOL TO LUKER SEWER	407,675.40	224,573.40		39,835.76	143,266.24
DENALI SEWER	83,580.40	10,587.59		8,167.01	64,825.80
GREYHAWK SEWER	24,441.27	3,096.11		2,388.26	18,956.90
GALIANO SEWER	316,595.81	-		30,935.97	285,659.84
CRIMSON 4 SEWER	27,220.80	-		2,659.86	24,560.94
CRIMSON 3 SEWER	1,768.00	-		172.76	1,595.24
SILVERDALE SEWER	7,720.00	-		754.36	6,965.64
TOMORROW 3 SEWER	<u>747.30</u>	-		<u>73.02</u>	<u>674.28</u>
	930,876.12			90,960.00	593,915.71

BUDGET WORKSHOPS
CITY OF KUNA
FYE 2015
GRANT FUNDS
8/5/2014

		<u>FYE 2015</u>	<u>FYE 2014</u>	<u>FYE 2013</u>	<u>FYE 2012</u>	<u>ROW #</u>
<u>REVENUES</u>		<u>PROPOSED</u>	<u>BUDGET</u>	<u>BUDGET</u>	<u>BUDGET</u>	1
GRANT REVENUE	03-4200	\$234,711.00	\$165,500.00	\$0.00	\$0.00	2
		\$234,711.00	\$165,500.00	\$0.00	\$0.00	3
<u>EXPENDITURES</u>						
GRANT EXPENDITURES	03-6354	\$234,711.00	\$165,500.00	\$0.00	\$0.00	4
		\$234,711.00	\$165,500.00	\$0.00	\$0.00	5

FYE 2015 GRANT LIST:

CIM COMPASS - GREENBELT EXTENSION: \$40,000. REIMBURSABLE
 UNION PACIFIC RAILROAD - GREENBELT EXTENSION: \$6,838. FUNDED IN ADVANCE
 UNION PACIFIC RAILROAD - RAIL SAFETY INITIATIVE & COMMUNITY GARDEN: \$1,979. FUNDED IN ADVANCE
 HIGH FIVE - BCI FOUNDATION: \$120,700. REIMBURSABLE
 ITD/ACHD - CITY MATCH FOR ORCHARD SIDEWALK: \$8,000
 PENDING GRANTOR - GREENBELT EXTENSION: \$56,521. REIMBURSABLE
 IDAHO POWER COMPANY - ECONOMIC DEVELOPMENT: \$673. FUNDED IN ADVANCE



City of Kuna

Staff Report

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

To: City Council

Case Number(s): 14-03-AN (Annexation) 14-02-DA (Develop Agreement) and 14-01-CP (Combination Plat)
 Canberra Estates Subdivision

Location: 7326 S. Black Cat Road
 Nampa, Idaho 83687

Planner: Troy Behunin, Senior Planner

Hearing Date: August 5, 2014

Applicant: Todd and Laura Zimmerman
 7206 Lima Drive
 Nampa, ID 83687
 208.465.6141
Zimtod@aol.com

Consultant: Idaho Survey - Greg Carter
 1540 E. Water Tower St. Ste. 150
 Meridian, ID 83642
 208.846.8570
gcarter@idahosurvey.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. Proposed Findings of Fact
- J. Proposed Conclusions of Law
- K. Proposed Decision by the Council

A. Course of Proceedings

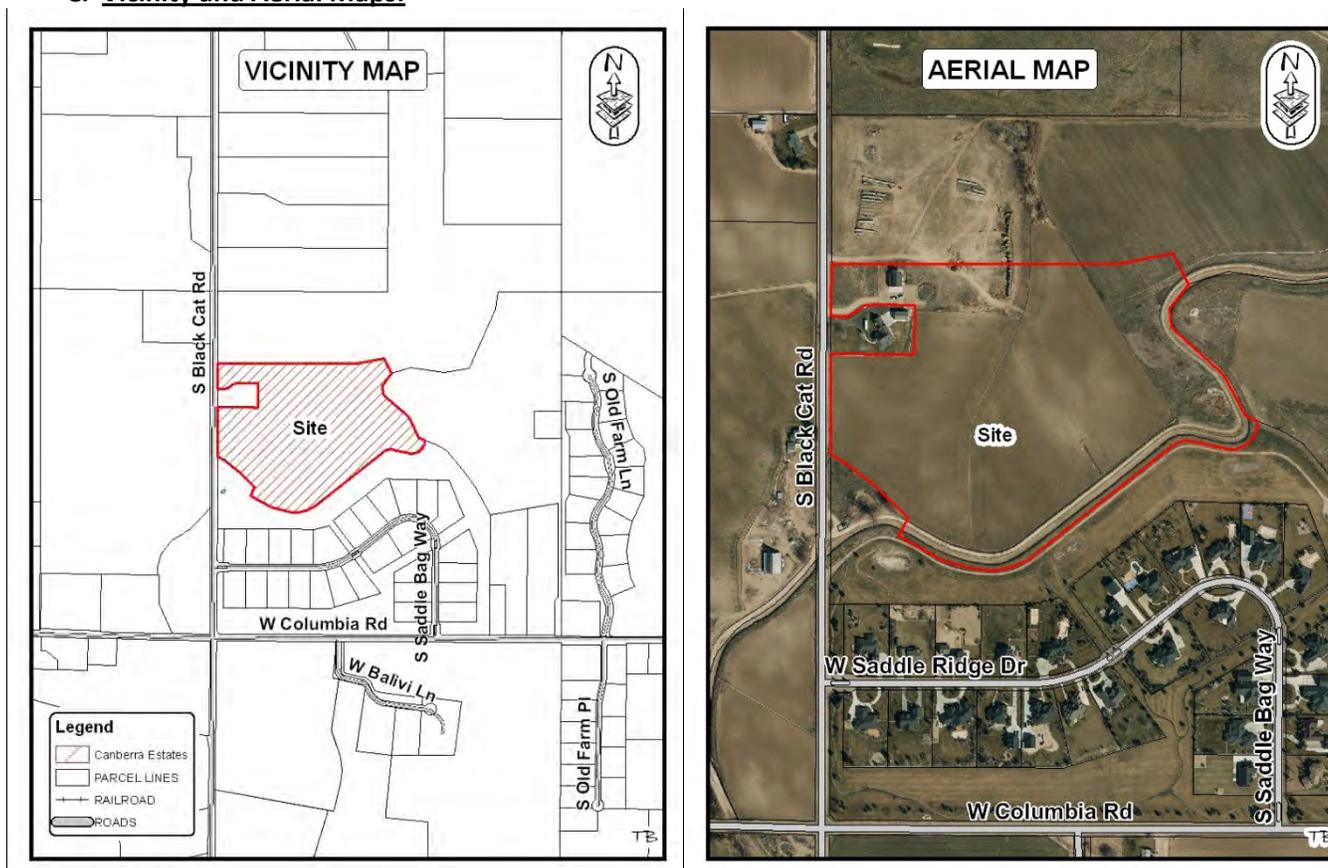
1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation and a development agreement is designated as a public hearing, with the City Council as the decision making body. This land use was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65,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

a. Notifications

- | | |
|---------------------------|-------------------|
| i. Neighborhood Meeting | February 26, 2014 |
| ii. Agencies | April 21, 2014 |
| iii. 300' Property Owners | July 16, 2014 |
| iv. Kuna, Melba Newspaper | July 2, 2014 |
| v. Site Posted | July 19, 2014 |
| vi. | |

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

Applicant requests approval to annex approximately 28.5 acres into the City limits and create a two lot subdivision (Canberra Estates). The two lots would be subdivided in such a way to create an approx. 1.5 acre and 27 acre lot. The applicant is specifically pursuing this annexation request as a way to create a lot sufficient in size to place a single residence (and accompanying septic system and well) on his land. The applicant seeks an R-4 (Medium Density Residential) zone for this lot. The remaining approx. 27 acres will be developed as a subdivision (and rezoned) in the future when sewer and potable water are within a reasonable and economical distance to the site or development requires they be provided. Until such time, it is anticipated the 27 acres will continue enjoying its existing agricultural uses in a City Ag zone. Applicant is aware a development agreement will be recorded to guide all future development.

C. Vicinity and Aerial Maps:

D. History: The lands in this application are part of an existing County subdivision. Therefore, this application is a re-plat of *Saddle Ridge Estates* Subdivision (Inst. 100038156 – Bk. 80, Pg. 8606). The property is adjacent to the City limits and is currently zoned RR (Rural Residential) and contains a large horse barn and the majority of the lands are currently farmed. This parcel has historically been farmed.

E. General Projects Facts:

- 1. Comprehensive Plan Designation:** The Future Land Use Map (FLU) identifies this site as Low Density Residential. Staff views this land use request to be consistent with the approved FLU map.

2. **Surrounding Land Uses:**

North	RR	Rural Residential – Ada County
South	RR	Rural Residential – Ada County
East	RR	Rural Residential – Ada County
West	A	Agricultural – Kuna City

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

- Approx. 28.4 total acres
- RR, Rural Residential
- Parcel # - R7686240322

4. **Services:**

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

5. **Existing Structures, Vegetation and Natural Features:** Currently there is a large barn being used for agricultural and large animal purposes. The site has been used for agriculture activities and it is anticipated it will continue its historic uses on the approx. 27 acre lot.

6. **Transportation / Connectivity:** The applicant proposes driveway access to Black Cat Road for the 1.5 acre to be placed just north of the existing access for the adjacent out-parcel. This application also proposes a separate access to Black Cat Road in connection with future development of the remaining 27 acres.

7. **Environmental Issues:** Staff is not aware of any environmental issues, health or safety conflicts. This site’s topography is generally flat.

8. **Agency Responses:** The following agencies returned comments: City Engineer (Gordon Law, P.E.), Central District Health Department, the Idaho Transportation Department (ITD), Ada County Highway District (ACHD), Kuna Fire District and Nampa Meridian Irrigation District. The responding agency comments are included as exhibits with this case file. The following agencies did not send in comments; Kuna Police Department, Kuna School District, Ada County Planning and Zoning, Idaho Power, J&M Sanitation, and the US Post Office.

F. **Staff Analysis:**

This site is located near the northeast corner (NEC) of Black Cat and Columbia Roads and is within the Saddle Ridge Subdivision. The applicant proposes to annex into the City and create a two lot subdivision. Lot one will be approx. 1.5 acre in size and a single residence will be placed on it which will rely on a septic tank & well since City services are a considerable distance away from the site. The remaining 27 acres has been historically farmed and it is anticipated those uses will continue. When City services are close enough or, nearby development requires those services in the future, the remaining 27 acres will likely be further divided and developed into a subdivision.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case #'s 14-03-AN, 14-02-DA and 14-01-CP, subject to the recommended conditions of approval.

G. Applicable Standards:

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

H. Comprehensive Plan Analysis:

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

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

GOALS AND POLICY – Property Rights

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

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

GOALS AND POLICY – Economic Development

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

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

GOALS AND POLICY – Land Use

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

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

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

I. Proposed Findings of Fact:

1. This request appears to be in compliance with all ordinances and laws of the City and appears to be consistent with Kuna City Code (KCC).
2. The use appears to meet the general objectives of Kuna’s Comprehensive Plan.
3. The site is physically suitable for a subdivision.
4. The annexation and subdivision uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The annexation application is not likely to cause adverse public health problems.

6. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
7. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
8. The Kuna 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 14-03-AN, 14-02-DA and 14-01-CP, 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. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No.s 14-03-AN, 14-02-DA and 14-01-CP, the Kuna Planning and Zoning Commission finds Case No.s 14-03-AN, 14-02-DA and 14-01-CP comply with Kuna City Code.
2. Based on the evidence contained in Case No.s 14-03-AN, 14-02-DA and 14-01-CP, the Kuna Planning and Zoning Commission finds Case No.s 14-03-AN, 14-02-DA and 14-01-CP, are consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

K. Proposed Decision by the Planning and Zoning Commission:

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

On May 13, 2014, the Planning and Zoning Commission voted 3-0 to recommend approval for Case No.s 14-03-AN, 14-02-DA and 14-01-CP based on the facts outlined in staff's report and the public testimony at the public hearing. The Planning and Zoning Commission of Kuna, Idaho, hereby recommends *approval* of Case No.s 14-03-AN, 14-02-DA and 14-01-CP, annexation, development agreement and combination plat, with the following conditions of approval:

Recommended Conditions of Approval to City Council:

- *Applicant shall be granted an R-2 zoning designation for the properties.*
- *Follow all staff and agency recommendations as appropriate.*

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.

- c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Nampa & Meridian* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District shall be obtained and Impact Fees must be paid prior to issuance of any building permit.
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may be commenced without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– With future development and as necessary, dedicate right-of-way in sufficient amounts to follow 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. Future lighting within the site shall comply with Kuna City Code as stated in KCC 5-9-5-B.
6. Future 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. Future signage within the site shall comply with Kuna City Code (A sign permit is required prior to sign construction).
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
10. Submit a petition to the City (if necessary and confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation system of the City (KMID).
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the Commission, or seek amending them through public hearing processes.
12. The applicant's future landscape plan shall be considered a binding site plan, or as modified by the Commission through DRC.
13. Any future development is subject to landscaping design review, among other land use applications as applicable, at time of development. The entire site will also be subject to the same.
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 27th day of May, 2014.

RECEIVED

FEB 21 2014

CITY OF KUNA



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

14-01-CP
COMBO PLAT

For Office Use Only	
File Number (s)	14-03-AN 14-02-DEV. AG.
Project name	CANBERRA ESTATES
Date Received	2.21.2014
Date Accepted/Complete	3.11.2014
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>TODD & LAURA ZIMMERMAN</u>	Phone Number: <u>208-954-1556</u>
Address: <u>7206 LIMA DRIVE</u>	E-Mail: <u>zimtod@aol.com</u>
City, State, Zip: <u>NAMPA, ID. 83687</u>	Fax #: _____
Applicant (Developer): <u>TODD ZIMMERMAN</u>	Phone Number: <u>208-954-1556</u>
Address: <u>7206 LIMA DRIVE</u>	E-Mail: <u>zimtod@aol.com</u>
City, State, Zip: <u>NAMPA, ID. 83687</u>	Fax #: _____
Engineer/Representative: <u>GREG CARTER</u>	Phone Number: <u>846-8570</u>
Address: <u>1450 E. WATER TOWER ST., STE. 150</u>	E-Mail: <u>gcarter@idaho-survey.com</u>
City, State, Zip: <u>MERIDIAN, ID. 83642</u>	Fax #: _____

Subject Property Information

Site Address: <u>7326 S. BLACK CAT ROAD, NAMPA, ID. 83687</u>	
Site Location (Cross Streets): <u>COLUMBIA</u>	
Parcel Number (s): <u>R 7686240322</u>	
Section, Township, Range: <u>S3, T2N, R1W</u>	
Property size: <u>28.5 ACRES</u>	
Current land use: <u>AGRICULTURE</u>	Proposed land use: <u>BLDG. LOT. / AG FOR REST</u>
Current zoning district: <u>RR</u>	Proposed zoning district: <u>R-4</u>

VICINITY MAP



S Black Cat Rd



Site

S Old Farm Ln

W Columbia Rd

S Saddle Bag Way

W Balivi Ln

S Old Farm Pl

Legend

-  Canberra Estates
-  PARCEL LINES
-  RAILROAD
-  ROADS

TB

AERIAL MAP



S Black Cat Rd

Site

W Saddle Ridge Dr

W Columbia Rd

S Saddle Bag Way

RECEIVED
FEB 21 2014

CITY OF KUNA

Letter of Intent
Annexation into Kuna City Limits
subdivision into 2 Lots
create Canberra Estates

February 20, 2014

City of Kuna
PO Box 13
Kuna, Id. 83634
Attn. Planning & Zoning Department

RE. 7326 Black Cat Road owned by Todd Zimmerman and Laura Zimmerman

Dear Mr. Behumin,

It is our intent to be Annexed into the City of Kuna and create a subdivision named Canberra Estates with 2 lots as follows:

- 7326 Black Cat Road together with the shop and surrounding 1.5 acres approx. would be one building lot to allow for the construction of a home. This lot would be allowed the use of an individual well and individual septic system to meet Central District Health guidelines and inspections for a building permit.
- The remaining 27 acres would be the second lot and it would continue to have an agricultural use. R-4 would be our zoning choice at this time to allow for a balanced use in the future when the City of Kuna Sewer and Water become available for connections. This lot could only be further subdivided and developed when the City of Kuna Sewer and Water connections become available and can be made. We understand that a full subdivision process would need to be done at that time to meet City of Kuna guidelines and create a buildable subdivision with the appropriate overlay of lots, open space, streets, and etc.

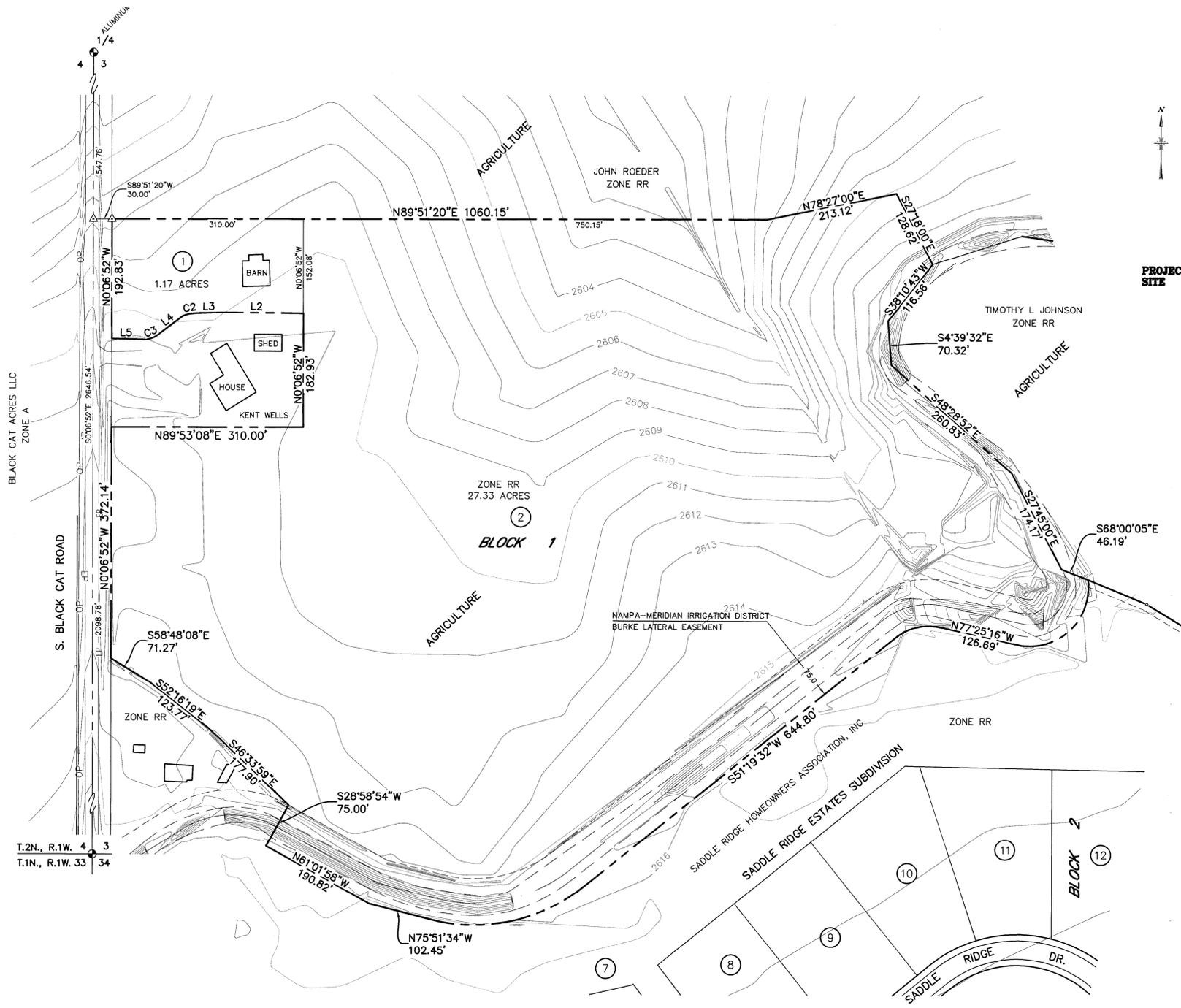
- We would like to submit for approval both the Preliminary Plat and Final Plat of Canberra Estates to create the 2 lot Subdivision.

Please accept this letter as our intent and request to accomplish Annexation into the City of Kuna, create a 2 lot subdivision named Canberra Estates, and obtain the approval to allow 7326 Black Cat Road to become a building lot for a new home. Thanks for your consideration.

Sincerely,



Todd Zimmerman



LEGEND

	FOUND BRASS CAP MONUMENT
	CALCULATED POINT
	PROPERTY BOUNDARY LINE
	LOT LINE
	SECTION LINE
	EASEMENT LINE
	LOT NO.
	OVERHEAD POWER LINE
	EDGE OF PAVEMENT

- NOTES:**
- LOT 1, BLOCK 1 SHALL HAVE A SEPTIC SYSTEM.
 - LOT 1, BLOCK 1 SHALL HAVE A DOMESTIC WATER WELL.
 - STORM WATER RUNOFF WILL BE COLLECTED AND/OR DETAINED ON SITE.
 - ALL LOT WILL HAVE PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENTS AS SHOWN.
 - MINIMUM BUILDING SETBACK LINE SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE.
 - LOT 1 WILL BE A SINGLE FAMILY RESIDENTIAL LOT. LOT 2 WILL REMAIN A NON-BUILDABLE LOT UNTIL CITY WATER AND SEWER SERVICES BECOME AVAILABLE.
 - PROJECT BOUNDARY IS AGRICULTURAL GROUND WITH NO SIGNIFICANT TREES OR PLANT COVER.
 - NO STREET IMPROVEMENTS ARE PLANNED WITH THIS DEVELOPMENT.

DEVELOPMENT DATA

TOTAL ACERAGE = 28.50Ac.
 RESIDENTIAL LOT 1.17 ACRES
 OPEN SPACE LOT 27.33 Ac.
 CURRENT ZONING RR (ADA COUNTY)
 TOTAL LOTS 2
 IRRIGATION DISTRICT:
 NAMPA-MERIDIAN IRRIGATION DISTRICT
 SCHOOL DISTRICT:
 KUNA SCHOOLS #3
 FIRE PROTECTION:
 KUNA FIRE DISTRICT

SURVEYOR
 GREGORY G. CARTER, PLS
 IDAHO SURVEY GROUP PC
 1450 E. WATERTOWER ST. SUITE 130
 MERIDIAN, ID 83642
 (208)846-8570

OWNER
 TODD ZIMMERMAN
 7206 LIMA DR.
 NAMPA, ID. 83687
 (678)710-2410



SCALE: 1" = 100'

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THESE DRAWINGS, OR ANY PORTION THEREOF, SHALL NOT BE USED ON ANY PROJECT OR EXTENSIONS OF THIS PROJECT EXCEPT BY AGREEMENT IN WRITING WITH IDAHO SURVEY GROUP, INC.

IDAHO SURVEY GROUP, P.C.		1450 E. WATERTOWER ST. SUITE 130 MERIDIAN, IDAHO 83642 PH. (208) 846-8570 FAX (208) 884-5399	
CANBERRA ESTATES SUBDIVISION			
PRELIMINARY PLAT			
LOCATED IN THE SW ¼ OF SECTION 3, T.2N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO			
DRAWN: GGC DATE: 2/14/14	CHECKED: GGC DATE: 2/21/14	JOB NO. 14-015	SHEET NO. 1

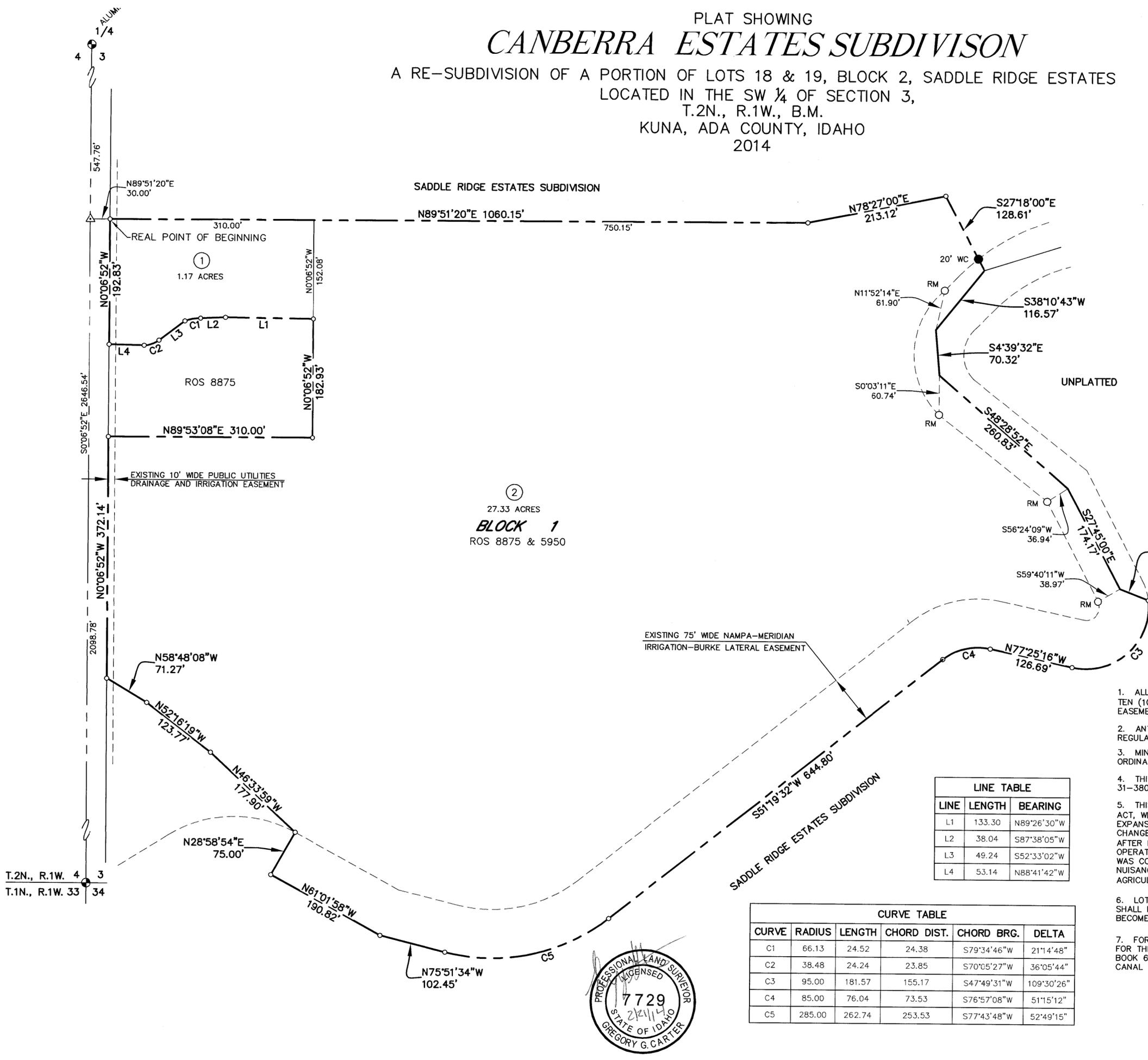
PLAT SHOWING CANBERRA ESTATES SUBDIVISION

A RE-SUBDIVISION OF A PORTION OF LOTS 18 & 19, BLOCK 2, SADDLE RIDGE ESTATES
LOCATED IN THE SW 1/4 OF SECTION 3,
T.2N., R.1W., B.M.
KUNA, ADA COUNTY, IDAHO
2014



0 50 100 200 300
SCALE: 1" = 100'

- FOUND 1/2" IRON PIN
- SET 1/2" IRON PIN WITH CAP
- SET 5/8" IRON PIN WITH CAP
- △ CALCULATED POINT
- (120') RECORD DATA
- PROPERTY BOUNDARY LINE
- LOT LINE
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- LOT NO.



②
27.33 ACRES
BLOCK 1
ROS 8875 & 5950

LINE TABLE		
LINE	LENGTH	BEARING
L1	133.30	N89°26'30"W
L2	38.04	S87°38'05"W
L3	49.24	S52°33'02"W
L4	53.14	N88°41'42"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	66.13	24.52	24.38	S79°34'46"W	21°14'48"
C2	38.48	24.24	23.85	S70°05'27"W	36°05'44"
C3	95.00	181.57	155.17	S47°49'31"W	109°30'26"
C4	85.00	76.04	73.53	S76°57'08"W	51°15'12"
C5	285.00	262.74	253.53	S77°43'48"W	52°49'15"

- NOTES:**
- ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE HAVE AN EXISTING TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT PER THE PLAT OF SADDLE RIDGE ESTATES SUBDIVISION.
 - ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
 - MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
 - THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH THE IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION WATER.
 - THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
 - LOT 1, BLOCK 1 SHALL BE A SINGLE FAMILY RESIDENTIAL LOT. LOT 2, BLOCK 1 SHALL REMAIN A NON-BUILDABLE LOT UNTIL CITY WATER AND SEWER SERVICES BECOME AVAILABLE.
 - FOR PRECISE LOCATION OF EXISTING OPERATION AND MAINTENANCE EASEMENT FOR THE BURKE LATERAL REFER TO THE PLAT OF BUTTERFLY RIDGE SUBDIVISION, BOOK 69, PAGES 7119 & 7120, AND DESCRIPTION OF THE RIDENBAUGH HIGH LINE CANAL BURKE LATERAL, INSTRUMENT NO. 989070, ADA COUNTY RECORDS.



DEVELOPER:
TODD ZIMMERMAN
NAMPA, IDAHO

ISG IDAHO SURVEY GROUP, P.C.
1450 E. WATERTOWER ST. SUITE 130
MERIDIAN, IDAHO 83642
PH. (208) 846-8570
FAX (208) 884-5399

JOB NO. 14-015
SHEET 1 OF 3

PLAT SHOWING
CANBERRA ESTATES SUBDIVISION

CERTIFICATE OF OWNERS

Know all men by these presents: That Todd Zimmerman a married man, as his sole and separate property, is the owner of the property described as follows:

A re-subdivision of a portion of Lots 18 and 19, Block 2 of Saddle Ridge Estates Subdivision, as filed in Book 80 of Plats at Pages 8606 through 8010, records of Ada County, Idaho located the SW 1/4 of Section 3, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho more particularly described as follows:

Commencing at an aluminum cap monument marking the W1/4 corner of said Section 3 from which the SW corner of said Section 3 bears South 00°06'52" East, 2646.54 feet; Thence along the West boundary line of said Section 3 South 00°06'52" East, 547.76 feet; Thence leaving said West boundary line North 89°51'20" East, 30.00 feet to the **REAL POINT OF BEGINNING**;

Thence continuing North 89°51'20" East, 1,060.15 feet; Thence North 78°27'00" East, 213.12 feet; Thence South 27°18'00" East, 128.61 feet to a point on the exterior boundary line of said Lot 19;

Thence along said exterior boundary line the following 12 courses:

Thence South 38°10'43" West, 116.57 feet; Thence South 04°39'32" East, 70.32 feet; Thence South 48°28'52" East, 260.83 feet; Thence South 27°45'00" East, 174.17 feet; Thence South 68°00'05" East, 46.21 feet;

Thence 181.57 feet along the arc of a non-tangent curve to the right having a radius of 95.00 feet, a central angle of 109°30'26" and a long chord which bears South 47°49'31" West, 155.17 feet;

Thence North 77°25'16" West, 126.69 feet;

Thence 76.04 feet along the arc of a non-tangent curve to the left having a radius of 85.00 feet, a central angle of 51°15'15" and a long chord which bears South 76°57'08" West, 73.53 feet;

Thence South 51°19'32" West, 644.80 feet;

Thence 262.74 feet along the arc of a non-tangent curve to the right having a radius of 285.00 feet, a central angle of 52°49'15" and a long chord which bears South 77°43'48" West, 253.53 feet;

Thence North 75°51'34" West, 102.45 feet; Thence North 61°01'58" West, 190.82 feet; Thence leaving said exterior boundary line North 28°58'54" East, 75.00 feet; Thence North 46°33'59" West, 177.90 feet; Thence North 52°16'19" West, 123.77 feet; Thence North 58°48'08" West, 71.27 feet to a point on the East right-of-way line of S. Black Cat Road;

Thence along said East right-of-way line North 00°06'52" West, 372.14 feet to the SW corner of Parcel B as shown on Record of Survey No. 8875, recorded as Instrument No. 110114522, Records of Ada County, Idaho;

Thence along the exterior boundary line of said Parcel B the following 7 courses:

Thence North 89°53'08" East, 310.00 feet; Thence North 00°06'52" West, 182.93 feet; Thence North 89°26'30" West, 133.30 feet; Thence South 87°38'05" West, 38.04 feet;

Thence 24.52 feet along the arc of a non-tangent curve to the left having a radius of 66.13 feet, a central angle of 21°14'48", and a long chord which bears South 79°34'46" West, a distance of 24.38 feet;

Thence South 52°33'02" West, 49.24 feet;

Thence 24.24 feet along the arc of a non-tangent curve to the right having a radius of 38.48 feet, a central angle of 36°05'44", and a long chord which bears South 70°05'27" West, a distance of 23.84 feet;

Thence North 88°41'42" West, 53.14 feet to a point on the East right-of-way line of S. Black Cat Road; Thence along said East right-of-way line North 00°06'52" West, 192.83 feet to the **REAL POINT OF BEGINNING**. Containing 28.50 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat. The easements as shown on this plat are not dedicated to the public. However, the right to use said easements is hereby perpetually reserved for public utilities and such other uses as designated within this plat, and no permanent structures are to be erected within the lines of said easements. The individual lots described in this plat will not be served by any water system common to one (1) or more of the lots but will be served by individual wells.

Todd Zimmerman

CERTIFICATE OF SURVEYOR

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

Gregory G. Carter



P.L.S. No. 7729

ACKNOWLEDGMENT

State of Idaho)

) s.s.

County of Ada)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for said State, personally appeared Jerry M. Hess, known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

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

My commission expires

Notary Public for Idaho
Residing in _____, Idaho

DEVELOPER:
TODD ZIMMERMAN
NAMPA, IDAHO

JOB NO. 14-015
SHEET 2 OF 3



**IDAHO
SURVEY
GROUP, P.C.**

1450 E. WATERTOWER ST.
SUITE 130
MERIDIAN, IDAHO 83642
PH. (208) 846-8570
FAX (208) 884-5399

DESCRIPTION FOR
CANBERRA ESTATES SUBDIVISION

A re-subdivision of a portion of Lots 18 and 19, Block 2 of Saddle Ridge Estates Subdivision, as filed in Book 80 of Plats at Pages 8606 through 8010, records of Ada County, Idaho located the SW 1/4 of Section 3, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho more particularly described as follows:

Commencing at an aluminum cap monument marking the W1/4 corner of said Section 3 from which the SW corner of said Section 3 bears South 00°06'52" East, 2646.54 feet;

Thence along the West boundary line of said Section 3 South 00°06'52" East, 547.76 feet;

Thence leaving said West boundary line North 89°51'20" East, 30.00 feet to the **REAL POINT OF BEGINNING**;

Thence continuing North 89°51'20" East, 1,060.15 feet;

Thence North 78°27'00" East, 213.12 feet;

Thence South 27°18'00" East, 128.61 feet to a point on the exterior boundary line of said Lot 19;

Thence along said exterior boundary line the following 12 courses:

Thence South 38°10'43" West, 116.57 feet;

Thence South 04°39'32" East, 70.32 feet;

Thence South 48°28'52" East, 260.83 feet;

Thence South 27°45'00" East, 174.17 feet;

Thence South 68°00'05" East, 46.21 feet;

Thence 181.57 feet along the arc of a non-tangent curve to the right having a radius of 95.00 feet, a central angle of 109°30'26" and a long chord which bears South 47°49'31" West, 155.17 feet;

Thence North 77°25'16" West, 126.69 feet;

Thence 76.04 feet along the arc of a non-tangent curve to the left having a radius of 85.00 feet, a central angle of 51°15'15" and a long chord which bears South 76°57'08" West, 73.53 feet;

Thence South 51°19'32" West, 644.80 feet;

Thence 262.74 feet along the arc of a non-tangent curve to the right having a

radius of 285.00 feet, a central angle of $52^{\circ}49'15''$ and a long chord which bears South $77^{\circ}43'48''$ West, 253.53 feet;

Thence North $75^{\circ}51'34''$ West, 102.45 feet;

Thence North $61^{\circ}01'58''$ West, 190.82 feet;

Thence leaving said exterior boundary line North $28^{\circ}58'54''$ East, 75.00 feet;

Thence North $46^{\circ}33'59''$ West, 177.90 feet;

Thence North $52^{\circ}16'19''$ West, 123.77 feet;

Thence North $58^{\circ}48'08''$ West, 71.27 feet to a point on the East right-of-way line of S. Black Cat Road;

Thence along said East right-of-way line North $00^{\circ}06'52''$ West, 372.14 feet to the SW corner of Parcel B as shown on Record of Survey No. 8875, recorded as Instrument No. 110114522, Records of Ada County, Idaho;

Thence along the exterior boundary line of said Parcel B the following 7 courses:

Thence North $89^{\circ}53'08''$ East, 310.00 feet;

Thence North $00^{\circ}06'52''$ West, 182.93 feet;

Thence North $89^{\circ}26'30''$ West, 133.30 feet;

Thence South $87^{\circ}38'05''$ West, 38.04 feet;

Thence 24.52 feet along the arc of a non-tangent curve to the left having a radius of 66.13 feet, a central angle of $21^{\circ}14'48''$, and a long chord which bears South $79^{\circ}34'46''$ West, a distance of 24.38 feet;

Thence South $52^{\circ}33'02''$ West, 49.24 feet;

Thence 24.24 feet along the arc of a non-tangent curve to the right having a radius of 38.48 feet, a central angle of $36^{\circ}05'44''$, and a long chord which bears South $70^{\circ}05'27''$ West, a distance of 23.84 feet;

Thence North $88^{\circ}41'42''$ West, 53.14 feet to a point on the East right-of-way line of S. Black Cat Road;

Thence along said East right-of-way line North $00^{\circ}06'52''$ West, 192.83 feet to the **REAL POINT OF BEGINNING**. Containing 28.50 acres, more or less.



ANNEXATION DESCRIPTION FOR
CANBERRA ESTATES SUBDIVISION

A re-subdivision of a portion of Lots 18 and 19, Block 2 of Saddle Ridge Estates Subdivision, as filed in Book 80 of Plats at Pages 8606 through 8010, records of Ada County, Idaho located the SW 1/4 of Section 3, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho more particularly described as follows:

Commencing at an aluminum cap monument marking the W1/4 Corner of said Section 3 from which the SW corner of said Section 3 bears South 00°06'52" East, 2646.54 feet;

Thence along the West boundary line of said Section 3 South 00°06'52" East, 547.76 feet to the **REAL POINT OF BEGINNING**;

Thence leaving said West boundary line North 89°51'20" East, 1090.15 feet;

Thence North 78°27'00" East, 213.12 feet;

Thence South 27°18'00" East, 128.61 feet to a point on the exterior boundary line of said Lot 19;

Thence along said exterior boundary line the following 12 courses:

Thence South 38°10'43" West, 116.57 feet;

Thence South 04°39'32" East, 70.32 feet;

Thence South 48°28'52" East, 260.83 feet;

Thence South 27°45'00" East, 174.17 feet;

Thence South 68°00'05" East, 46.21 feet;

Thence 181.57 feet along the arc of a non-tangent curve to the right having a radius of 95.00 feet, a central angle of 109°30'26" and a long chord which bears South 47°49'31" West, 155.17 feet;

Thence North 77°25'16" West, 126.69 feet;

Thence 76.04 feet along the arc of a non-tangent curve to the left having a radius of 85.00 feet, a central angle of 51°15'15" and a long chord which bears South 76°57'08" West, 73.53 feet;

Thence South 51°19'32" West, 644.80 feet;

Thence 262.74 feet along the arc of a non-tangent curve to the right having a radius of 285.00 feet, a central angle of 52°49'15" and a long chord which bears South 77°43'48" West, 253.53 feet;

Thence North 75°51'34" West, 102.45 feet;

Thence North $61^{\circ}01'58''$ West, 190.82 feet;

Thence leaving said exterior boundary line North $28^{\circ}58'54''$ East, 75.00 feet;

Thence North $46^{\circ}33'59''$ West, 177.90 feet;

Thence North $52^{\circ}16'19''$ West, 123.77 feet;

Thence North $58^{\circ}48'08''$ West, 71.27 feet to a point on the East right-of-way line of S. Black Cat Road;

Thence leaving said East right-of-way line South $89^{\circ}53'08''$ West, 30.00 feet to a point on the West boundary line of said Section 3;

Thence along said West boundary line North $00^{\circ}06'52''$ West, 372.14 feet;

Thence leaving said West boundary line North $89^{\circ}53'08''$ East, 30.00 feet to the SE corner of Parcel B as shown on Record of Survey No. 8875, recorded as Instrument No. 110114522, Records of Ada County, Idaho;

Thence along the exterior boundary line of said Parcel B the following 7 courses:

Thence North $89^{\circ}53'08''$ East, 310.00 feet;

Thence North $00^{\circ}06'52''$ West, 182.93 feet;

Thence North $89^{\circ}26'30''$ West, 133.30 feet;

Thence South $87^{\circ}38'05''$ West, 38.04 feet;

Thence 24.52 feet along the arc of a non-tangent curve to the left having a radius of 66.13 feet, a central angle of $21^{\circ}14'48''$, and a long chord which bears South $79^{\circ}34'46''$ West, a distance of 24.38 feet;

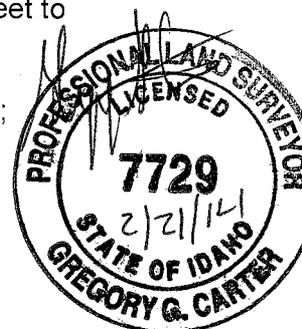
Thence South $52^{\circ}33'02''$ West, 49.24 feet;

Thence 24.24 feet along the arc of a non-tangent curve to the right having a radius of 38.48 feet, a central angle of $36^{\circ}05'44''$, and a long chord which bears South $70^{\circ}05'27''$ West, a distance of 23.84 feet;

Thence North $88^{\circ}41'42''$ West, 53.14 feet to a point on the East right-of-way line of S. Black Cat Road;

Thence leaving said East right-of-way line South $89^{\circ}53'08''$ West, 30.00 feet to a point on the West boundary line of said Section 3;

Thence along said West boundary line North $00^{\circ}06'52''$ West, 192.81 feet;
REAL POINT OF BEGINNING. Containing 28.89 acres, more or less.





CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
 CITY ENGINEER

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

Email: gordon@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
 Kuna City Engineer

RE: Canberra Estates Subdivision
 PUD; Rezone; Preliminary Plat; Development Agreement
 14-03-AN, 14-01-CP; 14-02-DA

DATE: March 25, 2014

The City Engineer has reviewed the Annexation, Preliminary Plat and Development Agreement request of the above applicant dated March 11, 2014. The parcel is a portion of two platted lots in Saddle Ridge Estates Subdivision (recorded in Ada County May 18, 2000). It is noted that the request and application do provide a detailed narrative description or plan for development of the site and comments will be structured accordingly.

1. Sanitary Sewer System

- a) The City has sufficient sewer treatment capacity to serve this site. The wastewater from this area presently is planned for treatment in the north treatment facility. This site is not connected to the city system and would be subject to connection fees for any future connections as provided in the City's Standard Table.
- b) This property was not included in Local Improvement District 2006-1 and has no reserved connections. Treatment capacity may be secured for this site only from those who have reserved capacity or from capacity not reserved and upon payment of appropriate fees.
- c) The sewer master plan contemplates service to this site through a future lift station. The nearest force main (12-inch) is located in Ten Mile Road 1.5 miles east of the site. Specific recommendations of note are as follows:
 - 1) City Code (6-4-2O) requires connection to the City sewer system for all sanitary sewer needs. The preliminary plat proposes a two-lot subdivision. One lot, 1.5 acres in size, is to be developed as a residential lot connected to private septic and well. The second lot would be farmed (and not developed) until public sewer and water service was economically available and the lot was re-platted. It is recommended the buildable lot be served with a **temporary** private septic system

meaning that at the time second lot is re-platted the buildable lot is connected to the public sewer system.

- 2) The proposed subdivision is in a nitrate priority area. Septic tanks and drain fields are identified as contributors to nitrate levels in groundwater. There are some site treatment and disposal system technologies which minimize the contribution of nitrate to groundwater and the City Engineer recommends one of them be used for the buildable lot.
- 3) The City Engineer recommends the applicant's request for development restrictions on the second lot be approved and incorporated into a Development Agreement as outlined in Note 1.c.1.
- 4) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan.
- d) For assistance in locating existing facilities and understanding issues associated with the Master Plan and connection, please contact the City Engineer.

2. Potable Water System

- a) The City has sufficient potable water supply to serve this site but the site is not presently connected to the City potable water system. This site is planned for connection to the city water system and would be subject to connection fees for any future connections as provided in the City's Standard Table.
- b) The nearest water main (6-inch) is located in W Saddle Ridge Drive 900 feet south of the proposed subdivision.
- c) Specific recommendations of note are as follows:
 - 1) City Code (6-4-2X) requires connection to the City water system for all potable water needs. The preliminary plat proposes a two-lot subdivision. One lot, 1.5 acres in size, is to be developed as a residential lot connected to private septic and well. The second lot would be farmed (and not developed) until public sewer and water service was economically available and the lot was re-platted. It is recommended the buildable lot be served with a **temporary** private well, meaning that at the time second lot is re-platted the buildable lot is connected to the public water system.
 - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan.
 - 3) With the proposed subdivision located in a nitrate priority area, the well could be at risk for excessive nitrate levels at some point in the future. This situation further suggests that reliance on drinking water from a private well should only be temporary.
- d) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.
- f) Please maintain adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

3. Pressure Irrigation

- a) The applicant's buildable lot is not proposed for connection to the City pressure irrigation system until development of the second lot as noted above. The nearest

- pressure main is located at the corner of Mason Creek and Ten Mile Roads, approximately 1.8 miles from the site.
- b) It is recommended by the City Engineer that connection to the City pressure irrigation system not be required until development of the second lot and that this condition be incorporated into the Development Agreement.

4. Grading, Gravity Irrigation, Drainage

- a) Runoff from public right-of-way is regulated by ACHD. Plans are required to conform to agency standards.
- b) Exclusive of public right-of-way, any increase in quantity or rate of runoff or decrease in quality of runoff compared to historical conditions must be detained, treated and released at rates no greater than historical amounts. In the alternative, offsite disposal of storm water in excess of historical rates or conditions of disposal at locations different than provided historically, approval of the operating entity is required. The City of Kuna relies on the ACHD Stormwater Policy Manual to establish the requirements for design of the private disposal system.
- c) **All upstream drainage rights and downstream water delivery rights are to be preserved as a condition of development.**

5. General

At the time of, or prior to redevelopment:

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

6. Inspection Fees

An inspection fee will not be required because no **public** water, sewer and irrigation construction work is associated with this development.

7. Right-of-Way

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

- a) Provide deeded half-width right-of-way for Black Cat frontage (48 feet) consistent with the City's adopted functional classification map. The right-of-way must be deeded before platting to comply with the City's short plat regulations.
- b) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The documents

submitted with the application do not address residential area easements and the City Engineer recommends the City Code is observed, including as a minimum 10-foot boundary, 10-foot front and back and 5-foot side lot easements.

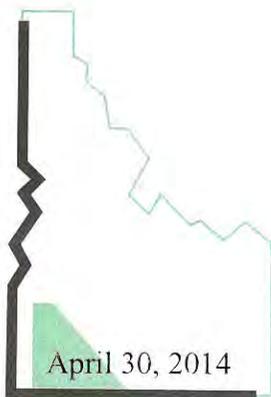
- c) Curb and Gutter – City Code (6-4-2C) requires the installation of curb and gutter: The City Engineer recommends compliance with City Code at the re-platting of the second lot and that the condition be incorporated in the Development Agreement.
- d) Street Drainage – The application does not address facilities for handling storm drainage from local streets. The City Engineer recommends compliance with ACHD policies.
- e) Sidewalk - City Code (6-4-2Q) requires the installation of sidewalk on all local and classified streets. The documents submitted with the application do not address this issue. The City Engineer recommends compliance with City Code at the re-platting of the second lot and that the condition be incorporated in the Development Agreement.

8. As-Built Drawings

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

9. Property Description

- a) A metes and bounds description prepared by a licensed surveyor is provided with the application.



April 30, 2014

City of Kuna
PO Box 13
Kuna ID 83634

ORGANIZED 1904

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

RECEIVED

MAY 07 2014

KUNA CITY CLERK

RE: 14-03-AN, 14-02 DA, 14-01-CP/Canberra Estates/Zimmerman Annexation

Dear Planning & Zoning Commission:

Nampa & Meridian Irrigation District (NMID) requires that a Land Use Change Application be filed, for review, prior to final platting. Please contact Suzy Hewlett at 466-7861 for further information.

All laterals and waste ways must be protected. The District's Burke Lateral borders on the east & south side of this proposed project. The District's easement for the Burke Lateral at this location is a minimum of seventy-five feet (75'), thirty-five feet (35') left and forty feet (40') right of the centerline (facing downstream).

This easement must be protected. Any encroachment without a signed License Agreement and approved plan before any construction is started is unacceptable.

All municipal surface drainage must be retained on site. If any municipal surface drainage leaves the site, the Nampa & Meridian Irrigation District (NMID) must review drainage plans.

Sincerely,

Greg G. Curtis
Water Superintendent
Nampa & Meridian Irrigation District
GGC/dbg

PC: Office/File



APPROXIMATE IRRIGABLE ACRES

RIVER FLOW RIGHTS - 23,000

BOISE PROJECT RIGHTS - 40,000

RECEIVED

MAY 07 2014

KUNA CITY CLERK

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

05 May 2014

Todd and Laura Zimmerman
7206 Lima Dr.
Nampa, ID 83687

RE: Land Use Change Application – Canberra Estates
Please note the District now requires three (3) sets of plans

Dear Mr. and Mrs. Zimmerman:

Enclosed please find a Land Use Change Application for your use to file with the Irrigation District for its review on the above-referenced development. If this development is under a "rush" to be finalized, I would recommend that you submit a **cashier's check, money order or cash as payment** of the fees in order to speed the process up. If you submit a company or personal check, it must clear the bank before processing the application.

Should this development be planning a pressure urban irrigation system that will be owned, operated and maintained by the Irrigation District, I strongly urge you to coordinate with Greg G. Curtis, Water Superintendent for the Irrigation District, concerning the installation of the pressure system. Enclosed is a questionnaire that you must fill out and return in order to initiate the process of contractual agreements between the owner or developer and the Irrigation District for the ownership, operation and maintenance of the pressure urban irrigation system.

If you have any questions concerning this matter, please feel free to call on me at the District's office, or Greg G. Curtis, at the District's shop.

Sincerely,

Suzette G. Hewlett, Asst. Secretary/Treasurer
NAMPA & MERIDIAN IRRIGATION DISTRICT

SGH/cmg

cc: File
Water Superintendent
City of Kuna, P.O. Box 13 Kuna, ID 83634
Greg Carter, Idaho Survey 1450 E. Watertower Dr. Ste 150 Meridian, ID 83642

enc.



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

**IDAHO TRANSPORTATION DEPARTMENT**

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

(208) 334-8300
itd.idaho.gov

March 18, 2014

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

VIA EMAIL

Re: **14-03-AN 14-01-CP and 14-02-DA for the Zimmerman Annexation**

The Idaho Transportation Department has reviewed the referenced annexation, combination plat and development agreement applications for the Zimmerman property east of Black Cat Road. ITD has the following comments:

- 1) ITD has no objection to the requested applications. The project generates very few additional vehicle trips and this site does not require access to the State Highway System.

If you have any questions, you may contact Ms Shona Tonkin at 334.8341 or me at 334-8377.

Sincerely,

A handwritten signature in blue ink that reads "Dave Szplett". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dave Szplett
Development Services Manager
dave.szplett@itd.idaho.gov



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # 14-03-AN / 14-01-CP / 14-02-DA

Conditional Use # _____

Preliminary / Final / Short Plat _____

Canberra Estates

RECEIVED

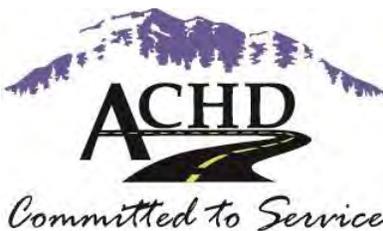
MAR 17

KUNA CITY CLERK

- 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. An application for subdivision with individual sewage & full engineering report required

Reviewed By: Low Baef
Date: 3/14/14



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

Date: April 22, 2014

To: Todd and Laura Zimmerman (sent via email)
7206 Lima Drive
Nampa, ID 83687

Subject: Canberra Estates (K14-03-AN/K14-01-CP/K14-02-DA)
7326 Black Cat Road

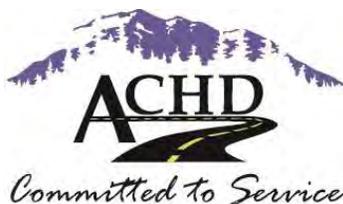
On April 22, 2014 the Ada County Highway District Staff acted on your application for the above referenced project. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,

Lauren Watsek
Planner I
Development Services
Ada County Highway District

CC: Project file
City of Kuna (sent via email)



Project/File: **Canberra Estates (K14-03-AN/K14-01-CP/K14-02-DA)**
 The applicant is requesting development agreement, annexation, and preliminary/final plat approvals for a 2 lot subdivision on 28.5 acres.

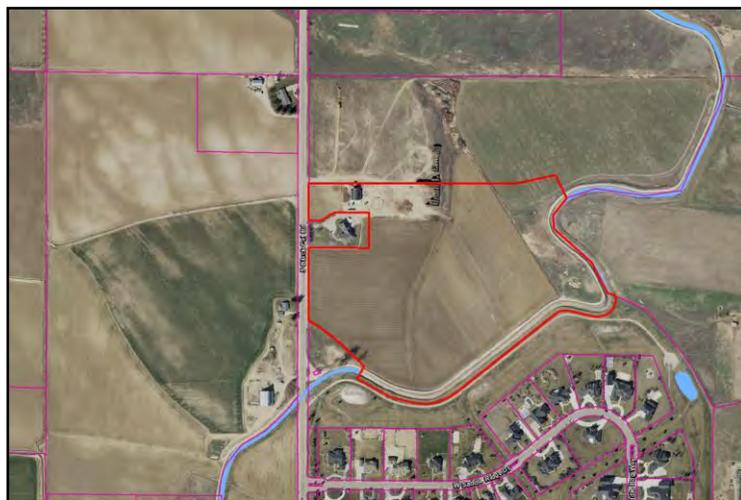
Lead Agency: City of Kuna

Site address: 7326 Black Cat Road

Staff Approval: April 22, 2014

Applicant: Todd and Laura Zimmerman
 7206 Lima Drive
 Nampa, ID 83687

Staff Contact: Lauren Watsek
 Phone: 387-6218
 E-mail: lwatsek@achdidaho.org



A. Findings of Fact

1. **Description of Application:** The applicant is requesting approval to annex approximately 28.5 acres into the Kuna City limits with a zoning designation of R-4. The applicant’s request includes a development agreement and a combination preliminary/final plat for 1 residential lot and 1 agricultural lot subdivision. There is an existing shop on the proposed Lot 1.

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Residential	RR
South	Rural Residential	RR
East	Rural Residential	RR
West	Rural Residential/Agricultural	RR/A

- 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:
 - Ironhorse Subdivision, located east of the site, is in various stages of development.
- 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.

7. Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):

There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Five Year Work Program or the District's Capital Improvement Plan (CIP).

B. Traffic Findings for Consideration

- 1. Trip Generation:** This development is estimated to generate 10 additional vehicle trips per day, 1 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

- 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	Existing Plus Project
Black Cat Road	567 feet	Minor Arterial	67	Better than "D"	Better than "D"

* Acceptable level of service for a two-lane minor arterial is "D" (550 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 Black Cat Road north of Columbia Road was 1,048 on August 15, 2012.

C. Findings for Consideration

1. Black Cat Road

- Existing Conditions:** Black Cat Road is improved with 2 travel lanes (22 feet of pavement), and no curb, gutter or sidewalk abutting the site. There is 54 feet of right-of-way for Black Cat Road (30 feet from centerline).

- 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.

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 sidewalks 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.

- c. **Applicant Proposal:** The applicant is not proposing to make any improvements to Black Cat Road abutting the site.
- d. **Staff Comments/Recommendations:** Black Cat Road is a minor arterial roadway that is planned to be constructed as 3 lanes in the future. In accordance with District Policy, the applicant should be required to dedicate 35 feet of right-of-way from the centerline of Black Cat Road and construct a 5-foot wide concrete sidewalk. Because this plat includes only one single family dwelling (less than 10 trips per day) and the City of Kuna is waiving frontage improvements with this application until such time that the Agricultural lot redevelops, no frontage improvements should be required with this development application.

2. Driveways

2.1 Black Cat Road

- a. **Existing Conditions:** There are no driveways constructed from the site onto Black Cat Road.
- b. **Policy**
 - Access Points Policy:** District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.
 - Access Policy:** District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.
 - Successive Driveways:** District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 50 MPH to align or offset a minimum of 425 feet from any existing or proposed driveway.
 - Driveway Paving Policy:** Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.
 - Cross Access Easements/Shared Access Policy:** District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.
- c. **Applicant's Proposal:** The applicant is proposing to construct one driveway to access the 1.17 acre parcel onto Black Cat Road located at the south property line of Lot 1 (adjacent to the existing driveway for 7440 S. Black Cat Rd.). The applicant has contacted staff and

indicated the proposed driveway location will be included on the final plat. Access to Lot 2 will be determined with a future development application.

- d. Staff Comments/Recommendations:** The applicant's proposal does not meet District Successive Driveway Policy because the driveway location is less than 425 feet from the existing driveway for the residence at 7440 S. Black Cat Road. However, staff recommends a modification of policy to allow the driveway to be located as proposed due to the fact that Lot 1 has approximately 190 feet of frontage on Black Cat Road and regardless of where the proposed driveway is placed it would not meet District Policy. The applicant should be required to pave the driveway its entire width with pavement tapers, and 30 feet into the site beyond the edge of pavement of Black Cat Road.

Prior to construction of the driveway on Black Cat Road, the applicant's contractor should apply for an Approach Permit through ACHD Permits.

3. Other Access

Black Cat Road is classified as a minor arterial roadway. Other than the access specifically approved with this application, direct lot access is prohibited to this roadway and should be noted on the final plat.

D. Site Specific Conditions of Approval

1. Dedicate 35 feet of right-of-way from the centerline of Black Cat Road abutting Lot 1.
2. Construct one driveway to access Lot 1, located at the south property line of the lot (adjacent to the existing driveway for 7440 S. Black Cat Rd.). Pave the driveway its full width with pavement tapers and at least 30 feet into the site beyond the edge of pavement.
3. Prior to construction of the driveway on Black Cat Road, the applicant's contractor should apply for an Approach Permit through ACHD Permits.
4. Payment of impacts fees are due prior to issuance of a building permit.
5. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All irrigation facilities shall be relocated outside of the ACHD right-of-way.
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.

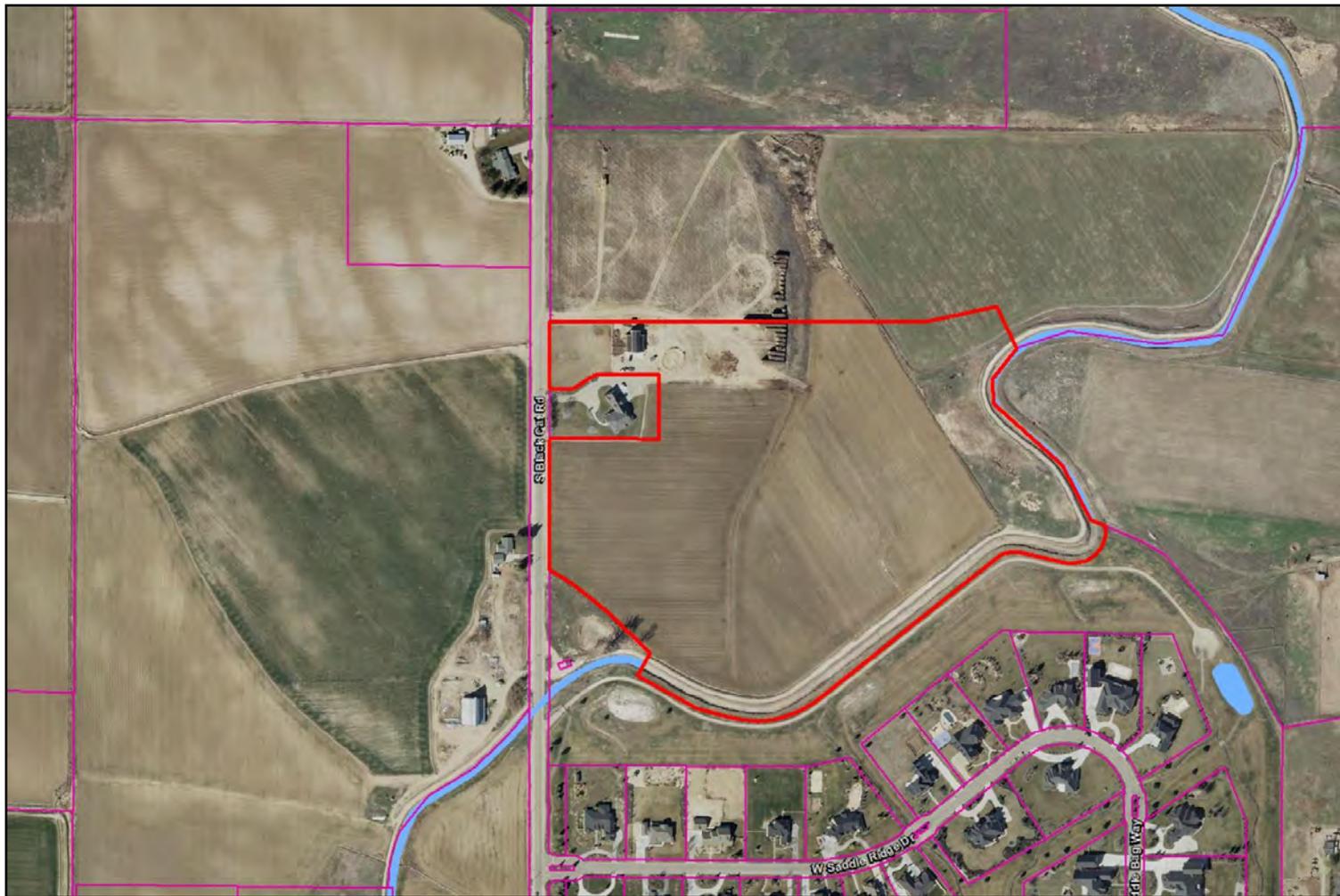
F. Conclusions of Law

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



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 Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.

- a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.

- b. The request must be in writing and delivered to the Secretary of the Highway District no later than 3:00 p.m. on the day prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
- c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
- d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
- e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
- f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.

FEB 21 2014

CITY OF KUNA

*Notice of Neighborhood Meeting
For Annexation into Kuna City Limits and
division into 2 Lots*

*Todd Zimmerman
208-954-1556
zimtod@aol.com*

January 20, 2014

Dear Property Owner:

I have requested an annexation of approximately 28.5 acres into the Kuna City Limits for the property my wife and I own on Black Cat Road. The request is to allow the division of said acres into 2 lots as follows.

- The shop at 7326 Black Cat Road together with the surrounding 1.5 acres approx. will be one building lot to allow the construction of a home.
- The 27 acres that will remain in an agricultural use would be zoned R-4 to make up the second lot.

To accomplish this, we are required to prepare a Preliminary Plat and submit a subdivision name. We have reserved the name of "Canberra Estates" with Ada County for the 2 lot subdivision.

You are invited to attend a Neighborhood Meeting I am holding in my shop located at 7326 Black Cat Road on Saturday, February 1, 2014 at 10:00 am. I will have information on hand to allow your review of the (2) lots being created, and be available to answer any questions you may have.

Sincerely,

Todd Zimmerman

RECEIVED

FEB 21 2014

CITY OF KUNA

Neighborhood Meeting Minutes
For Annexation into Kuna City Limits and
division into 2 Lots
Canberra Estates

February 1, 2014

Applicant: Todd Zimmerman and Laura Zimmerman

Attendees: Bill Assendrup, Carmen Assendrup, Buzz Copple, Zane Robertson (Saddle Ridge Homeowners Assoc.), Kent Wells, and Janeal Wells

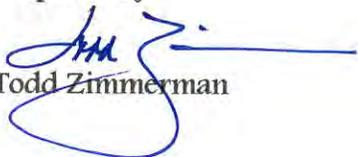
Items of discussion:

- Annexation into the City of Kuna with preliminary & final plat subdivision named Canberra Estates creating 2 Lots.
- 7326 Black Cat Road together with the surrounding 1.5 acres approx. will be one building lot to allow the construction of a home. This lot will be allowed use of an individual well and individual septic system to meet Central District Health guidelines and inspections.
 - General discussion and thoughts were that the buildable lot of approx. 1.5 acres with the shop would be agreeable.
- The 27 acres that remain will still have an agricultural use, but will receive R-4 zoning for future use to make up the second lot. This lot could only be further subdivided and developed in the future if the City of Kuna Sewer and Water connections become available and can be made. A full subdivision process would need to be done at that time to meet City of Kuna guidelines.
 - General discussion and thoughts were that 4 homes per acre would be too high of density.
- Applicants explained that infrastructure and City of Kuna services could not support 1 acre lots, and that 3 homes per acre was the desired future plan, but that could be

several years down the road. R-4 zoning was requested since R-3 zoning is not an offered option.

- General thoughts were that 3 homes per acre would be better than 4 homes per acre.
- Applicants explained that an average of 90% of the lots with in the City of Kuna are zoned R-6.
- Applicants further explained that the subdivision process to further develop the 27 acres would strike a balance between lot size, open space, storm water drainage areas, access streets, and etc. As of now, the land will continue to be farmed

Prepared by:



Todd Zimmerman



Neighborhood Meeting Certification

CITY OF KUNA

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

GENERAL INFORMATION:

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

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

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

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

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

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

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

Description of proposed project: 2 LOT SUBDIVISION (CANBERRA ESTATES)
 Date and time of neighborhood meeting: FEBRUARY 1, 2014 10:00 A.M.
 Location of neighborhood meeting: SHOP @ 7326 S. BLACK CAT ROAD

SITE INFORMATION:

Location: Quarter: SW Section: 3 Township: 2N Range: 1W Total Acres: 28.5
 Subdivision Name: SADDLE RIDGE ESTATES
 Site Address: 7326 S. BLACK CAT ROAD Lot: 18419 Block: 2
NAMPA, ID. 83687 Tax Parcel Number(s): _____

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

CURRENT PROPERTY OWNER:

Name: TODD & LAURA ZIMMERMAN
 Address: 7206 LIMA DRIVE City: NAMPA State: ID. Zip: 83687

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

Name: TODD ZIMMERMAN Business (if applicable): 208-954-1556
 Address: 7206 LIMA DRIVE City: NAMPA State: ID. Zip: 83687

PROPOSED USE:

Application Type

Brief Description

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

INTO THE CITY OF KUNA
B-4
YES SKETCH PLAT + ARIAL PHOTO

APPLICANT:

Name: TODD ZIMMERMAN

Address: 7206 LIMA DRIVE

City: NAMPA

State: ID.

Zip: 83687

Telephone: 208-954-1556

Fax: _____

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


 Signature: (Applicant)

Date 2/1/2014

SIGN IN SHEET

PROJECT NAME: CANBERRA ESTATES

Date: FEBRUARY 1, 2014

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Kent Wells</u>	<u>7440 So Black Ct</u>	<u>53687</u>	<u>208 899-0345</u>
2	<u>Carmen Assendrup</u>	<u>4744 W. Saddle Ridge</u>	<u>83687</u>	<u>208 893 5027</u>
3	<u>Bill Assendrup</u>			<u>bill@assendrup.com</u>
4	<u>ZANE ROBERTSON</u>	<u>4617 W. SADDLE RIDGE</u>	<u>83687</u>	<u>409-2283</u>
5	<u>SADDLE RIDGE HOME OWNERS</u>			<u>409-2283</u>
6	<u>Buzz Coppie</u>	<u>4551 W. Saddle Ridge Dr.</u>	<u>83687</u>	<u>588-1915</u>
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				

FEB 21 2014

CITY OF KUNA



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

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: _____	Applicant: <u>TODD ZIMMERMAN</u>
<u>CANBERRA ESTATES</u>	_____

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. If reason for annexation is development, also submit a conceptual plan.	
✓	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 <u>and</u> Affidavit of Legal Interest (All parties involved)	
✓	Development Agreement & Development Agreement Checklist	
✓	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.

FEB 21 2014

CITY OF KUNA



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

Development Agreement Checklist

A Development Agreement requires a public hearing with the Planning & Zoning Commission and the City Council. A public hearing sign will be required to be posted by the applicant for both meetings. Development Agreements are required to accompany annexation and/or rezone applications. Sign posting regulations and a Development Agreement template are available online.

Project name: CANBERRA ESTATES Applicant: TODD ZIMMERMAN

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

Table with 3 columns: Applicant (✓), Description, Staff (✓). Rows include: Completed and signed Commission & Council Review Application; The proposed Development Agreement shall include the following information (with bulleted list); Commitment of Property Posting form signed by the applicant/agent; Neighborhood meeting certification; Affidavit of Legal interest.

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.



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

Preliminary Plat Checklist

Preliminary Plats require 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: **CANBERRA ESTATES** Applicant: **TODD ZIMMERMAN**

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	
✓	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius. 8.5 x 11	
DEFER	Homeowner's maintenance agreement for the care of landscaped common areas.	
✓	Legal description of the preliminary plat 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.	
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties involved).	
✓	Letter of Intent indicating reasons and details for preliminary plat.	
✓	Commitment of Property Posting form signed by the applicant/agent. ONLINE	
N/A	If preliminary plat includes 100 lots or more, please submit a traffic impact study. If preliminary plat includes 50 lots or more, please submit an estimate of tax revenue generation and an estimate of the public service costs to provide adequate service to the development.	
✓	A letter from Ada County Engineer with the Subdivision Name reservation. ANY name change(s) needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	
N/A	Phasing Plan	
N/A	Include Large Scale Development Requirements. KCC 6-5-4 N/A	
N/A	Landscape Plan— (in color) N/A	
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
✓	8 1/2 x 11 proposed preliminary plat.	
✓	Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat: <ul style="list-style-type: none"> ◇ Topography at two foot (2') intervals ◇ Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses. ◇ Street right-of-ways: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc. ◇ Easements/common space: utility easements, parks, community spaces ◇ Lots: layout and dimensions of lots ◇ Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.. 	

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.

FEB 21 2014

CITY OF KUNA



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

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: CANBERRA ESTATES Applicant: TODD ZIMMERMAN

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

Table with 3 columns: Applicant (✓/N/A), Description, Staff (✓). Rows include: Completed and signed Commission & Council Review Application, All pages of the proposed Final Plat, Approved final engineering construction drawings, Approved Findings of Fact, Proof of current ownership, Such other information as deemed necessary, A statement of conformance, Any proposed restrictive covenants, 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.

Project Description

Project / subdivision name: CANBERRA ESTATES

General description of proposed project / request: 1.5 ACRE LOT W/BUILDING PERMIT + 27 ACRE LOT TO REMAIN AG USE WITH R-4 ZONING

Type of use proposed (check all that apply):

Residential 1.5 ACRE LOT W/BUILDING PERMIT

Commercial _____

Office _____

Industrial _____

Other AG USE W/R-4 ZONING

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: AG SHOP

Any existing buildings to remain? Yes No

Number of residential units: _____ Number of building lots: 1 (1.5 ACRE)

Number of common and/or other lots: 1 (27 ACRE)

Type of dwellings proposed:

Single-Family FOR 1.5 ACRE LOT.

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): 2,000 SQ.FT.

Gross density (DU/acre-total property): 1.5 Net density (DU/acre-excluding roads): _____

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

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

Non-Residential Project Summary (if applicable) 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: 2/15/2014



Proposed lot 1 with lot line in red. 7326 Blackcat Rd.

Wells-7440 Black Cat Rd.

ZIMMERMAN TODD B
S BLACK CAT RD
Parcel No R7686240322

Proposed lot 2 approx. 27 acres asking for R-4 zoning, but will remain AG use until services become available in future.

RECEIVED
FEB 21 2014
CITY OF KUNA

BLACK CAT

SADDLE RIDGE ESTATES

FOR RECORDING PURPOSES
DO NOT WRITE ABOVE THIS LINE
TODD AND LAURA ZIMMERMAN – CANBERRA ESTATES SUB; ANNEXATION & SUBDIVISION
DEVELOPMENT AGREEMENT
(CAR06-00054)

RECITALS

THIS DEVELOPMENT AGREEMENT (“**Agreement**”) is entered into this ___ day of _____, 2014, by and between the **City of Kuna**, an Idaho municipal corporation “**City**”, and **Todd and Laura Zimmerman**, whose address is **7206 Lima Drive, Nampa, Idaho 83687**, as “**Owner**”, of the property described herein: R7686240322, and hereafter referred to as “**Developer**”.

- A. Developer owns certain property (“**Property**”) located in Ada County, an approximately 28.49 acre parcel of land (**R7686240322**) located at 7326 South Black Cat Road, Nampa, Idaho and more particularly described on Exhibit A, attached hereto. Developer has applied to subdivide the property into two parcels consisting of 1.5 acres and 27 acres, approximately. This agreement will control the entire subdivision as it develops.
- B. Developer has applied to the City to rezone the above mentioned parcel, in order to enter the City corporate limits with said property. Developer has submitted an application (**Case No. 14-03-AN, 14-02-DA and 14-01-CP**) to annex the parcel into the city of Kuna with an R-4 (Medium Residential Density) zone for an approximately 1.5 acre lot and Agriculture zone for the remaining 27 acres. This Agreement concerns the annexation, zone change and potential development of said Property.
- D. City and Developer desire to enter into this Agreement, which shall be recorded in the Office of the Ada County Recorder and shall take effect on the date last executed below.
- E. Pursuant to Idaho Code Section 67-6511A and Kuna City Code, Title 5, Chapter 14, City has the authority to conditionally rezone the Property and to enter into this Development Agreement for the purpose of allowing, by Agreement, annexation of said parcel for a specific purpose or use which is appropriate in the area, and this Agreement contains the conditions required of the owner by the City. This Agreement supersedes any conflicting terms and/or conditions in prior agreements or staff reports concerning the land as to obligations between the parties to this Agreement. This Agreement complies with all Kuna Idaho Municipal Code Title 5 zoning regulations and Title 6 subdivision regulations as they are applicable to these land use actions.
- F. The Kuna Planning and Zoning Commission and City Council have independently held public hearings on these land use matters as prescribed by law and have approved the application in accordance with the findings of fact, conclusions of law and order of decision set forth in its approval, and all such conditions are included in this Agreement. This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Kuna City Code Title 5 and Title 6.
- G. The uses(s) allowed through this conditional annexation and rezone are those that are permitted or specially permitted, by way of a special use permit, in the R-4 (Medium Residential

Density) zone and Agriculture zone; or those agreed to, provided they are not in conflict with City code. It should be noted, the Agriculture zone shall allow for the existing agricultural uses to remain. In the event the property, and/or the uses on it, expand or enlarge - any nonconforming uses shall cease; thus, triggering necessary land use processes to bring the property into conforming status under Kuna City code. At time of future development, the City and Developer shall amend this agreement to provide and allow for more aggressive development possibilities if necessary.

- H. The Order of Decision of the Council for the annexation and land use zone classification, including all conditions of approval, is hereby made a part of this Agreement. In the event there is a discrepancy or conflict, the stricter condition shall apply unless specifically stated otherwise in this development agreement.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual promises, covenants, and agreements stated herein, and for other consideration, the sufficiency of which is hereby acknowledged, City and Developer agree as follows:

1. ZONING ORDINANCE AMENDMENT.

- 1.1: The City will adopt an ordinance amending the Kuna Zoning Ordinance to change the zone the Property to R-4 (Medium Residential Density) zone for the approximately 1.5 acre lot and Agriculture for the remaining (approximately) 27 acres. The Ordinance will become effective after its passage, approval, and publication and the execution of the Agreement. It is possible this Agreement could be modified to accommodate the Developer's future land use plans when they are known, based on the uses and development plans at that time.

2. PERMITTED USES.

- 2.1: **Development According to the Conceptual Site Plan.** Upon development, developer agrees to provide a Conceptual Land Use Site Plan which shall be relied upon and considered a binding site plan. Substantial (as determined by the Director of planning services) modifications to the Conceptual Site Plan shall require the approval of the Kuna City Planning and Zoning Commission and City Council through public hearing processes. However, minor site plan modifications may be approved administratively. The Director of planning services will determine if a change is of minor significance or necessitates legislative review.
- 2.2: **Uses.** Generally speaking, the Property is approved for the uses typically associated with an R-4 and Agriculture zones.
- 2.3: **Modification of Allowed Uses.** The uses permitted within this Agreement shall not be modified without complying with the notice and hearing provisions of Idaho Code § 67-6509, provided, however, any specially permitted use(s) in the R-4 and /or Agriculture Zones may be permitted on the Property through issuance of a special use permit.

3. CONDITIONS ON DEVELOPMENT.

The following conditions shall apply to the entire Property in the event of future development, expansion or enlargement, as determined by the Director of planning services:

- 3.1: **Bicycle Spaces.** Developer shall provide a minimum of 15 bicycle parking spaces over the parcel in common lot(s).
- 3.2: **Building Permits.** Developer shall acquire a building permit before construction of any facilities. Developer shall comply with the R-4 zone's height and area performance standards found in Kuna City Code (KCC) 5-3-3, in place at time of development.
- 3.3: **Construction Etiquette.** Developer shall post and maintain a "rules and regulation sign" at the entryways to the site until construction is complete. The signs are intended for the subcontractors performing the work and should include: (1) no dogs permitted; (2) no loud music permitted; (3) no alcohol or drugs permitted; (4) no abusive language permitted; (5) dispose of personal trash and site debris; (6) clean up any mud and/or dirt that is deposited from the construction site onto the public street; (7) install temporary construction fence to keep debris from blowing off site; (8) no burning of construction or other debris on the property; (9) keep a watering truck on site and employed as necessary to keep dust under control; (10) Site construction shall be limited to the hours of 7:00 am to 7:00 pm daily.
- 3.4: **Curbs, Gutters, Sidewalks and Storm-Water Conveyances.** The use of drainage swales for storm water conveyance in lieu of curb and gutter is prohibited unless it's necessary to preserve a historical drainage right that would be impeded by the swale's removal and such action is determined by the City engineer. There shall be no mixing of irrigation drainage water and road runoff water. All construction shall be in accordance with Idaho Standards for Public Construction Work (ISPCW) or other standards established by the City engineer.
- 3.5: **Design Review.**
 - 3.5.1: Design review is required for any proposed new landscaping, parking, entrance, monument(s), common area and/or signage use.
 - 3.5.2: Commercial buildings and their compositions are subject to design review pursuant to requirements in the Kuna City Code relative to usage of materials, woods, entrances, window arrangement and other considerations.
 - 3.5.3: Any materials employed in the construction of commercial fencing, wall and trash enclosures are subject to design review and/or J&M Sanitations review.
 - 3.5.4: Any fencing and/or wall materials employed in the development are subject to design review pursuant to requirements in the Kuna City Code.

3.6: **Driveways and other Approaches.**

3.6.1: Developer agrees future commercial areas and entrances to the site are subject to the Design Review Standards pursuant to requirements in the Kuna City Code.

3.6.2: All curb returns throughout any future project shall be constructed with *28-foot minimum curb return radius*.

3.7: **Engineering Calculations/Drawings/Plans/Reports.**

3.7.1: At the time of construction, developer shall obtain a letter from the City engineer recommending engineering approval of construction drawings, drainage and storm-water plans.

3.7.2: At the time of construction plan submittal, developer shall provide the City engineer with fire flow, water distribution and wastewater calculations and acquire all necessary permits and pay all associated fees. The City engineer will review the water modeling results and provide comments or corrections.

3.7.3: At the time of construction plan submittal, a geotechnical report (if required) is subject to the City engineer's review and corrections.

3.8: **Federal, State, Local and Special Purpose Standards.** Developer shall comply with all applicable federal, state, local and special purpose standards as they apply to the Property's development.

3.9: **Fencing.** Developer shall construct and place fencing on site according to the City's zoning standards. Developer shall use the approved type of fencing allowed by City code and obtain a fence permit as outlined in City code.

3.10: **Fire.**

3.10.1: **Hydrants and Water Mains.** Adequate fire protection shall be required in accordance with the appropriate fire district standards. Developer shall meet the requirements of the Kuna Rural Fire District.

3.10.2: **Fire Safety.** Developer shall address fire safety compliance to the Kuna Rural Fire District and City building inspector's satisfaction. The site landscaping shall be designed and maintained to provide fire protection around the building perimeters. The internal roads shall be designed to allow Kuna Rural Fire District access to each building. Developer will place fire hydrants on the property in locations determined by the Kuna Fire Marshall. Fire related signage shall be installed with guidance from the Kuna Fire Marshall. The water model results are to be reviewed and approved by the Kuna Rural Fire District.

3.11: **Grading Plan.** Developer shall provide a grading plan identifying how the subject property will be graded and contoured. The grading plan shall be reviewed and approved by the City engineer for its compliance with City standards.

3.12: Irrigation.

3.12.1: Developer shall comply with Idaho Code §31-3805 relating to irrigation water use. Irrigation/drainage waters shall not be impeded by on-site construction. Developer shall comply with lawful requirements of the Boise Project Board of Control.

3.12.2: At the time of Construction plan submittal, Developer shall provide the City engineer an irrigation plan for review and approval; if Developer uses the City water utility, developer shall acquire all permits and inspections necessary to connect the commercial facility's irrigation system to the City water utility; construct the irrigation system to the City's pressurized irrigation standards; and construct any off-site improvements necessary to connect into the City's water utility.

3.12.3: The use of potable water from the City utility shall not be employed for landscape irrigation purposes.

3.13: Land Use Requirements.

3.13.1: Developer shall comply with the City's land use requirements for commercial zone development or, as modified by this Agreement.

3.13.2: Uses other than those existing at time of annexation, permitted, or specially permitted in the R-4 and Agriculture zones shall not be introduced on the property without further land use review or approvals.

3.13.3: Developer shall meet all requirements set forth in the City's zoning ordinance or, as modified by this Agreement.

3.14: Landscape.

3.14.1: Future site improvements will be subject to the City's landscape ordinance and design review processes depending on scope (note: the design review standards may differ from the City's landscape ordinance). An underground irrigation source shall be required for all of the site's landscape elements in accordance with the provisions of **KCC 5-17-11**. The use of potable water for landscape irrigation purposes is prohibited.

3.14.2: At time of development, Developer shall prepare for City review, a detailed landscape plan using native or suitable plants. The landscape plan is subject to the City's design review process. The landscape plan shall call out the method(s) of re-vegetating common open space and the periphery areas disturbed during any construction activities. The property's entire landscape scheme shall consist of organic materials. Accordingly, no hard-scape (*or gravel or rock*) materials shall be used for landscape purposes.

3.14.3: Employ vegetative buffers and landscape berming techniques along the property boundaries to minimize adverse land use impacts [compatibility issues]

with the adjoining neighbors. The landscape and buffer techniques shall be detailed in a landscape plan.

3.14.4: At time of development, developer shall submit landscape plans to the City forester for review and approval.

3.14.5: Any future landscape plan shall follow the landscape requirements and guidelines contained within Kuna City Coda (KCC), which will be considered a binding site plan.

3.14.6: At time of future development, developer shall place a landscape buffer along Black Cat Road a minimum width of 20 feet from the property line in accordance with KCC.

3.15: Outdoor Lighting.

3.15.1: On-site lighting shall be designed and installed to minimize fugitive light and glare and installed so it does not unduly intrude on adjoining properties pursuant to requirements in the current KCC.

3.15.2: A lighting plan shall be submitted to the City director of planning services for review and approval in accordance with current KCC.

3.15.3: The site lighting plan shall follow the provisions of current KCC.

3.16: Parking and Loading Standards.

3.16.1: The Property's parking areas shall be installed in accordance with current City parking standards.

3.16.2: At time of development, developer shall design and construct the parking area(s) according to the approved plans. The parking lot circulation pattern shall be designed so the patrons enter and exit the parking lot in a forward motion consistent with the provisions of current KCC.

3.16.3: The developer shall pave the area allocated for parking purposes with an approved asphalt material. The parking lot construction and methods of storm drainage mitigation are subject to the City engineer's review and approval. Parking spaces shall be designed where the motorist can enter and exit the spaces without obstruction.

3.16.4: Developer shall provide a site plan graphically demonstrating the method of onsite traffic circulation, parking lot placement and loading facility location and satisfy onsite parking space requirements.

3.16.5: The site's traffic circulation pattern and parking placement are subject to the Director of planning services review, consistent with the other provisions of this Agreement.

- 3.17: **Permits and Applicable Fees.** Developer shall acquire all permits and pay all applicable fees.
- 3.18: **Plat Map/Deed.** In the event of a lot line adjustment lot split, or subdivision, developer shall provide City a recorded record of survey and deed, or recorded plat for the property changes.
- 3.19: **Roads/Ada County Highway District.**
- 3.19.1: Developer shall comply with City and ACHD road improvement requirements.
- 3.19.2: Developer shall provide additional rights-of-way and/or easements necessary for utility and road widening purposes as required by the City and other agencies with jurisdiction. Developer shall record these easements with the Ada County Recorder's Office.
- 3.19.3: At time of development, Developer shall dedicate additional rights-of-way (ROW) along Black Cat Road in accordance with City and ACHD ROW and classified roadway standards.
- 3.20: **Sanitary Sewer.**
- 3.20.1: Developer shall connect the Property to the City's sanitary sewer system according to City standards; provide the development's sanitary sewer design to the City engineer for review and approval; acquire all of the permits and inspections necessary to connect to the City's sewer utility; construct the sewer system to City standards and construct offsite improvements necessary to connect to the City's sewer utility.
- 3.20.2: in the event of future development, developer shall abandon and dismantle any onsite septic tank system and its component parts, according to City and Central District Health standards. The dismantling of a septic system requires collapsing and removing the lid, backfilling and compaction of the fill area.
- 3.21: **Sidewalks and Pathways.**
- 3.21.1: In accordance with KCC 6-4-2-Q, developer shall provide eight-foot (8'), detached concrete sidewalks along the Columbia Roads frontage. The detached concrete sidewalks shall be minimum eight-feet (8') in width. All sidewalks shall be built in accordance with the American with Disabilities Act (**ADA**) accessibility guidelines, as well as to ACHD and City engineer standards and specifications. The accompanying landscape strip shall be minimum eight-feet (8') in width and include an irrigation system reliant upon a non-potable water source. Columbia Road at this location is designated as a Minor Arterial. The landscaping elements shall consist solely of organic materials. Developer shall provide a public easement for any sidewalk placed outside public rights-of-way. The placement of the sidewalk outside the public rights-of-way requires City approval. Sidewalks constructed as part of a curb cut installation shall be designed to

accommodate the additional loading impacts placed upon it by the weight of the vehicle.

3.21.2: Developer shall be responsible for snow removal along the sidewalks so they are pedestrian accessible within 24 hours of a snow event.

3.22: **Signage.**

3.22.1: No signs shall be placed on fences, buildings, or other structures unless approved through the City's design review process. Developer shall be in compliance with all signage requirements in place at the time developer seeks a sign permit.

3.22.2: All site signage and monument placement is subject to the City's design review process to include building identification signage. If site signage or monuments are lighted, they must be designed according to the City's outdoor lighting standards.

3.22.3: Temporary signage placed on the Property's fences, buildings, or other structures for advertising or promotion purposes shall be according to the City's signage placement provisions.

3.23: **Site Plans.** At the time developer applies for a building permit, developer shall provide an overall site/landscape plan, which shall be considered a binding site plan for purposes of the land use application.

3.24: **Storm-water and Drainage.**

3.24.1: The Property is subject to the City's storm-water and drainage standards at time of development. Stormwater impacts resultant from the development shall be mitigated in accordance with the City's storm water management policy. The engineer of record shall provide storm-water calculations, which comply with the City's storm-water policy requirements. The discharge of storm-water or drainage offsite requires written approval from the City and other agencies responsible for receiving the fugitive storm-waters.

3.24.2: Developer shall provide the City engineer with a storm-water management plan and a drainage design plan showing how drainage flows from impervious surfaces will be addressed in compliance with the City's drainage management guidelines. The drainage design plan shall also provide an erosion control plan for a 100-year event and shall depict all proposed site grading.

3.24.3: The City engineer shall approve a surface drainage run-off plan, which has been recommended by Central District Health Department (CDHD). The plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties".

- 3.24.4: Developer shall not construct, grade, fill, clear or excavate the Property until the City engineer approves the storm water management plan and the drainage design plan. The drainage design plan shall include all proposed site grading.
- 3.24.5: Storm drainage and/or street runoff must be retained onsite.
- 3.24.6: Design the surface drainage system to minimize “ponding” issues to reduce mosquito breeding problems.
- 3.25: **Street and Alleys.**
- 3.25.1: All streets and alleys shall be constructed in accordance with the standards and specifications adopted by the City and ACHD. Street functionality shall be determined according to the City’s Functional Classified Road Map. Widths for rights-of-way shall be according to the street typologies identified in current KCC, or ACHD’s standards, which ever standard is more stringent.
- 3.25.2: Developer shall enter into a license agreement with the transportation authority for landscape maintenance within the public rights-of-way, where applicable.
- 3.26: **Street Name and Other Street Traffic Signs.** Traffic signage shall be constructed and installed at appropriate street locations in accordance with ACHD and City standards as applicable.
- 3.27: **Trash Enclosures/Solid Waste.** The site’s solid waste disposal strategy is subject to design review. Developer shall provide an enclosed or a sight obscuring structure(s) for all trash collection containers. The design shall be approved by the City and J&M Sanitation services.
- 3.28: **Trees.**
- 3.28.1: Developer shall retain mature trees with diameters exceeding six-inches (6”) (if any exist), unless their removal is approved by City staff prior to their removal.
- 3.28.2: Developer shall provide a tree replacement strategy to compensate for tree removal, which provides no net tree loss (in terms of overall tree diameter reductions). Developer’s tree removal and replanting strategy is subject to the City arborist and Design Review Committee’s approval. Developer shall show the tree planting strategy and method of planting on the landscape plan(s) and provide for a year-round variety of trees that are compatible with the area.
- 3.29: **Underground Storage Tanks, Utilities, Wells or Septic Systems.**
- 3.29.1: Developer shall disconnect any onsite well(s) and septic systems and cap or remove them according to City and Health District standards.
- 3.29.2: If discontinued or impaired underground storage tanks are discovered during construction, they shall be removed or abandoned in accordance with federal, state and local agency requirements.

3.30: **Underground Utilities.**

3.30.1: Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services.

3.30.2: All public utilities shall be placed underground if possible. A utility easement of sufficient width as determined by the City engineer shall be placed around the exterior subdivision boundary for utility and drainage easement purpose. Utilities that cannot be placed underground are subject to the City's design review process.

3.31: **Water.**

3.31.1: Developer shall connect the property to the City's water system at time of development. Developer shall provide the development's potable water design to the City engineer for review and possible corrections. Developer shall acquire all permits and inspections necessary to connect into the City's water utility.

3.31.2: The water lines, meter locations and waterline valves shall be reviewed by the City public works staff and constructed and placed according to City standards. Water lines are to be looped through the property. Developer is responsible for constructing any off-site improvements necessary to connect into the City's water utility.

3.32: **Water Rights.** Water rights appurtenant to a tract of land shall be dedicated to the City in sufficient water quantities to offset the development's potential water demands as determined by the City engineer. The land's water rights shall not be sold, abandoned or transferred outside the City or Area of City Impact (ACI). All water rights must be transferred to Kuna City through the adoption of a water rights annexation ordinance.

3.32.2: It shall be the responsibility of the developer to secure irrigation water rights prior to the Kuna Municipal Irrigation District (KMID) allowing you to connect to the pressure irrigation (PI) system.

3.33: **Weeds.** Developer assumes responsibility for the control and removal of noxious weeds if present on the property until the development of the site is complete.

4. DEFAULT, REMEDIES.

4.1: **Default.** If Developer fails to comply with the terms of this Agreement within forty-five (45) days after written notice from the other party specifying the particulars of such failure, the complaining party may, without prejudice to any other rights or remedies, cure such default, enjoin such violation or otherwise enforce the commitments contained in this Agreement in any manner allowed by law; provided, however, if any failure to comply cannot with diligence be cured within such 45 day period, if the defaulting party shall commence to cure the same within such 45 day period and thereafter shall pursue the curing of same with diligence and continuity, then the time allowed to cure such failure may be extended for a period not to exceed 180 days.

- 4.2: **Consent to Rezone on Uncured Default.** In addition to other remedies set forth herein, if Developer fails to cure any material default within 120 days after written notice from City specifying the particulars of such material default, such failure shall be deemed consent to City to rezone the use to a suitable zone as determined by the City Council, pursuant to the requirements of applicable law.
- 4.3: **Waiver; Forbearance.** A waiver or forbearance by one party of any default by the other party of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the party or apply to any subsequent breach of other or future covenants and conditions.

5. ATTORNEY FEES.

- 5.1: In the event of any controversy, claim or legal action being filed or instituted between the parties to this Agreement to enforce the terms and conditions of this Agreement or arising from the breach of any provision hereof, the prevailing party will be entitled to receive from the other party reasonable attorney fees, expenses, and costs incurred by the prevailing party, including fees and costs on any appeal. This provision shall be deemed to be a separate contract between the parties and shall survive any default, termination or forfeiture of this Agreement.

6. RECORDATION, EFFECTIVE DATE, AND BINDING EFFECT.

- 6.1: **Recordation.** After approval and execution by City through its authorized agents, City shall record this Agreement, including all exhibits, against the Property in the real property records of Ada County, Idaho and provide City with a recorded copy of this Agreement.
- 6.2: **Effective Date.** This Agreement shall become effective upon the formal adoption and final publication of the zoning.
- 6.3: **Binding Effect; Assignment.** This Agreement shall be binding upon and inure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including the City's governing authority and their successors in office. This Agreement shall run with the land and be binding on the owner of the Property, each subsequent owner and each other person acquiring an interest in the Property. Nothing herein shall in any way prevent sale or alienation of the Property, except that any sale or alienation shall be subject to the provisions hereof and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed.
- 6.4: **Recordation of Termination.** Upon developer's completion of all of its obligations under this Agreement, City shall provide developer, upon request, recordable evidence of City's concurrence that Developer's obligations under this Agreement have been completed.

7. GENERAL PROVISIONS.

- 7.1: **Incorporation of Recitals.** The recitals above and the exhibits referred to in this Agreement and attached hereto are incorporated into the Agreement as if set out in full

in the body of the Agreement. In the event of a conflict between any exhibit and the body of this Agreement, the Agreement shall control unless otherwise noted.

7.2: **Amendments.** Any alteration or change to this Agreement shall be made only after complying with the notice and hearing provision of Idaho Code Section §67-6509, as required by Kuna City Code, Title 5, Chapter 14.

7.2.1 It is anticipated this Agreement will be amended for time to time to accommodate the Developers development pursuits.

7.3: **Interpretation.** In construing this Agreement, feminine or neuter pronouns shall be substituted for those masculine in form and vice versa, plural terms shall be substituted for singular and singular for plural in any place in which the context so requires, and the word "including" shall be construed as if the words "but not limited to" appear immediately thereafter. The headings contained in this Agreement are for reference purposes only and shall not be construed or interpreted so as to limit or define the intent or the scope of any part of this Agreement. This Agreement shall not be construed more strictly against one party than against another merely by virtue of the fact that it may have been prepared by one of the parties, it being acknowledged that both parties have substantially and materially contributed to the preparation thereof. This Agreement and all rights and obligations of the parties shall be governed, construed, and interpreted under and pursuant to the laws of the state of Idaho.

7.4: **Final Agreement; Modifications.** This Agreement sets forth all promises, inducements, agreements, conditions and understandings between developer and City relative to the subject matter hereof and there are no promises, agreements, conditions or understanding, oral or written, express or implied, between developer and City, other than as are stated herein. This Agreement contains all conditions required by the City and supersedes conditions specified in City staff reports and any conflicting terms and conditions in prior development agreements concerning the land as to obligations between the parties to this Agreement. Except as herein otherwise provided, no subsequent alteration, amendment, changes or additions to this Agreement shall be binding upon the parties hereto unless reduced to writing and signed by them or their successors in interest or their assigns, and pursuant, with respect to City, to a duly adopted ordinance or resolution of City.

7.5: **Notices.** All notice between the parties shall be deemed received when personally delivered or when deposited in the United States mail postage prepaid, registered or certified, with return receipt requested, or sent by telegram or mail-o-gram or by recognized courier delivery (e.g., Federal Express, Airborne, Burlington), addressed to the parties, as the case may be, at the address set forth below or at such other addresses as the parties may subsequently designate by written notice given in the manner provided in this Section:

To City: City of Kuna
Attn: Mayor of the City of Kuna
P.O. Box 13
Kuna, ID 83634

To Developer: Todd and Laura Zimmerman
7206 Lima Drive
Nampa, ID 83687

Either party shall give notice to the other party of any change of such party’s address for the purpose of this section by giving written notice of such change to the other party in the manner herein provided.

7.5: **Time of the Essence.** The parties hereto acknowledge and agree that time is strictly of the essence with respect to each and every term, condition and provision hereof, and that the failure to timely perform any of the obligations hereunder shall constitute a breach of and a default under this Agreement by the party so failing to perform.

7.6: **Severability.** If any term or provision of this Agreement shall, to any extent be determined by a court of competent jurisdiction to be invalid or unenforceable, the remainder of this Agreement shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforceable to the fullest extent permitted by law; and it is the intention of the parties hereto that if any provision of this Agreement is capable of two constructions, one of which would render the provision void and the other of which would render the provision valid, the provision shall have the meaning which renders it valid.

[end of text; signatures to follow]

The parties have executed this Agreement as of the date first set forth above.

“City” CITY OF KUNA, an Idaho municipal corporation

By: _____

Date: _____

ATTEST:

City Clerk

Date: _____

“Developer” Todd Zimmerman

By: _____

Date: _____

State of Idaho)
 : ss
County of Ada)

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 2014.

And who personally appeared before me

(SEAL)

Notary Public: _____

My Commission Expires on: _____

“Developer”

Laura Zimmerman

By: _____

Date: _____

State of Idaho)
 : ss
County of Ada)

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 2014.

And who personally appeared before me

(SEAL)

Notary Public: _____

My Commission Expires on: _____

State of Idaho)
 : ss
County of Ada)

Subscribed and sworn to (or affirmed) before me this _____ day of _____, 2014.

And who personally appeared before me

(SEAL)

Notary Public: _____

My Commission Expires on: _____



City of Kuna

Staff Report

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

To: Planning and Zoning Commission and the P&Z acting as Design Review Committee

Case Number(s): 14-01-PUD (Planned Unit Development), 14-02-S Subdivision, 06-07-DA (Development Agreement Modification) 14-02-DR Design Review for Timbermist Subdivision.

Location: NEC Linder & Hubbard Roads
Kuna, Idaho 83634

Planner: Troy Behunin, Senior Planner

Meeting Date: June 10, 2014

Applicants: **Engineering Solutions, LLP, Becky McKay**
1029 N Rosario St. Ste. 100
Meridian, ID, 83642
208.938.0980
Es-beckym@qwestoffice.net

Timbermist LLC, Thomas Coleman
3103 W Sheryl Dr. Ste 100
Meridian, ID 83642
208.939.91358
Thomas@mycolemanhome.com

Table of Contents:

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

A. Course of Proceedings

1. Proposing a PUD (Planned Unit Development), and a Preliminary Plat for a residential subdivision is designated in Kuna City Code (KCC), 1-14-3 as public hearing matters, with the City Council as the decision making body. These land uses were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65-Local Planning Act.
 - a. **Notifications**

i. Agencies	April 21, 2014
ii. 300' Property Owners	May 23, 2014
iii. Kuna, Melba Newspaper	May 21, 2014
iv. Site Posted	May 31, 2014
2. In accordance with KCC Title 6 in Kuna City Code (KCC) this application seeks re-approval for a Preliminary Plat (residential subdivision) and PUD, known as Timbermist Subdivision.

B. General Project Facts, Staff Analysis:

1. **Request:** The applicant seeks PUD and preliminary plat re-approval for a residential subdivision in Kuna consisting of 211 buildable lots and 11 common lots over two parcels, approximately 65.14 acres in size. As a PUD, the applicant is requesting a reduction in the standard lot size within an R-4 from 6,600 S.F. lot to 6,000 S.F., and to reduce the minimum frontage for lots from 66' to 50'. In exchange for this consideration, the applicant is providing several site amenities, including a central park with playground, gazebo, a pool complex and 8.51 acres (or 13% of the project) of useable open space. The required amount of open space to qualify for consideration is 10%.
2. **Development Agreement Modification Request:**
This section is for information purposes only for the Planning and Zoning Commission. It is to inform them of the applicant's intentions as they relate to the recorded Development Agreement. The City Council will be the body who hears this request within a public hearing and forum and then make a decision.
2.1 - Please see Letter of intent (Page 6 of 7) from applicant (exhibit A 2 f).
3. The applicant has submitted all necessary documents and materials for review and has held the appropriate neighborhood meeting and posted the site in accordance with KCC posting requirements.
4. **History:** The applicant is proposing a revised preliminary plat for 211 lots and 11 common lots. This request reflects re-plat and a different lot arrangement than what was previously approved. The new layout reflects an effort to appeal to a larger homebuyer group, increase distribution of useable open-space and consolidate the canal crossings to a single bridge.
5. **Legal Description:** A legal description was included with the application.
6. **Comprehensive Plan Designation:** The Future Land Use map (FLU) indicates the site has a designation of Low Density Residential. In accordance with KCC 5-3-2, staff views this residential use request as compatible.
7. **Land Use:**

Direction	Current Zoning and Jurisdiction	
North	RR	Rural Residential – <i>Ada County</i>
South	RR / R-4	Med. Density Res. – Kuna City / Rural Res. – <i>Ada County</i>
East	PUD	Mixed Use, Planned Unit Development – Kuna City
West	RR	Rural Residential – <i>Ada County</i>

6.1 Vicinity and Aerial Maps:

(See maps below)

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

D. Comprehensive Plan Analysis:

The Planning and Zoning Commission may accept the Comprehensive Plan components as described below.

1. The proposed Subdivision for the site is consistent with the following Comprehensive Plan components:

GOALS AND POLICIES – Property Rights

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

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

GOALS AND POLICIES – Economic Development

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

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

GOALS AND POLICIES – Land Use

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

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

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

GOALS AND POLICY – Transportation

Policy 1.1.2: Pedestrian and bicycle activities should be separate from automobiles road system – where possible.

Policy 3.2.1: Encourage developers to create mixed use developments that will reduce travel demand through trip capture.

Policy 3.4.10: Require shared driveway access where possible.

E. Proposed Findings of Fact:

1. All required procedural items have been completed as detailed in this staff report.
2. The proposed residential development complies with Section 6.0 of Kuna’s Comprehensive Plan.
3. The proposed residential development complies with the Kuna City Code.

4. Public services are available and are adequate to accommodate this site's development.
5. The proposed residential preliminary plat will not be detrimental to the public's health, safety and general welfare.
6. The site is zoned R-4 and intended for use as a residential subdivision after acquiring the proper approvals.
7. The project description and staff analysis and findings of fact are correct.

F. Proposed Conclusions of Law:

1. The proposed PUD and preliminary plat use is consistent with Kuna City Code.
2. The proposed PUD and preliminary plat use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a PUD and preliminary plat use.
4. The proposed PUD and preliminary plat use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The proposed PUD and residential preliminary plat is not likely to cause adverse public health problems.
6. The proposed PUD and residential preliminary plat is in compliance with all ordinances and laws of the City.
7. The proposed PUD and residential preliminary plat is not detrimental to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
9. Based on evidence contained in Case Nos. 14-01-PUD, 14-02-S and 14-02-DR, this proposal complies with KCC Title 6.
10. Based on the evidence contained in Case Nos. 14-01-PUD, 14-02-S and 14-02-DR, this proposal complies with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The Planning and Zoning Commission of Kuna, Idaho, has the authority to recommend approval or denial for this preliminary plat application.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

G. Proposed Decisions by the Commission:

14-01-PUD and 14-02-Subdivision *Note: This proposed motion is to recommend approval or denial for this request to Council. However, if the Planning and Zoning Commission wishes to recommend approval or denial for specific parts of the requests as detailed in this report, those changes must be specified.*

14-02-Design Review *Note: The proposed motion is also to approve or deny the design review request. However, if the Planning and Zoning Commission wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented (if any), the Planning and Zoning Commission of Kuna, Idaho, hereby recommends (approval or denial) for Case Nos. 14-01-PUD, 14-02-S and 14-02-DR, a subdivision request by Timbermist LLC, (Thomas Coleman), (with or without) the following conditions of approval:

1. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approval use or may be written or stamped upon a copy of the approved plan. All site improvements are prohibited prior to approval of these agencies.
 - a.) The City Engineer shall approve the sewer and water hook-ups.
 - b.) The Kuna Fire District shall approve all fire flow requirements and/or building plans.
 - c.) The New York Irrigation District shall approve all proposed modifications to the existing irrigation system.

- d.) Approval from Ada County Highway District / Impact Fees, if any shall be paid prior to building permit approval.
- e.) The City Engineer shall approve a surface drainage run-off plan, (if needed). As recommended by Central District Health Department, the plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading.
2. All public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at 387-6100.
- 2.1 – Dedicate right-of-way in sufficient amounts which follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground.
4. Compliance with Idaho Code Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
5. Lighting within the sites shall comply with Kuna City Code.
6. Parking within the sites shall comply with Kuna City Code (Except as specifically approved otherwise).
7. Fencing within and around the sites shall comply with Kuna City Code (Except as specifically approved otherwise).
8. Signage within the site shall comply with Kuna City Code. (The applicant shall apply for a sign permit prior to sign construction).
9. The applicant shall follow all of the requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the City engineer, as outlined in the Engineers memorandum dated May 5, 2014.
10. Submit a petition prior to submitting an application for final plat to the City, consenting to the pooling of irrigation surface water rights for delivery purpose and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).
11. Applicant's PUD Site and lighting plan (date stamped 4.1.2014) and landscape and parking plan, (date stamped 3.31.2014) shall be considered binding site plans.
12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 3 days as weather permits or as the planting season permits), as required to meet the standards of these requirements. Maintenance and planting within public right-of-way shall be with approval from the public and/or private entities owning the property.
13. The applicant shall comply with all conditions of approval listed in the Kuna staff report and as approved by the Commission, and other applicable agency comments.
14. Applicant shall comply with all local, state and federal laws.

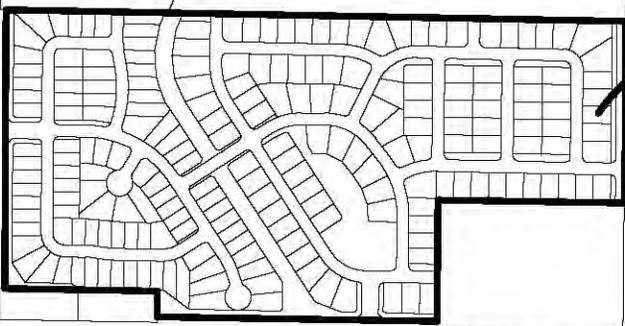
DATED: this day _____ of _____, 2014.

W. COLUMBIA RD.

S. LINDER RD.



S. MERIDIAN RD. (HWY. 69)



SITE

W. HUBBARD RD.

TIMBERMIST SUBDIVISION

VICINITY MAP - 1"=800'

LOCATED IN SECTION 12, T. 2N., R.1W., B.M.
KUNA, ADA COUNTY, IDAHO

AERIAL MAP



W Wild Sheep Ln

N Linder Rd

W Hubbard Rd

N Linder Rd

N Update Ave

E Kelleher St

E Wythburn St

E Scobleby St

E Hillgreen Dr

N Matterdale Ave

E Whitbeck St

E Chapparosa Dr

Norton Pl

N Russell Ln

N Kay Ave



RECEIVED
APR 09 2014

CITY OF KUNA

TIMBERMIST SUBDIVISION

Narrative

Introduction

Coleman Homes seeks the City of Kuna’s approval of development applications for Timbermist Subdivision. The property is located northeast of the intersection of Linder and Hubbard Roads. Previously approved for 233 single-family residential lots, the property is now under new ownership. The Timbermist applications include requests for preliminary plat approval of 211 single-family residential lots and 11 common lots on 65.14 acres, a planned unit development, modification of the existing development agreement, and design review for the landscaping within the subdivision.

We have chosen to submit revised preliminary plat, planned development, design review and a request for modification of development agreement applications to modify the original design to better serve the market demands of the present and future. While we fully embrace the original intent and vision of the community, the changes which have occurred in the real estate market over the last several years necessitate a more specific and directed approach to planning and design.

Project History

Annexation and zoning of Timbermist Subdivision were approved by the Kuna City Council on September 16, 2008, as Ordinance No. 2007-08A, with a zoning designation of R-4. A development agreement was also entered into with the previous property owner which was recorded as Instrument No. 107032225, records of Ada County, Idaho. The previous applicants requested, and were approved for, time extensions of the preliminary plat on October 6, 2009, and October 5, 2010. The approval of the preliminary plat has since expired.

A pre-application meeting was held with City of Kuna staff on January 27, 2014. A neighborhood meeting was held on February 26, 2014, with five neighbors in attendance. Concerns discussed at the neighborhood meeting included traffic and irrigation.

Project Overview

The Timbermist neighborhood design has been modified to reflect a more diversified residential community that appeals to a larger group of homebuyers. The development achieves this by providing an assortment of housing styles and lot sizes. By diversifying lot sizes and thereby home styles, we intend to develop the neighborhood by appealing to several different types of homebuyers. The new neighborhood design will provide options for young and growing families, as well as those looking to simplify and downsize. The identity of the neighborhood is focused around a 2.43-acre park with interconnecting pathways and a neighborhood pool facility. Amenities such as a swimming pool complex within a central park, play equipment and picnic tables are also part of the design.

Exhibit
A-2F

Timbermist Subdivision will be characterized by its high-quality design and unique community character. A variety of housing types and sizes will be offered, but, regardless of size, all homes will exhibit thoughtful design and distinct architectural features. All homes constructed in the community will be approved by an architectural control committee through an internal design review process. This will ensure consistent quality throughout the project.

In making the decision to acquire the project, we spent a considerable amount of time analyzing the original site design, and ultimately we came to the conclusion that some modifications would provide the neighborhood with the best opportunity for success. The number of originally approved residential units, 233, has been reduced to 211. The overall gross density of the community is 3.24 dwelling units per acre (du/a), with a net density of 4.12 du/a. The minimum lot size is 6,000 square feet, and the average lot size is 8,828 s.f.

Neighborhood Plans

Timbermist Subdivision is a traditional single-family neighborhood with a mixture of different lot sizes. To provide a balanced and complete development, it is necessary to accommodate multiple home styles. Within each neighborhood area, the individual homes will display distinctive characteristics, such as a particular architectural theme and open space design. We have included photographs of the proposed homes to be included as an exhibit of the development agreement. The original development plan did not provide for a mixture of residential product types. The majority of the lots were 6,600 square feet.

Community Amenities

The open space amenities within the Timbermist Subdivision include a pool facility with parking lot, an expansive pathway system with detached sidewalks and a pathway adjacent to the Kuna Canal, a tot lot, and a gazebo. The network of detached sidewalks and interconnected open space amenities provides the necessary recreational opportunities for a development of this size. A pedestrian pathway network will allow residents to enjoy a walk through the community and interact with their neighbors, while connecting the amenities within the neighborhood. The open space and pathways will be uniquely designed to serve the future residents, as well as the Kuna community.

The overall open space consists of 8.51 acres, or 13 percent. This calculation includes the common areas, arterial and collector buffers, pathways and micro-paths. The eight-foot-wide local residential parkways were not included in the open space calculation.

TIMBERMIST SUBDIVISION Comparison of Features

	No. Acres	No. Units	Gross Density	Common Area	Amenities	Total Common Area
Original Timbermist Proposal	65.14	233	3.58	7.59 Acres	Pool complex, tot lot, pathways, 5' pathway along Kuna Canal	7.59 Acres (11.03%)
Proposed Revised Timbermist Development	65.14	211	3.24	8.51 Acres	Pool complex, tot lot, detached sidewalks, pathways, gazebo, park benches, picnic facilities, 8' pathway along Kuna Canal	8.51 Acres (13%)

Traffic Impact Study

An abbreviated Traffic Impact Study (TIS) for this development has been provided with this application. The original traffic study was completed in 2006. New traffic counts were taken and the updated study meets the current TIS standards outlined in the ACHD Policy Manual. Based on the TIS, upon completion, the community is projected to generate an average daily traffic volume of approximately 2,009 vehicles, of which the a.m. peak hour traffic is 158 vehicles per hour and the p.m. peak is 211.

Infrastructure

Water service is adjacent to the site and will be extended into the development. Twelve- (12) inch water main lines are located in Hubbard Road and Linder Road. A gravity sewer 15 or 18 inches in size will be extended east in Hubbard Road from the existing manhole at the Denali Heights Subdivision entrance. All proposed roadways will be constructed to Ada County Highway District standards and will be dedicated to the public. The first phase of the Timbermist project will include a public street connection to W. Hubbard Road.

The Kuna Canal traverses generally northwesterly from Hubbard Road across the project and will remain open in its historical location. A separate lot varying in width from 70-75 feet has been provided to protect and maintain the canal. A public street crossing is proposed with the extension of W. Seward Drive. The applicant will install an 8-foot-wide asphalt pathway along the westerly boundary of the Kuna Canal and coordinate all improvements with the New York Irrigation District and City of Kuna. Any additional existing irrigation or drainage facilities that provide service to adjacent properties will be protected and piped accordingly. Pressure irrigation will be provided to all lots within the development with connection and extension of the City of Kuna's 10-inch pressure irrigation main lines.

Storm drainage will be retained on site and the discharge will not exceed the pre-development flows. Local streets will utilize a combination of above-ground retention and detention facilities in common areas and subsurface storage facilities. All storm drainage facilities will be designed in accordance with Ada County Highway District and Department of Environmental Quality standards.

Timbermist Subdivision Preliminary Plat and Planned Unit Development

The preliminary plat application consists of 230 total lots with 211 buildable and 19 common lots. The changes from the original preliminary plan include elimination of 22 building lots, reconfiguration of the roadways to provide better diversity in lot sizes and traffic-calming, and re-arrangement of the common area.

The Timbermist Subdivision will consist of detached single-family homes on lots ranging from 6,000 to 17,921 square feet. The proposed median lot size in the development is 8,828 square feet. The PUD request is to vary from the R-4 dimensional standards, reducing the minimum lot size from 6,600 square feet to 6,000 square feet and modify the minimum street frontage of 66 feet to 50 feet. The applicant desires to provide a variety of lot widths and sizes. The project includes 211 single-family lots with a mixture of 55-foot-wide lots and 73-foot-wide lots. There

are 96 proposed 55-foot-wide lots, which account for 45.4% of the overall lots. The project has 115 lots that are 73 feet wide, accounting for 54.5% of the development lots. Lot sizes will range from 6,000 square feet to 17,000 square feet with an average lot size of 8,828 square feet, which is significantly larger than the 6,600 -square-foot minimum lot size required by the R-4 zone.

Significant open space and amenities will be provided which include a pool facility, playground equipment, picnic gazebo, benches and pathways as part of the PUD. No deviations from setbacks are requested with this PUD

The present land uses in the area are residential and agricultural. The proposed use of low-and medium-density residential is consistent with the existing and proposed uses. With the extension of public services into this area, the character is transitioning from agricultural to urban.

Public services are available and provided by Ada County, Ada County Highway District, School District No. 3, Kuna Library, Kuna City, Kuna Cemetery, and Kuna Fire. Central water and sewer will be installed to and through the development. Parks and open space will be owned and maintained by the Timbermist Homeowners Association. Public services costs will be recouped through payment of building permit fees, impact fees, and the collection of taxes. The following table presents an estimate of the taxes to be generated upon buildout of the subdivision. It is expected that these fees and taxes will pay for the cost of public services.

The Timbermist development complies with the Comprehensive Plan by promoting various types of housing to meet the needs and preferences of citizens regardless of age, race, income or family size. The Comprehensive Plan encourages an emphasis on high-quality residential development and variety of housing. The Plan encourages the utilization of the PUD process to achieve diversity. This philosophy has been embraced by the Timbermist development and is evident in the careful planning and exceptional quality of the landscaping and amenities within the project.

TIMBERMIST PLANNED UNIT DEVELOPMENT
 PROJECTED YEARLY TAX GENERATION AT BUILDOUT (USING 2013 TAX RATES)
 211 SINGLE-FAMILY HOMES @ AVERAGE VALUATION OF \$220,000.00
 (WITHOUT HOMEOWNERS' EXEMPTION)

Levy	Description	Annual Tax Rate at Buildout
0.003202782	ADA COUNTY	\$148,673.14
0.00016944	EMERGENCY MEDICAL	\$7,865.40
0.001194108	ADA COUNTY HIGHWAY DIST	\$55,430.49
0.007407821	SCHOOL DISTRICT NO 3	\$343,871.05
0.000709414	KUNA LIBRARY	\$32,931.00
0.00374067	KUNA CITY	\$173,641.90
0.000163171	KUNA CEMETERY	\$7,574.40
0.001625218	KUNA FIRE	\$75,442.62
0.000033828	MOSQUITO ABATEMENT	\$1,570.30
0.000182128	COLLEGE OF WESTERN IDAHO	\$8,454.38
		<hr/>
0.01842858		\$855,454.68

TIMBERMIST PLANNED UNIT DEVELOPMENT
 PROJECTED YEARLY TAX GENERATION AT BUILDOUT (USING 2013 TAX RATES)
 211 SINGLE-FAMILY HOMES @ AVERAGE VALUATION OF \$136,080.00
 (WITH HOMEOWNERS' EXEMPTION)

Levy	Description	Annual Tax Rate at Buildout
0.003202782	ADA COUNTY	\$91,961.10
0.00016944	EMERGENCY MEDICAL	\$4,865.11
0.001194108	ADA COUNTY HIGHWAY DIST	\$34,286.28
0.007407821	SCHOOL DISTRICT NO 3	\$212,699.88
0.000709414	KUNA LIBRARY	\$20,369.32
0.00374067	KUNA CITY	\$107,405.41
0.000163171	KUNA CEMETERY	\$4,685.11
0.001625218	KUNA FIRE	\$46,664.69
0.000033828	MOSQUITO ABATEMENT	\$971.30
0.000182128	COLLEGE OF WESTERN IDAHO	\$5,229.42
		<hr/>
0.01842858		\$529,137.61

Development Agreement Modifications

The original development agreement was recorded as Instrument No. 107032225, records of Ada County, Idaho, on March 6, 2007. The applicant requests modifications to the original document. In lieu of an amendment to the original development agreement, it may be preferable to execute a new development agreement citing the revised conditions of approval and void the existing development agreement.

Changes to the development agreement include:

Page 1

Owner is Timbermist LLC, 3103 W. Sheryl, Suite 100, Meridian, Idaho 83642.

Revised preliminary plat contains 211 buildable lots.

Page 2

3.1.1 ...~~233~~211 building lots and ~~20~~11 common lots...~~Said property will participate in the City of Kuna Sewer LID.~~

3.1.2 ...and ~~basketball courts gazebo~~ on Lot ~~23~~ 1, Block ~~5~~ 12 as shown on the approved Landscape Plan dated ~~October 6, 2006~~ March 31, 2014.

3.1.3 The Developer shall construct ~~a 5-foot-wide asphalt~~ pathways as shown on the approved Landscape Plan ~~within Lot 1, Block 1; Lot 1, Block 6; Lot 15 and 23, Block 5; and Lot 8, Block 10 within minimum 15-foot-wide common lots to be~~ owned and maintained by the Timbermist HOA.

3.1.4 Developer shall install pressurized irrigation and landscape all common areas as shown on the approved Landscape Plan with the exception of Lot ~~9~~ 23, Block ~~5~~ 3 and Lot ~~7~~ 23, Block ~~6~~ 5; ~~and Lot 2, Block 15~~, which shall be maintained on a periodic basis for weed control by the Timbermist HOA ~~and shall be for the sole use of the Boise Project Board of Control.~~

3.1.5 The Developer shall construct 6-foot-high wrought iron fences ~~with "No Trespassing" signs~~ along the west side of the Kuna Canal through the site as shown on the approved Landscape Plan.

3.1.6 The Developer shall construct 6-foot-high tan or white vinyl fencing ~~with 4-foot-high solid and 2-foot-high lattice for the lots adjacent to the Canal Pathway and the east side of the Kuna Canal~~ as shown on the approved Landscape Plan.

3.1.7 [MODIFY TO REFLECT ACHD CONDITIONS OF APPROVAL] The portion of future Kay Street adjacent to the subject property shall be dedicated as a 40-foot-wide right-of-way as measured from centerline with a five-foot-wide detached sidewalk and one-half (1/2) plus 12 feet improvement.

3.1.8 [MODIFY TO REFLECT ACHD CONDITIONS OF APPROVAL]

3.1.9 [MODIFY TO REFLECT ACHD CONDITIONS OF APPROVAL]

3.1.12 Developer shall construct a 20-foot-wide landscape buffer on the west side of Kay Avenue, a ~~25~~30-foot-wide landscape buffer on the north side of Hubbard Road, a 30-foot-wide landscape....

3.1.14 Delete in its entirety. The vehicular bridge has been relocated to a more central location and provides adequate pedestrian connections.

3.1.16 Delete in its entirety.

3.1.17 Developer shall construct ~~rock~~ entry monument signs at both Hubbard Road and Linder Road entrances as approved through the design review process.

3.1.18 Delete in its entirety.

3.3.5 Commencement of Construction: The Developer shall commence construction within 365 days of the effective date of this addendum to (or) the development agreement.

8.4 [MODIFY TO REFLECT CURRENT OWNER AND ADDRESS]

Modify signatures to reflect current ownership.



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)	
Project name	
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Timbermist LLC</u>	Phone Number: <u>208-939-9135</u>
Address: <u>3103 W. Sheryl Drive, Suite 100</u>	E-Mail: <u>Thomas@mycolemanhome.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: <u>208-424-0030</u>
Applicant (Developer): <u>Coleman Homes LLC</u>	Phone Number: <u>208-939-9135</u>
Address: <u>3103 W. Sheryl Drive, Suite 100</u>	E-Mail: <u>Thomas@mycolemanhome.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: <u>208-424-0030</u>
Engineer/Representative: <u>Engineering Solutions, LLP</u>	Phone Number: <u>208-938-0980</u>
Address: <u>1029 N. Rosario Street, Suite 100</u>	E-Mail: <u>es-beckym@qwestoffice.net</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: <u>208-938-0941</u>

Subject Property Information

Site Address: <u>9360 S. Linder Road, Kuna, Idaho</u>
Site Location (Cross Streets): <u>Northwest of Linder and Hubbard Roads</u>
Parcel Number (s): <u>S1312336005 and S1312346625</u>
Section, Township, Range: <u>Section 12, T.2N., R.1W., B.M., Kuna, Ada County, Idaho</u>
Property size : <u>65.14 acres</u>
Current land use: <u>1 single-family home/vacant ground</u> Proposed land use: <u>Single-family residential</u>
Current zoning district: <u>R-4</u> Proposed zoning district: <u>R-4</u>

Project Description

Project / subdivision name: Timbermist Subdivision

General description of proposed project / request: Request for preliminary plat for 211 single-family residential and 19 common lots on 65.14 acres in an R-4 zone with a planned unit development, design review and DA mod.

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): Centralized park with pool, tot lot, gazebo, detached sidewalks, 8-foot-wide pathway along Kuna Canal

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: Existing single-family home

Any existing buildings to remain? Yes No

Number of residential units: 211 Number of building lots: 211

Number of common and/or other lots: 11 (1 park lot to be constructed upon)

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

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

Gross density (DU/acre-total property): 3.24 Net density (DU/acre-excluding roads): 4.12

Percentage of open space provided: 13 Acreage of open space: 8.51

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

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: Becky McKay Date: 4/4/14



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

Development Agreement Checklist

A Development Agreement requires a public hearing with the Planning & Zoning Commission and the City Council. A public hearing sign will be required to be posted by the applicant for both meetings. Development Agreements are required to accompany annexation and/or rezone applications. Sign posting regulations and a Development Agreement template are available online.

Project name: Timbermist Subdivision	Applicant: Coleman Homes LLC
---------------------------------------------	-------------------------------------

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

Applicant (√)	Description	Staff (√)
√	Completed and signed Commission & Council Review Application.	
√	The proposed Development Agreement shall include the following information: <ul style="list-style-type: none"> ◇ The specific use or uses of the parcel for which the development agreement is sought. ◇ The allowed or conditional use in the conditional zone for which application has been made. ◇ A concept plan of the project to be developed on the parcel. The concept plan shall include a description of the density allowed or sought and maximum height, size and location of any structures on the property. ◇ The time required to begin the use on the property. ◇ A statement by the owner of the parcel that failure to comply with the commitments in the development agreement shall be deemed consent to rezone the use to the preexisting zone or, in the case of an initial zone at annexation, a zone deemed appropriate by the council. ◇ Any other matter mutually agreeable to the parties. 	
√	Commitment of Property Posting form signed by the applicant/agent.	
√	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
√	Affidavit of Legal interest (All parties involved)	

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.



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

Preliminary Plat Checklist

Preliminary Plats require 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: Timbermist Subdivision	Applicant: Coleman Homes LLC
---------------------------------------------	-------------------------------------

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

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	
✓	Vicinity map showing relationship of the proposed plat to the surrounding area with a 2-mile radius.	
✓	Homeowner's maintenance agreement for the care of landscaped common areas.	
✓	Legal description of the preliminary plat 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.	
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (for all interested parties involved).	
✓	Letter of Intent indicating reasons and details for preliminary plat.	
✓	Commitment of Property Posting form signed by the applicant/agent.	
✓	If preliminary plat includes 100 lots or more, please submit a traffic impact study. If preliminary plat includes 50 lots or more, please submit an estimate of tax revenue generation and an estimate of the public service costs to provide adequate service to the development.	
✓	A letter from Ada County Engineer with the Subdivision Name reservation. ANY name change(s) needs to be submitted and approved by the Planning & Zoning Director and Ada County Engineer.	
✓	Phasing Plan	
✓	Include Large Scale Development Requirements. KCC 6-5-4	
✓	Landscape Plan— (in color)	
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	
✓	8 1/2 x 11 proposed preliminary plat.	
✓	Preliminary plat drawing on 24x36 quality paper drawn to scale of 1 to 100' or more. The following information shall be contained on the preliminary plat: <ul style="list-style-type: none"> ◇ Topography at two foot (2') intervals ◇ Land uses (location, layout, types & dimensions): residential, commercial & industrial land uses. ◇ Street right-of-ways: dimensions of right-of-way dedication for all roadways, street sections, improvements, etc. ◇ Easements/common space: utility easements, parks, community spaces ◇ Lots: layout and dimensions of lots ◇ Preliminary improvement drawing: show water, sewer, drainage, electricity, irrigation, telephone, natural gas, proposed street lighting, proposed street names, proposed subdivision name, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.. 	

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.



City of Kuna

Planned Unit Development (PUD) Application

P.O. Box 13
 Kuna, Id 83634
 (208) 922-5274
 Fax: (208) 922-5989
 Website: www.kunacity.id.gov

File No. : _____
 Cross Ref. : _____
 File Name: _____

The City of Kuna has adopted a Planned Unit Development (PUD) process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This PUD process is based on standards and guidelines found in PUD Ordinance No. 2008-15. This document can be found online (www.cityofkuna.com) or can be picked up in the City's Planning and Zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Planned Unit Development application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Technical Uses
- ▶ Office
- ▶ Common Area
- ▶ Subdivision
- ▶ Variety of Building Types and Densities
- ▶ Common Open Space Variations
- ▶ Clustered Development and Recreational Facilities

Application Submittal Requirements

Applicant Use		Staff Use
<input checked="" type="checkbox"/> X	Date of pre-application meeting: <u>January 27, 2014</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/> X	A complete Planned Unit Development Application form <i>Note: It is the applicant's responsibility to use a current application.</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/> X	Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with the Planned Unit Development.	<input type="checkbox"/>
<input checked="" type="checkbox"/> X	One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets. Show all relevant current conditions (no older than one (1) year)	<input type="checkbox"/>
<input checked="" type="checkbox"/> X	One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500'). The purpose of this photo is to view the site for existing features and adjacent sites.	<input type="checkbox"/>
<input checked="" type="checkbox"/> X	Copy of Deed; and an original notarized Affidavit of Legal Interest for all parties involved	<input type="checkbox"/>

Preliminary Development Plan; which shall include drawings and supplementary written narrative materials to include:

- Sketches or illustrations portraying the proposed character of the development; and sketches or illustrations of items subject to design review
- Description of how the PUD relates to surrounding land uses
- Vicinity map identifying neighborhood features within 1/2 mile of the location
- The nature of other land use actions requested
- If the PUD involves a preliminary plat, *include the number of phases and a description of each one*
- A narrative identifying and addressing the following:
 - Land use allocation by type
 - Percentage
 - Density
 - Open Space
 - Roads
 - Parking
 - Housing
 - Commercial
 - Services provided and public or private ownership and other information that may be pertinent and or material.

Preliminary Drawings; at a minimum scale of 1" = 100' displaying the following:

- The name of the proposed PUD
- Date, north point and scale of drawing and identity of the person(s) preparing the drawing
- A boundary survey legal description of the PUD
- Names, addresses and telephone numbers of the controller and any of the following involved in the project: architect, landscape architect, designer, engineer, planner and nurseryman
- Date of survey and name of surveyor
- Appropriate identification of the drawing(s) as a preliminary plan

Natural Features Map; showing an inventory of existing site features including:

- Ground elevation shown by contour lines at two foot (2') intervals or less – five foot (5') intervals may be accepted for slopes greater than ten percent (10%)
- General soil types as documented by a soils engineer or engineering geologist
- Hydrology;** Analysis of natural drainage patterns and water resources including an analysis of streams, natural drainage swales, wetlands, floodplain areas or other areas subject to flooding, poorly drained areas, permanent high ground water areas and seasonally high ground water areas as they may be located on site or be affected by on-site activity:
 - Proposed and existing storm water facilities
 - Water conveyance facilities
 - Water features, such as ponds, wetlands and permanent or intermittent watercourses
 - Areas subject to flooding
- Natural features, such as trees, vegetation and ground cover, historic sites, major rock outcroppings, and similar type amenities.
- Sanitary sewer, storm drainage and water supply facilities. *If such facilities are not on or abutting the site, indicate the direction and distance to the nearest such facilities.*
- Width, location and purpose of all existing easements of record on/and abutting the site.
- A map describing land areas contiguous within three hundred feet (300') and adjacent to the proposed PUD, including zoning classifications, land uses, densities, circulation systems, public facilities, unique natural features, and approximate locations of nearby structures.

- Site Plan**, which shall include:
- North arrow
 - To scale drawing (minimum 1" = 100')
 - All drawings need to be signed and stamped by a licensed engineer; and dated with contact information. *With the exception of concept drawings and residential structures that do not require a licensed engineer's review.*
 - Name of project
 - The locations of all existing and proposed dwelling units and/or individual lots
 - Location of major streets
 - The proposed yard requirements or locations of single family homes for individual lots
 - The existing and proposed traffic circulation system serving the PUD including:
 - Off-street parking and maneuvering
 - Points of access to existing public rights-of-way
 - A plan notation or description narrative outlining ownership of streets
 - Parking areas
 - The existing and proposed pedestrian and bicycle circulation system
 - Conceptual plans for all services including their location and whether the services will be publicly or privately owned and maintained including location of utility connections. *Note: Any services intended to be privately owned (sewer, water, street, etc.) requires the City Engineer's prior review and approval*
 - Proposed location and treatment of any public or private common areas or structures including open spaces, park or recreation areas, and school sites
 - The general landscape treatment proposed along the site's periphery and in accordance with provisions of the City's landscape ordinance
 - The approximate amount, location and type of buffering and/or landscaping
 - Proposed architectural styles
 - The subdivider may be required to submit proposed restrictive covenants, in outline form
- Environmental assessment, traffic study, grading plan or other studies as may be appropriate for the proposed site as determined by the Commission or Director.
- If the applicant is requesting preliminary subdivision plat approval concurrent with the preliminary PUD approval, a **Preliminary Subdivision Plat** shall be submitted along with the PUD conceptual site plan.
- Development Schedule: A development schedule indicating the approximate date on which construction of all phases of the entire project can be expected to begin. If the schedule is approved by the Commission it shall become a part of the final development plan.
- Additional Information as may be required by City staff or deciding bodies.

Planned Unit Development Application

Applicant: Timbermist LLC (Coleman Homes LLC) Phone: 208-939-9135

Owner Purchaser Lessee Fax/Email: 208-424-0030

Applicant's Address: 3103 W. Sheryl Drive, Suite 100

Meridian, ID Zip: 83642

Owner: Timbermist LLC (Coleman Homes LLC) Phone: 208-939-9135

Owner's Address: 3103 W. Sheryl Drive, Suite 100 Email: Thomas@mycolemanhome.com

Meridian, ID Zip: 83642

Represented By: *(if different from above)* Engineering Solutions, LLP (Becky McKay) Phone: 208-938-0980

Address: 1029 N. Rosario Street, Suite 100 Email: es-beckym@qwestoffice.net

Meridian, ID Zip: 83642

Address of Property: 9360 N. Linder Road, Kuna, ID

Distance from Major Cross Street: Approx. 100 ft. Street Name(s): Linder/Hubbard

Please Check the box that reflects the amenities used :

- Active recreational amenities such as playgrounds; basketball or tennis courts; baseball, soccer or rugby fields; swimming pools; natatoriums; walking/running paths; clubhouse; school sites; etc.**
- Other amenities appropriate to the size and uses intended in the PUD**
- Pedestrian and bicycle pathway systems within and through the project (exclusive of required sidewalks adjacent to public right-of-way) and designed to connect into existing or planned pedestrian or bicycle routes outside the PUD.**

This Planned Unit Development application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

A single-family residential subdivision called Timbermist Subdivision with 211 single-family residential lots and 19 common lots on 65.14 acres.

1. Dimension of Property: 65.14 acres

2. Current Land Use(s): Single-family residential home, farmland

3. What are the land uses of the adjoining properties?

North: Single-family residential, farmland

South: Single-family residential

East: Single-family residential, farmland

West: Single-family residential

4. Is the project intended to be phased, if so what is the phasing time period? Four proposed phases

Please explain: Depending upon market conditions, one phase per 12-18 months.

5. Are there any irrigation ditches/canals on or adjacent to the property? Yes - Kuna Canal

If yes, do you know the name of the irrigation or drainage provider? New York Irrigation District

6. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*

Type: Wrought iron and vinyl privacy fence

Size: 6' high

Location: As shown on landscape plan

(Please note that the City has height limitations for fencing material and requires a fence permit to be obtained prior to installation)

7. Storm Drainage:

Proposed Method of On-site Drainage Retention/Detention:

Seepage beds

8. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: 13% Square Footage: 370,695

% of Site that is hard Surfaces

(paving, driveways, walkways, etc.): _____ Square Footage: _____

% of Site Devoted to Other Uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): *(Please see Kuna City Ordinance 2006-100)*

Plan meets Kuna City Code

9. For details, please provide dimensions of landscaped areas within public right-of-way:

See landscape plan

10. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with greater than a four inch (4) caliper whenever possible)*

Existing trees within Kuna Canal easement will remain as long as they are healthy. Existing trees

surrounding the farmhouse will be removed because they are dead, diseased, dying, or undesirable

species.

11. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)*

Eight-foot-wide pathway along Kuna Canal; pedestrian walkways throughout development.

12. Parking requirements:

Total Number of Parking Spaces: _____ Width and Length of Spaces: _____

Total Number of Compact Spaces (8'x17'): _____

13. Is any portion of the property subject to flooding conditions? Yes _____ No X

(If yes, you must submit a Floodplain Development Permit Application with this Design Review application.)

IF THE PLANNING DIRECTOR OR DESIGNEE, THE COMMISSION AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RESCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND ALL SCHEDULED MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 387-6170. In order to expedite your request, please have ready the file number indicated in this notice.

Signature of Applicant Dechy Uchay Date 4/30/14
City staff comments: _____

Signature of receipt by City Staff _____ Date _____

FOR ADDITIONAL INFORMATION:
(Please list page number and item in reference)

The PUD request is to vary from the R-4 dimensional standards, reducing the minimum lot size from 6,600 square feet to 6,000 square feet and modify the minimum street frontage of 66 feet to 50 feet. The applicant desires to provide a variety of lot widths and sizes. The project includes 211 single-family lots with a mixture of 55-foot-wide lots and 73-foot-wide lots. There are 96 proposed 55-foot-wide lots, which account for 45.4% of the overall lots. The project has 115 lots that are 73 feet wide, accounting for 54.5% of the development lots. Lot sizes will range from 6,000 square feet to 17,000 square feet with an average lot size of 8,828 square feet, which is significantly larger than the 6,600 -square-foot minimum lot size required by the R-4 zone.

Significant open space and amenities will be provided which include a pool facility, playground equipment, picnic gazebo, benches and pathways.

No deviations from setbacks are requested with this PUD.

TIMBERMIST SUBDIVISION

Narrative

Introduction

Coleman Homes seeks the City of Kuna's approval of development applications for Timbermist Subdivision. The property is located northeast of the intersection of Linder and Hubbard Roads. Previously approved for 233 single-family residential lots, the property is now under new ownership. The Timbermist applications include requests for preliminary plat approval of 211 single-family residential lots and 11 common lots on 65.14 acres, a planned unit development, modification of the existing development agreement, and design review for the landscaping within the subdivision.

We have chosen to submit revised preliminary plat, planned development, design review and a request for modification of development agreement applications to modify the original design to better serve the market demands of the present and future. While we fully embrace the original intent and vision of the community, the changes which have occurred in the real estate market over the last several years necessitate a more specific and directed approach to planning and design.

Project History

Annexation and zoning of Timbermist Subdivision were approved by the Kuna City Council on September 16, 2008, as Ordinance No. 2007-08A, with a zoning designation of R-4. A development agreement was also entered into with the previous property owner which was recorded as Instrument No. 107032225, records of Ada County, Idaho. The previous applicants requested, and were approved for, time extensions of the preliminary plat on October 6, 2009, and October 5, 2010. The approval of the preliminary plat has since expired.

A pre-application meeting was held with City of Kuna staff on January 27, 2014. A neighborhood meeting was held on February 26, 2014, with five neighbors in attendance. Concerns discussed at the neighborhood meeting included traffic and irrigation.

Project Overview

The Timbermist neighborhood design has been modified to reflect a more diversified residential community that appeals to a larger group of homebuyers. The development achieves this by providing an assortment of housing styles and lot sizes. By diversifying lot sizes and thereby home styles, we intend to develop the neighborhood by appealing to several different types of homebuyers. The new neighborhood design will provide options for young and growing families, as well as those looking to simplify and downsize. The identity of the neighborhood is focused around a 2.43-acre park with interconnecting pathways and a neighborhood pool facility. Amenities such as a swimming pool complex within a central park, play equipment and picnic tables are also part of the design.

Timbermist Subdivision will be characterized by its high-quality design and unique community character. A variety of housing types and sizes will be offered, but, regardless of size, all homes will exhibit thoughtful design and distinct architectural features. All homes constructed in the community will be approved by an architectural control committee through an internal design review process. This will ensure consistent quality throughout the project.

In making the decision to acquire the project, we spent a considerable amount of time analyzing the original site design, and ultimately we came to the conclusion that some modifications would provide the neighborhood with the best opportunity for success. The number of originally approved residential units, 233, has been reduced to 211. The overall gross density of the community is 3.24 dwelling units per acre (du/a), with a net density of 4.12 du/a. The minimum lot size is 6,000 square feet, and the average lot size is 8,828 s.f.

Neighborhood Plans

Timbermist Subdivision is a traditional single-family neighborhood with a mixture of different lot sizes. To provide a balanced and complete development, it is necessary to accommodate multiple home styles. Within each neighborhood area, the individual homes will display distinctive characteristics, such as a particular architectural theme and open space design. We have included photographs of the proposed homes to be included as an exhibit of the development agreement. The original development plan did not provide for a mixture of residential product types. The majority of the lots were 6,600 square feet.

Community Amenities

The open space amenities within the Timbermist Subdivision include a pool facility with parking lot, an expansive pathway system with detached sidewalks and a pathway adjacent to the Kuna Canal, a tot lot, and a gazebo. The network of detached sidewalks and interconnected open space amenities provides the necessary recreational opportunities for a development of this size. A pedestrian pathway network will allow residents to enjoy a walk through the community and interact with their neighbors, while connecting the amenities within the neighborhood. The open space and pathways will be uniquely designed to serve the future residents, as well as the Kuna community.

The overall open space consists of 8.51 acres, or 13 percent. This calculation includes the common areas, arterial and collector buffers, pathways and micro-paths. The eight-foot-wide local residential parkways were not included in the open space calculation.

TIMBERMIST SUBDIVISION Comparison of Features

	No. Acres	No. Units	Gross Density	Common Area	Amenities	Total Common Area
Original Timbermist Proposal	65.14	233	3.58	7.59 Acres	Pool complex, tot lot, pathways, 5' pathway along Kuna Canal	7.59 Acres (11.03%)
Proposed Revised Timbermist Development	65.14	211	3.24	8.51 Acres	Pool complex, tot lot, detached sidewalks, pathways, gazebo, park benches, picnic facilities, 8' pathway along Kuna Canal	8.51 Acres (13%)

Traffic Impact Study

An abbreviated Traffic Impact Study (TIS) for this development has been provided with this application. The original traffic study was completed in 2006. New traffic counts were taken and the updated study meets the current TIS standards outlined in the ACHD Policy Manual. Based on the TIS, upon completion, the community is projected to generate an average daily traffic volume of approximately 2,009 vehicles, of which the a.m. peak hour traffic is 158 vehicles per hour and the p.m. peak is 211.

Infrastructure

Water service is adjacent to the site and will be extended into the development. Twelve- (12) inch water main lines are located in Hubbard Road and Linder Road. A gravity sewer 15 or 18 inches in size will be extended east in Hubbard Road from the existing manhole at the Denali Heights Subdivision entrance. All proposed roadways will be constructed to Ada County Highway District standards and will be dedicated to the public. The first phase of the Timbermist project will include a public street connection to W. Hubbard Road.

The Kuna Canal traverses generally northwesterly from Hubbard Road across the project and will remain open in its historical location. A separate lot varying in width from 70-75 feet has been provided to protect and maintain the canal. A public street crossing is proposed with the extension of W. Seward Drive. The applicant will install an 8-foot-wide asphalt pathway along the westerly boundary of the Kuna Canal and coordinate all improvements with the New York Irrigation District and City of Kuna. Any additional existing irrigation or drainage facilities that provide service to adjacent properties will be protected and piped accordingly. Pressure irrigation will be provided to all lots within the development with connection and extension of the City of Kuna's 10-inch pressure irrigation main lines.

Storm drainage will be retained on site and the discharge will not exceed the pre-development flows. Local streets will utilize a combination of above-ground retention and detention facilities in common areas and subsurface storage facilities. All storm drainage facilities will be designed in accordance with Ada County Highway District and Department of Environmental Quality standards.

Timbermist Subdivision Preliminary Plat and Planned Unit Development

The preliminary plat application consists of 230 total lots with 211 buildable and 19 common lots. The changes from the original preliminary plan include elimination of 22 building lots, reconfiguration of the roadways to provide better diversity in lot sizes and traffic-calming, and re-arrangement of the common area.

The Timbermist Subdivision will consist of detached single-family homes on lots ranging from 6,000 to 17,921 square feet. The proposed median lot size in the development is 8,828 square feet. The PUD request is to vary from the R-4 dimensional standards, reducing the minimum lot size from 6,600 square feet to 6,000 square feet and modify the minimum street frontage of 66 feet to 50 feet. The applicant desires to provide a variety of lot widths and sizes. The project includes 211 single-family lots with a mixture of 55-foot-wide lots and 73-foot-wide lots. There

are 96 proposed 55-foot-wide lots, which account for 45.4% of the overall lots. The project has 115 lots that are 73 feet wide, accounting for 54.5% of the development lots. Lot sizes will range from 6,000 square feet to 17,000 square feet with an average lot size of 8,828 square feet, which is significantly larger than the 6,600 -square-foot minimum lot size required by the R-4 zone.

Significant open space and amenities will be provided which include a pool facility, playground equipment, picnic gazebo, benches and pathways as part of the PUD. No deviations from setbacks are requested with this PUD

The present land uses in the area are residential and agricultural. The proposed use of low-and medium-density residential is consistent with the existing and proposed uses. With the extension of public services into this area, the character is transitioning from agricultural to urban.

Public services are available and provided by Ada County, Ada County Highway District, School District No. 3, Kuna Library, Kuna City, Kuna Cemetery, and Kuna Fire. Central water and sewer will be installed to and through the development. Parks and open space will be owned and maintained by the Timbermist Homeowners Association. Public services costs will be recouped through payment of building permit fees, impact fees, and the collection of taxes. The following table presents an estimate of the taxes to be generated upon buildout of the subdivision. It is expected that these fees and taxes will pay for the cost of public services.

The Timbermist development complies with the Comprehensive Plan by promoting various types of housing to meet the needs and preferences of citizens regardless of age, race, income or family size. The Comprehensive Plan encourages an emphasis on high-quality residential development and variety of housing. The Plan encourages the utilization of the PUD process to achieve diversity. This philosophy has been embraced by the Timbermist development and is evident in the careful planning and exceptional quality of the landscaping and amenities within the project.

TIMBERMIST PLANNED UNIT DEVELOPMENT
 PROJECTED YEARLY TAX GENERATION AT BUILDOUT (USING 2013 TAX RATES)
 211 SINGLE-FAMILY HOMES @ AVERAGE VALUATION OF \$220,000.00
 (WITHOUT HOMEOWNERS' EXEMPTION)

Levy	Description	Annual Tax Rate at Buildout
0.003202782	ADA COUNTY	\$148,673.14
0.00016944	EMERGENCY MEDICAL	\$7,865.40
0.001194108	ADA COUNTY HIGHWAY DIST	\$55,430.49
0.007407821	SCHOOL DISTRICT NO 3	\$343,871.05
0.000709414	KUNA LIBRARY	\$32,931.00
0.00374067	KUNA CITY	\$173,641.90
0.000163171	KUNA CEMETERY	\$7,574.40
0.001625218	KUNA FIRE	\$75,442.62
0.000033828	MOSQUITO ABATEMENT	\$1,570.30
0.000182128	COLLEGE OF WESTERN IDAHO	\$8,454.38
0.01842858		\$855,454.68

TIMBERMIST PLANNED UNIT DEVELOPMENT
 PROJECTED YEARLY TAX GENERATION AT BUILDOUT (USING 2013 TAX RATES)
 211 SINGLE-FAMILY HOMES @ AVERAGE VALUATION OF \$136,080.00
 (WITH HOMEOWNERS' EXEMPTION)

Levy	Description	Annual Tax Rate at Buildout
0.003202782	ADA COUNTY	\$91,961.10
0.00016944	EMERGENCY MEDICAL	\$4,865.11
0.001194108	ADA COUNTY HIGHWAY DIST	\$34,286.28
0.007407821	SCHOOL DISTRICT NO 3	\$212,699.88
0.000709414	KUNA LIBRARY	\$20,369.32
0.00374067	KUNA CITY	\$107,405.41
0.000163171	KUNA CEMETERY	\$4,685.11
0.001625218	KUNA FIRE	\$46,664.69
0.000033828	MOSQUITO ABATEMENT	\$971.30
0.000182128	COLLEGE OF WESTERN IDAHO	\$5,229.42
0.01842858		\$529,137.61

Development Agreement Modifications

The original development agreement was recorded as Instrument No. 107032225, records of Ada County, Idaho, on March 6, 2007. The applicant requests modifications to the original document. In lieu of an amendment to the original development agreement, it may be preferable to execute a new development agreement citing the revised conditions of approval and void the existing development agreement.

Changes to the development agreement include:

Page 1

Owner is Timbermist LLC, 3103 W. Sheryl, Suite 100, Meridian, Idaho 83642.

Revised preliminary plat contains 211 buildable lots.

Page 2

3.1.1 ~~...233211 building lots and 2011 common lots... Said property will participate in the City of Kuna Sewer LID.~~

3.1.2 ~~...and basketball courts-gazebo on Lot 23 1, Block 5 12 as shown on the approved Landscape Plan dated October 6, 2006~~ March 31, 2014.

3.1.3 The Developer shall construct ~~a 5-foot-wide asphalt~~ pathways as shown on the approved Landscape Plan ~~within Lot 1, Block 1; Lot 1, Block 6; Lot 15 and 23, Block 5; and Lot 8, Block 10 within minimum 15-foot-wide common lots to be owned and maintained by the Timbermist HOA.~~

3.1.4 Developer shall install pressurized irrigation and landscape all common areas as shown on the approved Landscape Plan with the exception of ~~Lot 9 23, Block 5 3 and Lot 7 23, Block 6 5; and Lot 2, Block 15,~~ which shall be maintained on a periodic basis for weed control by the Timbermist HOA ~~and shall be for the sole use of the Boise Project Board of Control.~~

3.1.5 The Developer shall construct 6-foot-high wrought iron fences with ~~"No Trespassing"~~ signs along the west side of the Kuna Canal through the site as shown on the approved Landscape Plan.

3.1.6 The Developer shall construct 6-foot-high tan or white vinyl fencing ~~with 4-foot high solid and 2-foot high lattice for the lots adjacent to the Canal Pathway and the east side of the Kuna Canal~~ as shown on the approved Landscape Plan.

3.1.7 [MODIFY TO REFLECT ACHD CONDITIONS OF APPROVAL] The portion of future Kay Street adjacent to the subject property shall be dedicated as a 40-foot-wide right-of-way as measured from centerline with a five-foot-wide detached sidewalk and one-half (1/2) plus 12 feet improvement.

3.1.8 [MODIFY TO REFLECT ACHD CONDITIONS OF APPROVAL]

3.1.9 [MODIFY TO REFLECT ACHD CONDITIONS OF APPROVAL]

3.1.12 Developer shall construct a 20-foot-wide landscape buffer on the west side of Kay Avenue, a ~~25~~30-foot-wide landscape buffer on the north side of Hubbard Road, a 30-foot-wide landscape....

3.1.14 Delete in its entirety. The vehicular bridge has been relocated to a more central location and provides adequate pedestrian connections.

3.1.16 Delete in its entirety.

3.1.17 Developer shall construct ~~two~~ entry monument signs at both Hubbard Road and Linder Road entrances as approved through the design review process.

3.1.18 Delete in its entirety.

3.3.5 Commencement of Construction: The Developer shall commence construction within 365 days of the effective date of this addendum to (or) the development agreement.

8.4 [MODIFY TO REFLECT CURRENT OWNER AND ADDRESS]

Modify signatures to reflect current ownership.



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.cityofkuna.com

GORDON N. LAW
 CITY ENGINEER

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

Email: gordon@cityofkuna.com

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
 Kuna City Engineer

RE: Timbermist Subdivision PUD, Preliminary Plat
 14-01-PUD, 14-02-S, 14-02-DR

DATE: May 5, 2014

The City Engineer has reviewed the Preliminary Plat request of the above applicant dated April 21, 2014. It is noted that the request and application do provide a detailed narrative description or plan for development of the site and comments will be structured accordingly. The request also proposes to complete the development in multiple phases.

1. Sanitary Sewer System

- a) The City has sufficient sewer treatment capacity to serve this site. The Sewer Master Plan for disposal of wastewater from this area proposes discharge is split between the Danskin Lift Station and a future regional lift station along Mason Creek. Preliminary investigations have concluded that all wastewater flows from this project could be routed to the Danskin Lift Station for ultimate treatment at the North Wastewater Treatment facility. This site is not presently connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- b) This property was included in Local Improvement District 2006-1 but never satisfied its obligations to the District and consequently does not have reserved treatment capacity. Treatment capacity may be secured for this site only from those who have reserved capacity or from capacity not reserved and upon payment of appropriate fees.
- c) The nearest gravity main (21-inch) is located in Hubbard Road at the entrance to Denali Subdivision. The City Engineer recommends that an 18-inch sewer main is constructed at minimum grade from Denali to the Timbermist project site. This 18-inch line is listed as "existing" on submitted documents, which is not correct.
- d) Specific recommendations of note are as follows:

- 1) City Code (6-4-2O) requires connection to the City sewer system for all sanitary sewer needs.
 - 2) For any connected load, it is recommended this application be conditioned to conform to the sewer master plan except as recommended otherwise in 1.a above.
 - 3) At all reasonable locations where sewer service could be extended to adjoining properties, sewer mains should be stubbed to the property line or extended in right-of-way adjacent to the project. This applies to the 8-inch sewer main in Linder Road, which should be extended to the north boundary of Timbermist Subdivision.
- e) For assistance in locating existing facilities and understanding issues associated with the Master Plan and connection, please contact the City Engineer.

2. Potable Water System

- a) The City has sufficient potable water supply to serve this site. This site is not connected to the city system and would be subject to connection fees for the demand of the ultimate connected load as provided in the City's Standard Table.
- b) The nearest available water main (12-inch) is located in the Hubbard and Linder rights-of-way adjacent to the project.
- c) Water supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:
 - 1) City Code (6-4-2X) requires connection to the City water system for all potable water needs.
 - 2) For any connected load, it is recommended this application be conditioned to conform to the water master plan. Specifically, a 12-inch water main is required in the portion of Kay Street fronting the project.
 - 3) 8-inch water mains should be installed by developer in internal subdivision streets.
 - 4) At least 8-inch water mains are to be stubbed by developer to the property line on South Copeland Way, South Magadan Way, South Penza Avenue and West Soldotna Street. In addition, 8-inch stubs should connect to 12-inch mains through South Alden Avenue, West Seward Drive and West Lensk Way.
- d) Improvements necessary to provide adequate fire protection as required by Kuna Fire District will be required of the development.
- e) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer.
- f) Please verify there is adequate separation between potable water service lines and all non-potable water lines (storm drains, sewer services, etc.).

3. Pressure Irrigation

- a) The applicant's property is not connected to the City pressure irrigation system. The nearest pressure main (10-inch) is located in Hubbard Road adjacent to Kelleher Subdivision. There is also a 12-inch main located at the intersection of Hubbard and Kay.
- b) The development is subject to connection fees based on number of dwellings and lot size for the residential area and based on ultimate landscaped area for the common lots, as provided in City Resolutions.
- c) Irrigation supply capacity is available for this site upon payment of appropriate fees. Specific recommendations of note are as follows:

1. Relying on drinking water for irrigation purposes is contrary to City Code (6-4-2I) and the public interest and is not accounted for in the approved Water Master Plan. It is recommended this project be conditioned to require connection and annexation to the City Pressure Irrigation system at the time of development.
2. For any connected load, it is recommended this application be conditioned to conform to the Pressure Irrigation Master Plan. The Master Plan designates the providing of 10-inch trunk lines in the Linder and Hubbard frontages where they don't presently exist. It also designates the providing of a 12-inch trunk line in the Kay Street frontage.
3. To provide adequate supply to Timbermist it will be necessary to extend the Hubbard 10-inch trunk line off-site to connect into the Kay Street trunk line at Greyhawk Subdivision.
4. It is further recommended that annexation into the municipal irrigation district and pooling of water rights is a requirement at the time of final platting.
5. It is recommended that conformity with approved City PI standards is required, including the providing of adequately sized internal loop lines.

4. Grading, Gravity Irrigation, Drainage

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

5. General

At the time of, or prior to redevelopment:

- a) Plan approvals and license agreements from any affected irrigation District will be required.
- b) The City reserves the right of prior approval to all agreements involving the applicant (or its successors) and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.

- c) Verify that existing and proposed elevations match sufficiently at property boundaries to not impose a slope burden on adjacent properties.
- d) State the vertical datum used for elevations on all plans.
- e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for any **public** water, sewer and irrigation construction work associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer's engineer and the City's inspector are permitted to coordinate inspections as much as possible. The current City inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City's scheduling of a pre-construction conference.

7. Right-of-Way

Sufficient full and half right-of-way on section and quarter lines for arterial and collector streets shall be provided and developed pursuant to City, ITD and ACHD standards. In this instance, the site fronts on portions of Linder, Hubbard and Kay, each of which is considered a classified street. The recommendations of the City Engineer are as follows:

- a) The right-of-way for local public streets is recommended to match the city's adopted typology standard for "local residential" of 51' instead of 50' for all internal streets.
- b) The right-of-way for classified streets is recommended to comply with the City Standard or the ACHD standard, whichever is greater, with City standards as follows (KCC 6-3-4):
 - S. Linder Road (Section Line) – 48.5 feet half width minimum
 - W. Hubbard Road (Section Line) – 48.5 feet half width minimum
 - S. Kay Avenue (Mid-Mile) – 37 feet half width minimum
- c) Residential Easements – City Code (6-3-8) requires the providing of 10-foot front and back lot line easements and side-lot easements, as necessary. The City Engineer recommends the following:
 - 1. 10-foot minimum subdivision boundary easement;
 - 2. 10-foot minimum street frontage easement (the 15 feet specified in applicant's documents is acceptable);
 - 3. 10-foot back lot line easement as required in code;
 - 4. 5-foot side lot line easement;
- d) It is recommended approaches onto local, section line and quarter line streets comply with ACHD approach policies and generally are as far as practical from adjacent intersections.
- e) Curb and Gutter – City Code (6-4-2C) requires the installation of curb and gutter: vertical curb on classified streets (Linder, Hubbard, Kay) and either rolled or vertical elsewhere. The documents submitted with the application show an intent to construct curb and gutter as required. The City Engineer recommends compliance with City Code.
- f) Street Drainage – The application includes some facilities for handling storm drainage from local streets. The documents submitted with the application show an

intent to construct storm drainage facilities as required. The City Engineer recommends compliance with ACHD policies.

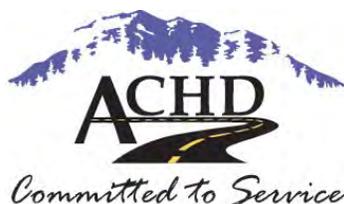
- g) Sidewalk - City Code (6-4-2Q) requires the installation of sidewalk on all local streets and the highway. The documents submitted with the application show an intent to construct sidewalk as required. The City Engineer recommends compliance with City Code.
- h) Entrances/Approaches – The application proposes entrances from W. Lensk Way onto S. Linder Road; S. Alden Avenue onto W. Hubbard Road and W. Seward Drive onto Kay Avenue. The City Engineer concurs with the entrances proposed.

8. As-Built Drawings

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

9. Property Description

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



Project/File: **Timbermist Subdivision/14-01-PUD/14-02-S/14-02-DR**
This is a planned unit development, preliminary plat, and design review applications for 211 single family building lots and 11 common lots on 65 acres. The site is located Near the NEC of Hubbard and Linder Roads in Kuna, Idaho.

Lead Agency: City of Kuna

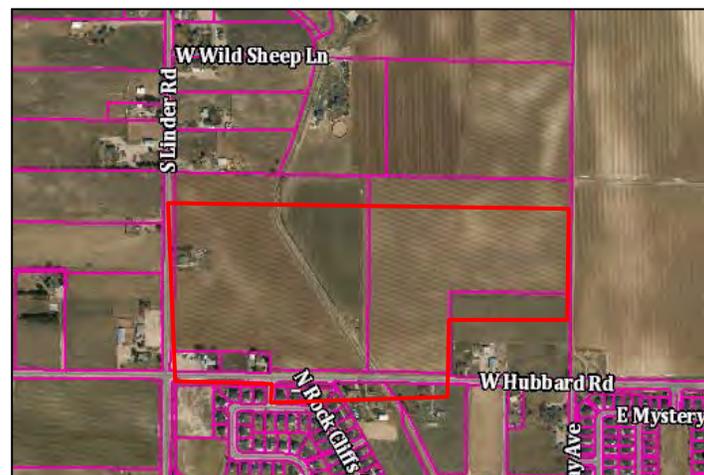
Site address: Near the NEC of Hubbard and Linder Roads.

Commission Hearing:

Staff Approval:

Applicant: Thomas Coleman
 Coleman Homes, LLC
 3103 W. Sheryl Drive, Ste. 100
 Meridian, ID 83642

Representative: Becky McKay
 Engineering Solutions
 1029 N. Rosario Street, Ste. 100
 Meridian, ID 83642



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

A. Findings of Fact

- Description of Application:** The applicant is requesting approval of a planned unit development, preliminary plat, and design review applications for 211 single family building lots and 11 common lots on 65 acres. The site is located Near the NEC of Hubbard and Linder Roads in Kuna, Idaho.

The applicant's proposal is consistent with the City of Kuna's Comprehensive Plan.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Residential	RR
South	Rural Residential, Neighborhood Business	RR, C1, R-1
East	Rural Residential , Planned Unit Develop	RR, PUD
West	Rural Residential	RR

3. **Site History:** ACHD previously reviewed this site as Timbermist Subdivision consisting of 233 single family lots and 18 common lots in August of 2006. The requirements of this staff report differ from those of the prior action due to an update of section 7200 of the ACHD policy manual in 2011.
4. **New Center Lane Miles:** This development will create 2.2 new center line miles of roadway.
5. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
6. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
There are currently no roadways, bridges or intersections in the general vicinity of the project that are currently in the Integrated Five Year Work Program or the District's Capital Improvement Plan (CIP).

B. Traffic Findings for Consideration

1. **Trip Generation:** This development is estimated to generate additional 2,009 vehicle trips per day; 211 additional vehicle trips per hour in the PM peak hour, based on the traffic impact study.
2. **Traffic Impact Study**
Six Mile Engineering prepared an abbreviated traffic impact study (TIS) for the proposed Timbermist Subdivision. An abbreviated TIS was required, as this proposed contains fewer lots than the previously approved proposal. Below is an executive summary of the findings **as presented by *Six Mile Engineering***. The following executive summary is **not the opinion of ACHD staff**. ACHD has reviewed the submitted traffic impact study for consistency with ACHD policies and practices, and may have additional requirements beyond what is noted in the summary. ACHD Staff comments on the submitted traffic impact study can be found below under staff comments.

Timbermist Subdivision is a proposed residential development with 211 dwelling units. The expected built out year is 2020.

The current site plan shows a reduction in the proposed single-family units from 233 to 211 dwelling units compared to the 2006 site plan. The proposed access points on Hubbard Road are reduced from 3 to 1 full access approach. One full access approach on Linder Road is also proposed.

This development is estimated to generate 2,009 vehicle trips per day, with 211 trips in the PM peak hour.

Under 2020 site plus background traffic impacts (total traffic conditions); the Linder Road and Hubbard Road intersection is expected to operate at LOS C during the PM peak hour. No improvements are needed to mitigate the 2020 site plus background traffic.

The full access approach onto Linder Road is expected to meet the left-turn lane warrant with the 2020 site plus background traffic.

The full access approach onto Hubbard Road is not expected to meet turn lane warrants with the 2020 site plus background traffic.

Staff Comments/Recommendations: District Traffic Services and Development Review staff has reviewed the abbreviated TIS and agree with the findings and recommendations as presented. The applicant should be required to construct a southbound center left-turn lane on Linder Road at the Lensk Way intersection, as recommended in the study.

3. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Linder Road	1,150-feet	Minor Arterial	295	Better than "D"	Better than "D"
Hubbard Road	1,150-feet	Minor Arterial	242	Better than "D"	Better than "D"

* Acceptable level of service for a two-lane minor arterial is "D" (550 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 Linder Road south of Columbia Road was 3,386 on 8/14/12.
- The average daily traffic count for Hubbard Road east of Linder Road was 3,972 on 10/2/13.

C. Findings for Consideration

1. Linder Road

a. **Existing Conditions:** Linder Road is improved with 2 -travel lanes, 23-feet of pavement with 5-foot + gravel shoulders and no curb, gutter or sidewalk abutting the site. There is 73-feet of right-of-way for Linder Road (48-feet from centerline).

b. **Policy:**

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

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

Street Section and Right-of-Way Width 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.

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

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

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-

of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

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

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Linder Road is designated in the MSM for future widening to 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to construct a 5-foot wide detached concrete sidewalk located outside of the right-of-way in an easement.
- d. **Staff Comments/Recommendations:** The applicant's proposal meet's District policy and should be approved, as proposed.

The applicant should be required to provide a permanent right-of-way easement for the public sidewalks located outside of the right-of-way.

Additionally, the applicant should be required to construct a southbound center left turn lane on Linder Road at the Lensk Way intersection, as recommended in the traffic impact study. Coordinate the design and construction of the center left turn lane with District Development Review and Traffic Services staff.

2. Hubbard Road

- a. **Existing Conditions:** Hubbard Road is improved with 2-travel lanes, 24-feet of pavement and 5-foot + gravel shoulders, vertical curb, gutter, and no curb, gutter or sidewalk abutting the site. There is 83 to 73-feet of right-of-way for Hubbard Road (48-feet from centerline).
- b. **Policy:**

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

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

Street Section and Right-of Way Width 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.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalks 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 for future widening to 3-lanes and on-street bike lanes, a 46-foot street section within 70-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to construct a 5-foot wide detached sidewalk located outside of the right-of-way in an easement.
- d. **Staff Comments/Recommendations:** The applicant's proposal meet's District policy and should be approved, as proposed.

The applicant should be required to provide a permanent right-of-way easement for the public sidewalks located outside of the right-of-way.

3. Kay Avenue

- a. **Existing Conditions:** Kay Avenue does not exist 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 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.

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 Collector. The new collector roadway should run along the sites east property line and continue through the property stubbing to the south. The Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 50-feet of right-of-way.

- c. **Applicant Proposal:** The applicant is proposing to construct Kay Avenue as half of a 36-foot street section with curb, gutter, and a 7-foot wide attached concrete sidewalk within 40-feet of right-of-way.
- d. **Staff Comments/Recommendations:** The applicant's proposal meet's District policy, however, Kay Avenue is not yet constructed abutting or north/south of the site

When Greyhawk Subdivision located southeast (south of Hubbard) of the site was developed a portion of Kay Avenue was constructed to the east side of the section line. To ensure Kay Avenue stays on this alignment and there is not a shift in the alignment of the road, staff recommends that the applicant dedicated 16 to 20-feet of right-of-way abutting the site and provide a road trust deposit for 36-foot street section plus 12-feet of pavement to total 30-feet.

This would allow Kay Avenue to be constructed in the future when the 152 acre parcel directly east of the site develops, allowing for a continuous street from the site south to Hubbard Road.

4. Internal Local Streets

- a. **Existing Conditions:** There are no internal local streets within the site.
- b. **Policy:**
 - Local Roadway Policy:** District Policy 7207.2.1 states that the developer is responsible for improving all local street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.
 - Street Section and Right-of-Way Policy:** District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 50-feet wide and that the standard street section shall be 36-feet (back-of-curb to back-of-curb). The District will consider the utilization of a street width less than 36-feet with written fire department approval.
 - Standard Urban Local Street—36-foot to 33-foot Street Section and Right-of-way Policy:** District Policy 7207.5.2 states that 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 concrete sidewalks on both sides and shall typically be within 50-feet of right-of-way.

The District will also consider the utilization of a street width less than 36-feet with written fire department approval. Most often this width is a 33-foot street section (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size.

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. **Applicant's Proposal:** The applicant is proposing to construct the two entry roads, Lensk Way and Alden Avenue with two 21-foot wide travel lanes, and a 12-foot wide center landscape island.

The applicant is proposing to construct all of 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.

The applicant is proposing to construct 2 cul-de-sac turnarounds within the site.

- d. **Staff Comments/Recommendations:** The applicant's proposal meet's District policy and should be approved, as proposed. The center landscape islands should be platted as right-of-way owned by ACHD. The applicant or the home owners association should enter into a license agreement with the District for any landscaping to be placed within the center landscape islands.

The cul-de-sac turnarounds should be constructed to provide a minimum turning radius of 45-feet.

5. 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 street, Lensk Way, on to Linder Road located approximately 800-feet north of Hubbard Road (measure centerline to centerline).

The applicant has proposed to construct one street, Alden Avenue, onto Hubbard Road located 1,560-feet east of Linder Road (measured centerline to centerline). This street is proposed to be located approximately 380-feet west of an existing driveway on Hubbard Road.

The applicant has proposed to construct one street, Kay Avenue, located 150-feet north of the south property line (measured property line to centerline)

- d. **Staff Comments/Recommendations:** The applicant's proposal meet's District policy and should be approved, as proposed.

There is an existing driveway on the south side of Hubbard Road across from the site. This driveway provides access to an abandon single family home in which the parcel is owned by a local development company. When this parcel develops in the future access to the site would need to align with Alden Avenue on the north side of Hubbard Road.

6. Stub Streets

- a. **Existing Conditions:** There are no stub streets to the site.

b. **Policy:**

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

In addition, stub streets must meet the following conditions:

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

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

c. Applicant Proposal: The applicant is proposing to construct 6 stub streets. Four to the north, one to the south, and one to the east. The stub streets are proposed as follows:

- Stub street to the north, Copeland Way, located approximately 500-feet east of the west property line.
- Stub street to the north, Magadan Way, located approximately 610-feet east of the west property line.
- Stub street to the north, Penza Avenue, located approximately 1,980-feet east of the west property line.
- Stub street to the north, Kay Avenue, located at the east property line.
- Stub street to the east, Soldotna Street , located approximately 250-feet north of the south property line.
- Stub street to the south, Kay Avenue, located at the east property line.

d. Staff Comments/Recommendations: The applicant's proposal to construct the 6 stub street meet's District policy and should be approved, as proposed. The applicant should be required to install a sign at the terminus of each local stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

The applicant should be required to install a sign at the north and south terminus of Kay Avenue, a sign stating "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."

7. Bridge for the Kuna Canal Crossing

The District will require that the applicant submit the bridge plans for the crossing of the Kuna Canal (Seward Drive and the pedestrian improvements on Hubbard Road) for review and approval prior to the pre-construction meeting and plan approval.

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

Linder and Hubbard Roads are classified as minor arterial roadways, Kay Avenue classified as collector roadway. 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. Construct a 5-foot wide detached concrete sidewalk located outside of the right-of-way in an easement on Linder Road abutting the site, as proposed.
2. Construct a southbound center left turn lane on Linder Road at the Lensk Way intersection. Coordinate the design and construction of the left turn lane with District Development Review and Traffic Services staff.
3. Construct a 5-foot wide detached concrete sidewalk located outside of the right-of-way in an easement on Hubbard Road abutting the site, as proposed.
4. Provide a permanent right-of-way easement for the public sidewalks located outside of the right-of-way on both Linder and Hubbard Roads.
5. Dedicated 16 to 20-feet of right-of-way for Kay Avenue abutting the site and provide a road trust deposit for 36-foot street section plus 12-feet of pavement to total 30-feet for the future construction of Kay Avenue.
6. Construct the two entry roads, Lensk Way and Alden Avenue with two 21-foot wide travel lanes, vertical curb, gutter, 5-foot wide attached concrete sidewalks, and a 12-foot wide center landscape island, as proposed.
7. Plat the center landscape islands as right-of-way owned by ACHD. The applicant or the home owners association shall enter into a license agreement with the District for any landscaping to be placed within the center landscape islands.
8. Construct all of the internal local streets as 36-foot street sections with rolled curb, gutter, and a 5-foot wide attached concrete sidewalks within 50-feet of right-of-way, as proposed.
9. Construct 2 cul-de-sac turnarounds providing a minimum turning radius of 45-feet, as proposed.
10. Construct Lensk Way, onto Linder Road located 800-feet north of Hubbard Road, as proposed.
11. Construct Alden Avenue, onto Hubbard Road located 1,560-feet east of Linder Road, as proposed.
12. Construct Seward Drive onto Kay Avenue, located 150-feet north of the south property line, as proposed.
13. construct 6 stub streets, as proposed:
 - Stub street to the north, Copeland Way, located approximately 500-feet east of the west property line.

- Stub street to the north, Magadan Way, located approximately 610-feet east of the west property line.
 - Stub street to the north, Penza Avenue, located approximately 1,980-feet east of the west property line.
 - Stub street to the north, Kay Avenue, located at the east property line.
 - Stub street to the east, Soldotna Street , located approximately 250-feet north of the south property line.
 - Stub street to the south, Kay Avenue, located at the east property line.
14. Install a sign at the terminus of the Copeland Way, Magadan Way, Penza, and Soldotna Street stubs streets which states that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."
 15. Install a sign at the north and south terminus of Kay Avenue, a sign stating "THIS IS A DESIGNATED COLLECTOR ROADWAY. THIS STREET WILL BE EXTENDED AND WIDENED IN THE FUTURE."
 16. Submit the bridge plans for the crossing of the Kuna Canal (Seward Drive and the pedestrian improvements on Hubbard Road) for review and approval prior to the pre-construction meeting and plan approval.
 17. Other than access specifically approved with this application direct lot access to Linder Road, Hubbard Road, and Kay Avenue is prohibited and shall be noted on the final plat.
 18. Payment of impacts fees are due prior to issuance of a building permit.
 19. Comply with all Standard Conditions of Approval.

E. Standard Conditions of Approval

1. All irrigation facilities shall be relocated outside of the ACHD right-of-way.
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

Request for Reconsideration of Commission Action

1. **Request for Reconsideration of Commission Action:** A Commissioner, a member of ACHD staff or any other person objecting to any final action taken by the Commission may request reconsideration of that action, provided the request is not for a reconsideration of an action previously requested to be reconsidered, an action whose provisions have been partly and materially carried out, or an action that has created a contractual relationship with third parties.
 - a. Only a Commission member who voted with the prevailing side can move for reconsideration, but the motion may be seconded by any Commissioner and is voted on by all Commissioners present.

If a motion to reconsider is made and seconded it is subject to a motion to postpone to a certain time.
 - b. The request must be in writing and delivered to the Secretary of the Highway District no later than 3:00 p.m. on the day prior to the Commission's next scheduled regular meeting following the meeting at which the action to be reconsidered was taken. Upon receipt of the request, the Secretary shall cause the same to be placed on the agenda for that next scheduled regular Commission meeting.
 - c. The request for reconsideration must be supported by written documentation setting forth new facts and information not presented at the earlier meeting, or a changed situation that has developed since the taking of the earlier vote, or information establishing an error of fact or law in the earlier action. The request may also be supported by oral testimony at the meeting.
 - d. If a motion to reconsider passes, the effect is the original matter is in the exact position it occupied the moment before it was voted on originally. It will normally be returned to ACHD staff for further review. The Commission may set the date of the meeting at which the matter is to be returned. The Commission shall only take action on the original matter at a meeting where the agenda notice so provides.
 - e. At the meeting where the original matter is again on the agenda for Commission action, interested persons and ACHD staff may present such written and oral testimony as the President of the Commission determines to be appropriate, and the Commission may take any action the majority of the Commission deems advisable.
 - f. If a motion to reconsider passes, the applicant may be charged a reasonable fee, to cover administrative costs, as established by the Commission.



Kuna Rural Fire District

From the Desk of
Jon Tillman
Fire Chief

Ph. 922-1144
Fax 922-1135
P.O. Box 607
Kuna, ID. 83634

TO: Troy Behunin

DATE: May 9, 2014

RE: Timbermist subdivision

The Kuna Rural Fire District has the following comment on this proposed project.

- Plans for the emergency access at Hubbard road need to be defined and submitted to the Fire District for approval.
- Separate plans for the pool facility will need to be submitted to the Fire District along with what chemicals might be stored on location.
- Facility will need to be accessible 24/7 by means of Knox Box or equivalent.

Please feel free to contact me at the District office should you have any questions or concerns.

Sincerely,

Jon Tillman
Fire Chief





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: 05/19/2014
 Agency Requesting Comments: City of Kuna Planning and Zoning
 Date Request Received: 5/07/2014
 Applicant/Description: 14-01-PUD, 14-02-S, 14-02-DR

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

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

1. Air Quality

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

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

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

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

2. Wastewater and Recycled Water

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

All projects for construction or modification of wastewater systems require

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

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

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

3. Drinking Water

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

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

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

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

4. Surface Water

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

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

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

5. Hazardous Waste And Ground Water Contamination

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

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

- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or

disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method.”

For questions, contact Aaron Scheff, Waste & Remediation Manager, at 373-0550.

6. Additional Notes

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

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

Sincerely,

Danielle Robbins

Danielle Robbins
danielle.robbs@deq.idaho.gov
Boise Regional Office
Idaho Department of Environmental Quality

C: File # 1957

**IDAHO TRANSPORTATION DEPARTMENT**

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

(208) 334-8300
itd.idaho.gov

April 23, 2014

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

VIA EMAIL

Re: **14-01-PUD, 14-02-S, 14-02-DR Timbermist Subdivision**

The Idaho Transportation Department has reviewed the referenced planned unit development, development agreement and subdivision applications for the Timbermist Subdivision on Hubbard Road east of Linder Road. ITD has the following comments:

- 1) ITD has no objection to the requested applications. The project does not generate any more trips than anticipated under the Comprehensive Plan and this site does not require access to the State Highway System.

If you have any questions, you may contact Ms. Shona Tonkin at 334.8341 or me at 334.8377.

Sincerely,

A handwritten signature in blue ink that reads "Dave Szplett". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Dave Szplett
Development Services Manager
dave.szplett@itd.idaho.gov

Shari Stiles

From: schultzdevelopment@yahoo.com
Sent: Tuesday, April 15, 2014 6:36 PM
To: Jerry Hastings; Shari es-sharis@qwestoffice.net
Cc: Thomas Coleman
Subject: Re: Reservation of Subdivision Name - Timbermist

Jerry ...only because its Coleman Homes will I let it go. Good names are hard to come by and I like that one. But Thomas can have it.

Matt Schultz
From Mobile Office
(208) 880-1695

From: Jerry Hastings <jhastings@adaweb.net>;
To: schultzdevelopment@yahoo.com <schultzdevelopment@yahoo.com>; Shari es-sharis@qwestoffice.net <es-sharis@qwestoffice.net>;
Subject: Reservation of Subdivision Name - Timbermist
Sent: Tue, Apr 15, 2014 10:44:33 PM

Hi Matt, hope you are doing well. Back before the bubble burst, in 2006 you were involved with a project named Timbermist Subdivision. It has been bought and sold since then and the new owners would like to use the same name if that is possible. Would you be willing to release the name for the new owners? If you have any questions, please call me and I will try to answer them for you.



Jerry L. Hastings, PLS 5359

County Surveyor

Ex Officio Recorder

Ada County Development Services
200 W. Front St., Boise, ID 83702
(208) 287-7912 *office*
(208) 287-7909 *fax*

From: Shari Stiles [mailto:es-sharis@qwestoffice.net]
Sent: Tuesday, April 15, 2014 3:45 PM
To: Jerry Hastings
Subject: FW: Reservation of Subdivision Name - Timbermist

Jerry:

I need to get Timbermist approved for my application at Kuna to be complete. May we reserve the subdivision name of Timbermist for this site-specific project?

From: Shari Stiles [<mailto:es-sharis@qwestoffice.net>]
Sent: Tuesday, March 25, 2014 2:38 PM
To: Jerry Hastings (jhastings@adaweb.net)
Subject: Reservation of Subdivision Name - Timbermist

Jerry:

This project has been purchased by Coleman Homes. The parcel numbers, S1312336005 & S1312346625, are tied to the original approval of the subdivision name.

Can we use this for our project? Clint Hansen of Land Solutions will be doing the surveying. Thanks!

TIMBERMIST SUBDIVISION
PRELIMINARY PLAT, PLANNED UNIT DEVELOPMENT AND
DEVELOPMENT AGREEMENT MODIFICATION
NEIGHBORHOOD MEETING 2/26/14
SIGN-IN SHEET

Name Address
ALFRED ARGAS 2874 Rock Cliffs KUNA 83634

Cheri Garin 9135 S. Linder Rd Meridian 83642

Dale Whitney 1530 W Hubbard Ln Meridian 83642

see
table
West

GENE Morrison 1640 W Hubbard Rd KUNA 83634

CARMEN BAKER 9090 S Linder Meridian 83642

Blank lined area for additional sign-in entries.



1029 N. Rosario Street, Suite 100
Meridian, ID 83642
Phone: (208) 938-0980
Fax: (208) 938-0941
E-mail: sharis@qwestoffice.net

INVITATION

February 18, 2014

Dear Property Owner:

The City of Kuna Code (§5-1A-2) requires that, prior to submitting an application, an opportunity for a meeting between the applicant and the property owners within 300 feet is provided. This is an invitation to a neighborhood meeting concerning property located north of W. Hubbard Road and east of S. Linder Road in Kuna, Idaho. A map is enclosed that shows the location of the property.

The neighborhood meeting will be held:

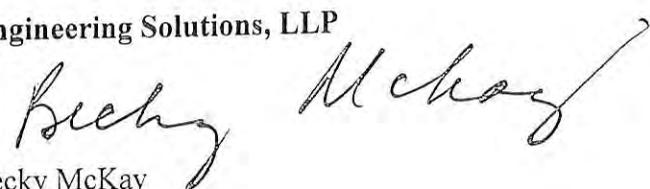
WHEN: Wednesday, February 26, 2014, at 6:00 p.m.

**WHERE: Kuna Community Center
229 N. Avenue B
Kuna, Idaho**

The applicant, Timbermist LLC, will be requesting preliminary plat, planned unit development and development agreement modification approval for approximately 210 single-family residential lots on 65+/- acres in an R-4 zone. If you have questions concerning the application and cannot attend the meeting, please feel free to call Shari Stiles of our office at 208-938-0980.

Sincerely,

Engineering Solutions, LLP


Becky McKay
Project Planner

BM:ss
Enclosure



PLANT PALETTE

SYM	COMMON NAME	SYM	COMMON NAME
EVERGREEN TREES		SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	COLORADO BLUE SPRUCE		BLACK EYED SUSAN
	NORWAY SPRUCE		BLUE RUG JUNIPER
	VANDYKE'S PINE		GREENING MANUKA
SHADE TREES (CLASS III)			DWARF FOUNTAIN GRASS
	LONDON PLANETREE		DAINTY GOLD NANDEARB
STREET TREES (CLASS III)			STELLA D'ORO DAYLILY
	AUTUMN PURPLE ASH		EMERALD 'N' SOLID ECHINOPS
	DEODARUM MAPLE		ENDLESS SUMMER HYDRANGEA
	GENERAL AVENUE HORNBEAM		RED FLOWER CARPET ROSE
	GREEN VASE ZELKOVA		FINE LINE SCAEVOLA
	TULIP TREE		GRO-LON SUMAC
ORNAMENTAL TREES (CLASS V)			IVORY HALO DOGWOOD
	CANADA RED CHOKEBERRY		KARL FOERSTER REED GRASS
	ROYAL WAINWRIGHT CRABAPPLE		LITTLE DEVIL NANDEARB
	SPRING SNOW CRABAPPLE		OTTO LUYKEN LAUREL
	LAWN		P.J. MACDERMIDON
			SKY HIGH JUNIPER
			SUMMERLINE NANDEARB
			MAIDEN GRASS

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
S. LINDER RD	30'	100' / 100' =	22 TREES 33 EVERGREENS 132 SHRUBS	22 TREES 33 EVERGREENS 132 SHRUBS
W. HUBBARD RD	30'	100' / 100' =	22 TREES 33 EVERGREENS 132 SHRUBS	22 TREES 33 EVERGREENS 132 SHRUBS
S. KAY AVE	20'	100' / 100' =	14 TREES 21 EVERGREENS 84 SHRUBS	14 TREES 21 EVERGREENS 84 SHRUBS
OVERALL PROJECT SITE AREA			6514 ACRES	
ACREAGE DEDICATED TO ELIGIBLE COMMON OPEN SPACE			651 ACRES (9.9%)	
RESIDENTIAL SUBDIVISION TREES			214	
NUMBER OF TREES PROVIDED ON COMMON LOTS/ENVIERS			261	
TOTAL NUMBER OF TREES			505	
AMENITIES				
1. DETACHED 3' SIDEWALK AND 6' LOCAL STREET PARKWAY				
2. SPRINKLING FACILITY				
3. 6' WALK-WAY PATHWAY ALONG KUNA CANAL				
THERE ARE NO EXISTING TREES ON SITE TO BE MITIGATED FOR.				

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIREMENTS ONE (1) TREE PER LOT (PROVIDED BY DEVELOPER).
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACID STORM DRAIN PIPE STRUCTURES OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL INTERFERE WITH THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONFERGUS TREES OR SHRUBS OVER 25' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACID ZONE. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACID REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTERS PRE-APPROVAL. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL LYON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- REFER TO SHEET L2 FOR FENCING DETAILS.

JENSEN BELTS ASSOCIATES
Site Planning / Landscape Architecture
485 Main Street, Suite 100, Meridian, ID 83442
Phone: (208) 424-0020 Fax: (208) 424-0030

ENGINEERING SOLUTIONS
1023 N. ROSARIO ST., STE. 100, MERIDIAN, ID 83442
Phone: (208) 338-0200 Fax: (208) 338-0201

MARCH 31, 2014
SHEET 1.0 OF 6

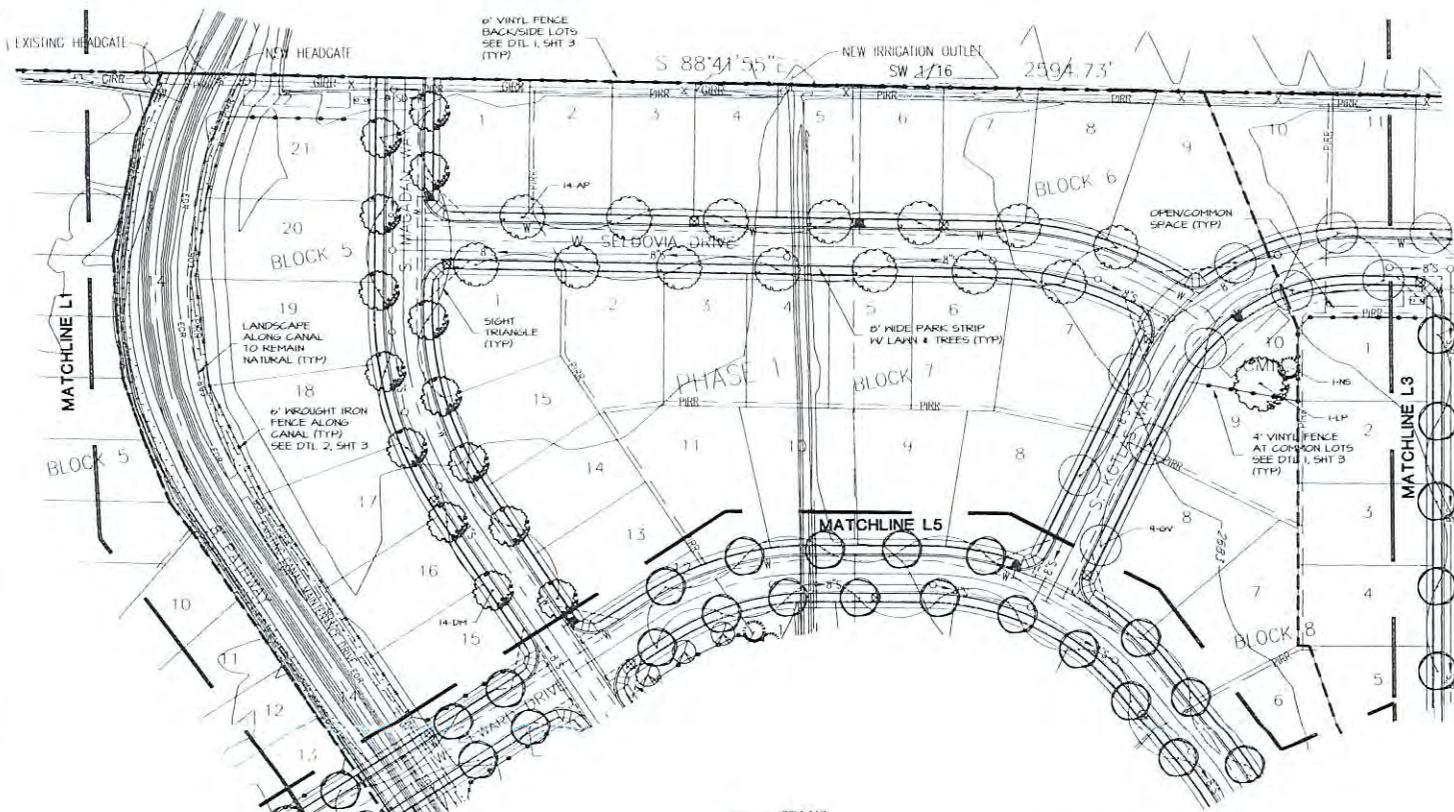
OWNER OF RECORD
TIMBERMIST, LLC
3163 N. ZANELE DR., STE. 100, MERIDIAN, IDAHO 83042
Phone: (208) 424-0020 Fax: (208) 424-0030

DEVELOPER
TIMBERMIST, LLC
3163 N. ZANELE DR., STE. 100, MERIDIAN, IDAHO 83042
Phone: (208) 424-0020 Fax: (208) 424-0030

PLANNER/CONTACT
BECKY MCKAY
1023 N. ROSARIO ST., STE. 100, MERIDIAN, ID 83442
Phone: (208) 338-0200 Fax: (208) 338-0201

TIMBERMIST SUBDIVISION
KUNA, IDAHO PRELIMINARY PLAT LANDSCAPE PLAN

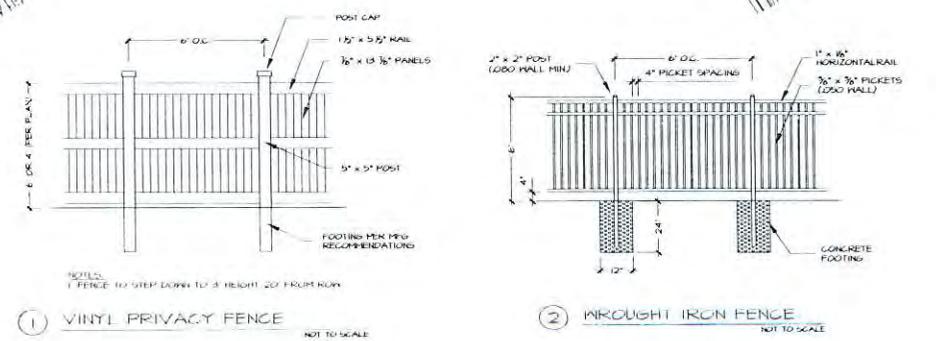




PLANT PALETTE
REFERENCE: SHT L1

SYM	COMMON NAME
EVENGREEN TREES	
CG	GOLD GRASS BLUE SPINDLE
NS	NORWAY SPRUCE
VP	VANDERHOF'S PINE
SHADE TREES (CLASS III)	
L1	LORNAI PLANT LILE
SHRUB TREES (CLASS III)	
AF	AUTUMN MAPLE ASH
DP	DEERHORN MAPLE
EA	EMERALD AVENUE HORNBEAM
GL	GREEN LAKE LINDEN
GV	GREEN VALLEY ZELKOVA
TT	TULIP TREE
ORNAMENTAL TREES (CLASS IV)	
CC	CANADA RED WOODCHERRY
NR	NORFOLK HORNBEAM'S LINDA MARPLE
SS	SPRING SNOW CAMELHARLE
SPRING ENVIRONMENTAL GRASSES/PERENNIALS	
BP	BLACK EYED SUSAN
DR	BLUE FLAG JUNCUS
CR	CREEPING PHACELIA
SP	SPRING FOUNTAIN GRASS
DM	DIAMANT GOLD NINEBARK
ST	STELLA D'ORO DAYLILY
EP	EMERALD 'N' GOLD EUDORPUS
ES	EMERALD SUMMER HYDRANGEA
RL	RED FLAME LARDET ROSE
GR	GRASS LINE BUCKTHORN
MT	MOUNTAIN HALL EUDORPUS
RF	RED FOUNTAIN ROSE GRASS
LD	LITTLE DEVIL NINEBARK
OT	OTTO LUTHER LARDET
PH	PHENIX DENDRON
SH	SHIRAZ JUNCUS
SM	SUPREMACY NINEBARK MAUIER GRASS
LAWN	

NOTE
1 REFER TO SHT L1 FOR LANDSCAPE NOTES, SCHEDULES, AND DETAILS



JENSEN BELTS ASSOCIATES
SCALE AS SHOWN
DATE 03/31/14
PROJ NO 131025
SHEET 5 OF 10
SCALE 1" = 50'

OWNERS OF RECORD
TIMBERMIST, LLC
2112 S. HAY AVE, SUITE 100
MILWAUKEE, WI 53224
PHONE 414-437-8343
FAX 414-437-8332

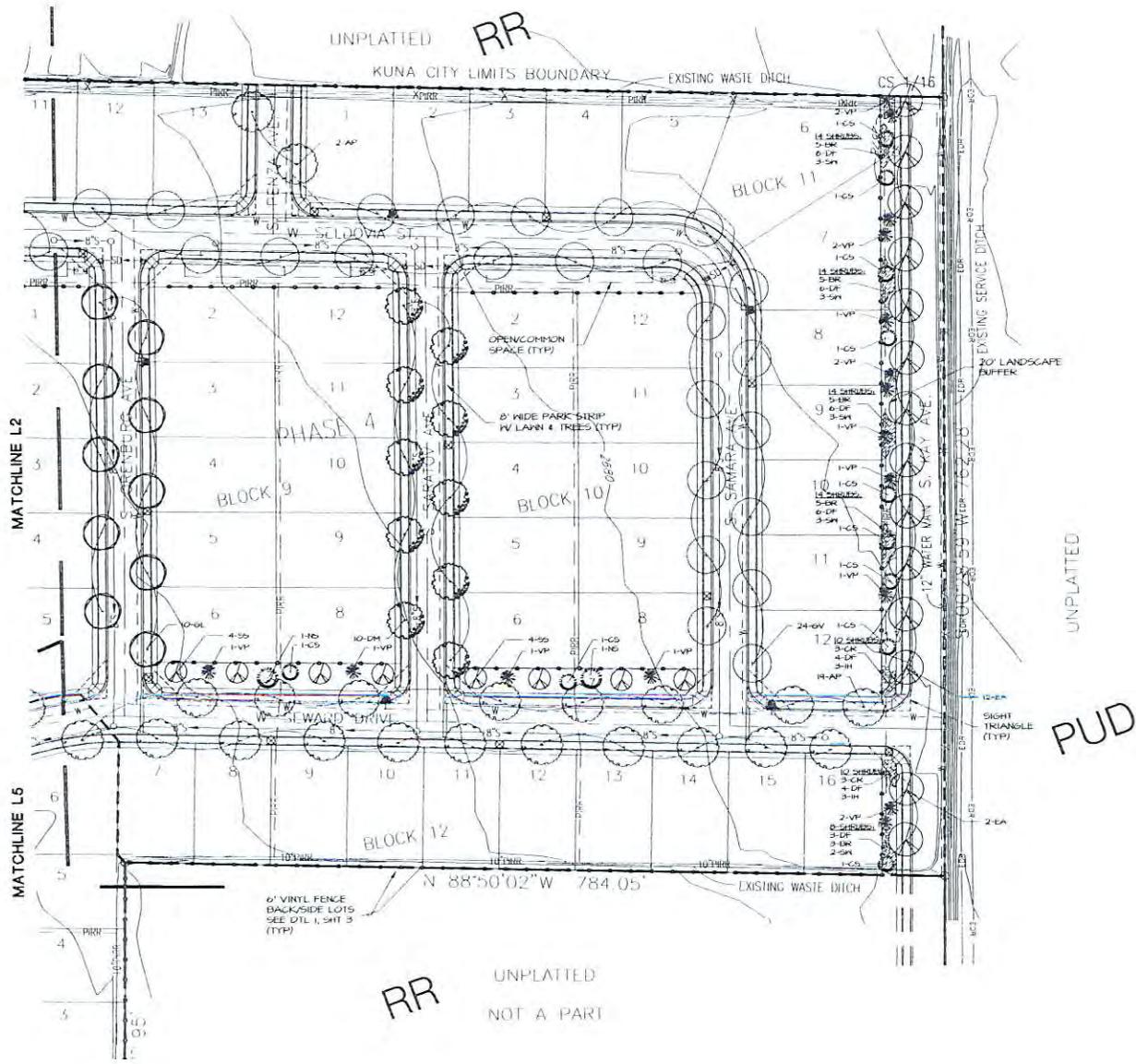
DEVELOPER
TIMBERMIST, LLC
2112 S. HAY AVE, SUITE 100
MILWAUKEE, WI 53224
PHONE 414-437-8343
FAX 414-437-8332

PLANNER/CONTACT
REBECCA MANNING
1025 N. WISCONSIN ST. SUITE 100
MILWAUKEE, WI 53233
PHONE 414-437-8343
FAX 414-437-8332

ENGINEERING SOLUTIONS
1025 N. WISCONSIN ST. SUITE 100
MILWAUKEE, WI 53233
PHONE 414-437-8343
FAX 414-437-8332

TIMBERMIST SUBDIVISION PRELIMINARY PLAN
LOCATED IN THE SW 1/4 OF SECTION 17
T4N, R4W, COUNTY, WISCONSIN

SCALE AS SHOWN
DATE 03/31/14
PROJ NO 131025
SHEET 5 OF 10
L1.2



PLANT PALETTE

(REFERENCE: SHT L11)

SYM	COMMON NAME
EVERGREEN TREES	
CS	KOHLERADO BLUE SPRUCE
NS	NORWAY SPRUCE
VP	VANIERBELTS-FIRE
SPACE TREES (CLASS III)	
L1	LONDON PLANE TREE
STREET TREES (CLASS III)	
AP	AUTUMN PINKLE ASH
DP	DELRAM MAPLE
EP	EMERALD HYDRANGEA
UK	GREENSPRING LINDEN
GV	GREEN VASE ZELKOVA
L1	SULP TREE
ORNAMENTAL TREES (CLASS II)	
CC	CANADA RED LACEDERENTY
NR	NORFOLK HAWTHORN
CR	CRIMSON RED LACEDERENTY
SHRUBS/ORNAMENTAL GRASSES/TERRIBLES	
ISB	IRIS
TR	TRUCK ETTED NISAN
BL	BLUE HAO ANEMONE
CR	CREEPING PHAKINA
SN	SUNNY FOUNTAIN GRASS
DA	DAKOTA GOLD NINEBARK
ST	STELLA DORIS DAYLILY
EM	EMERALD 'N' GOLD EIGHTYFIVE
EN	ENDLESS SUMMER HYDRANGEA
RE	RED FLOUNDER LAMBLE
FI	FINE LINE DAYLILY
GL	GOLD LUMBER
HA	HARTY HALLS HUBBARD
HE	HELMET WHEEL GRASS
LI	LITTLE DEVIL NINEBARK
LO	LOUTER LAMBLE
PE	PEPPERMINT WHEEL GRASS
SE	SET FIGHT ANEMONE
SM	SUNSHINE NINEBARK
MA	MAIDEN GRASS

□ LAWN

NOTE

1. REFER TO SHT L11 FOR LANDSCAPE NOTES, SCHEDULES, AND DETAILS



OWNERS OF RECORD

TIMBERMIST, LLC
3100 BROADWAY, SUITE 200
PORTLAND, OR 97204
Phone: (503) 441-2022
Fax: (503) 441-0022

DEVELOPER

TIMBERMIST, LLC
3100 BROADWAY, SUITE 200
PORTLAND, OR 97204
Phone: (503) 441-2022
Fax: (503) 441-0022

PLANNER/CONTACT

BECCA MCGARY
1025 N. BROADWAY, SUITE 100
PORTLAND, OR 97204
Phone: (503) 441-2022
Fax: (503) 441-0022

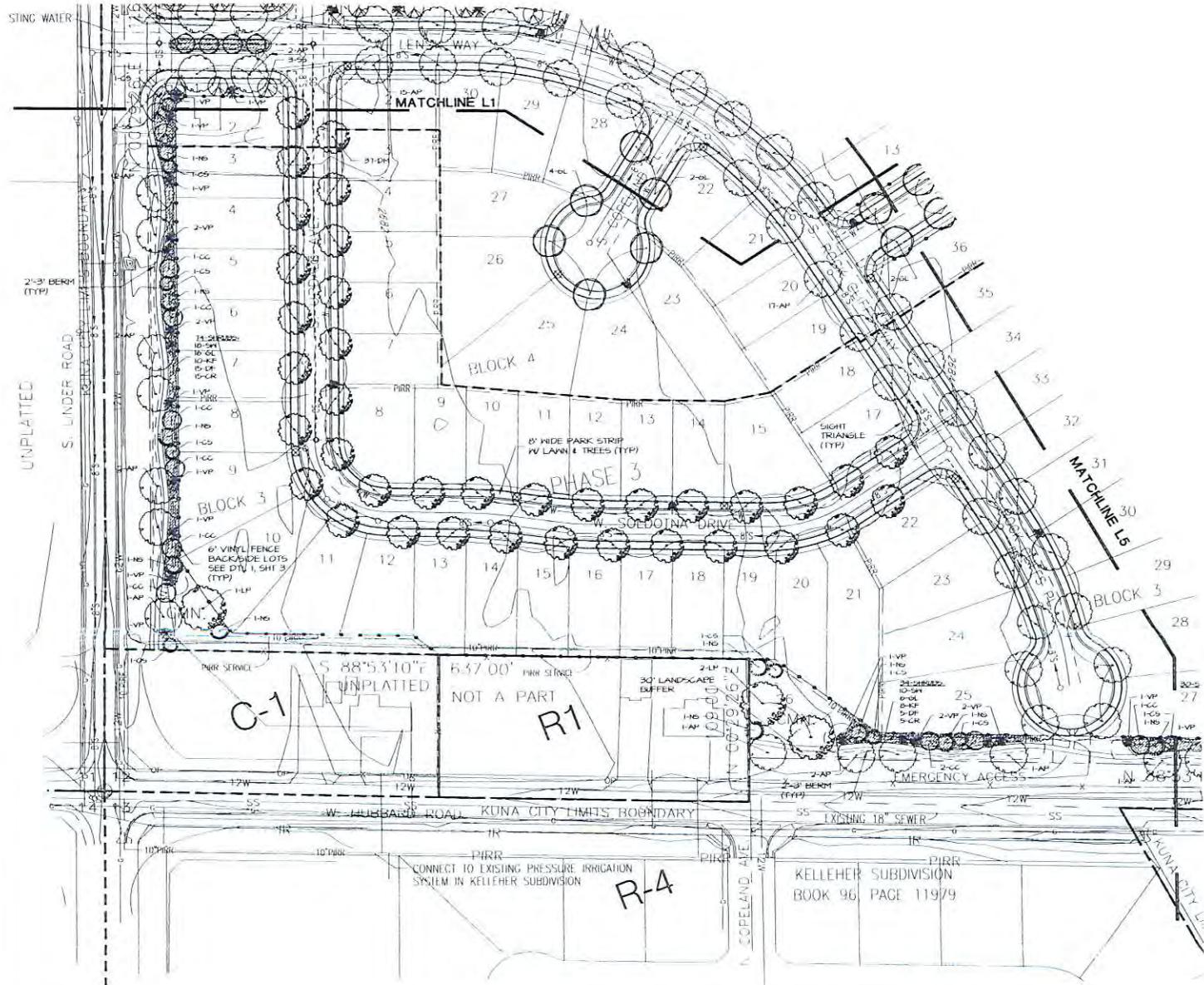
ENGINEERING SOLUTIONS, LP

1025 N. BROADWAY, SUITE 100
PORTLAND, OR 97204
Phone: (503) 441-2022
Fax: (503) 441-0022

TIMBERMIST SUBDIVISION PRELIMINARY PLAT

LOCATED IN THE SW 1/4 OF SECTION 12
T4N, 20W, COOS COUNTY, OREGON

SCALE: AS SHOWN
DATE: 03/31/14
PROJECT NO: 131025
SHEET: 8 OF 8
L1.3



PLANT PALETTE

(REFERENCE: SHT L1)

SYM	COMMON NAME
EVERGREEN TREES	
1-5	COLONIAL BLUE SPINDLE
1-6	WINTER SPINDLE
1-7	VAN HORN'S FINE
SHADE TREES (GLASS III)	
1-1	CRONIN'S WHITE OLE
SHADE TREES (GLASS II)	
1-11	AUTUMN SPINLE ASH
1-12	DELICIOUS MAPLE
1-13	FRENCH BAY AVENUE HORTENSIA
1-14	GREENSPINE LINDEN
1-15	GREEN WAVE ZELKOVA
1-16	TULIP TREE
ORNAMENTAL TREES (GLASS I)	
1-17	CANADA RED OAK LEHENDY
1-18	ROYAL HANOVERY CRANAPFLE
1-19	SPRING SNOW CRANAPFLE
SHRUB/ORNAMENTAL GRASSES/PERENNIALS	
1-20	BLACK EYED SUSAN
1-21	BLUE HOG BRUSH
1-22	CRACKING MONARDRA
1-23	DIARY FOUNTAIN GRASS
1-24	DIAMOND OGD NINEBARK
1-25	STELLA DORIS DAYLILY
1-26	EMERALD 'N' GOLD EIGHTHUS
1-27	EMERALD 'N' GOLD HYDRANGEA
1-28	RED FLUWEE LARKLET ROSE
1-29	FINE LINE DOCK THUMB
1-30	GRASS FLUX SPUR
1-31	HOARY HALL DOCKWOOD
1-32	PLANT TOBACCO TREE NEEDY GRASS
1-33	LITTLE DEVIL NINEBARK
1-34	OTTO LUTHER LARKLET
1-35	P-11 INUSCUDENDRON
1-36	S-17 HIGH JINKS
1-37	SUMMERBARK NINEBARK
1-38	HAIRY GRASS

NOTE
REFER TO SHT L1 FOR LANDSCAPE NOTES, SCHEDULES, AND DETAILS



OWNERS OF RECORD
TIMBERMIST, LLC
1122 N. SHERMAN ST. SUITE 100
KUNA, IDAHO 83642
Phone (208) 424-2024
Fax (208) 424-5022

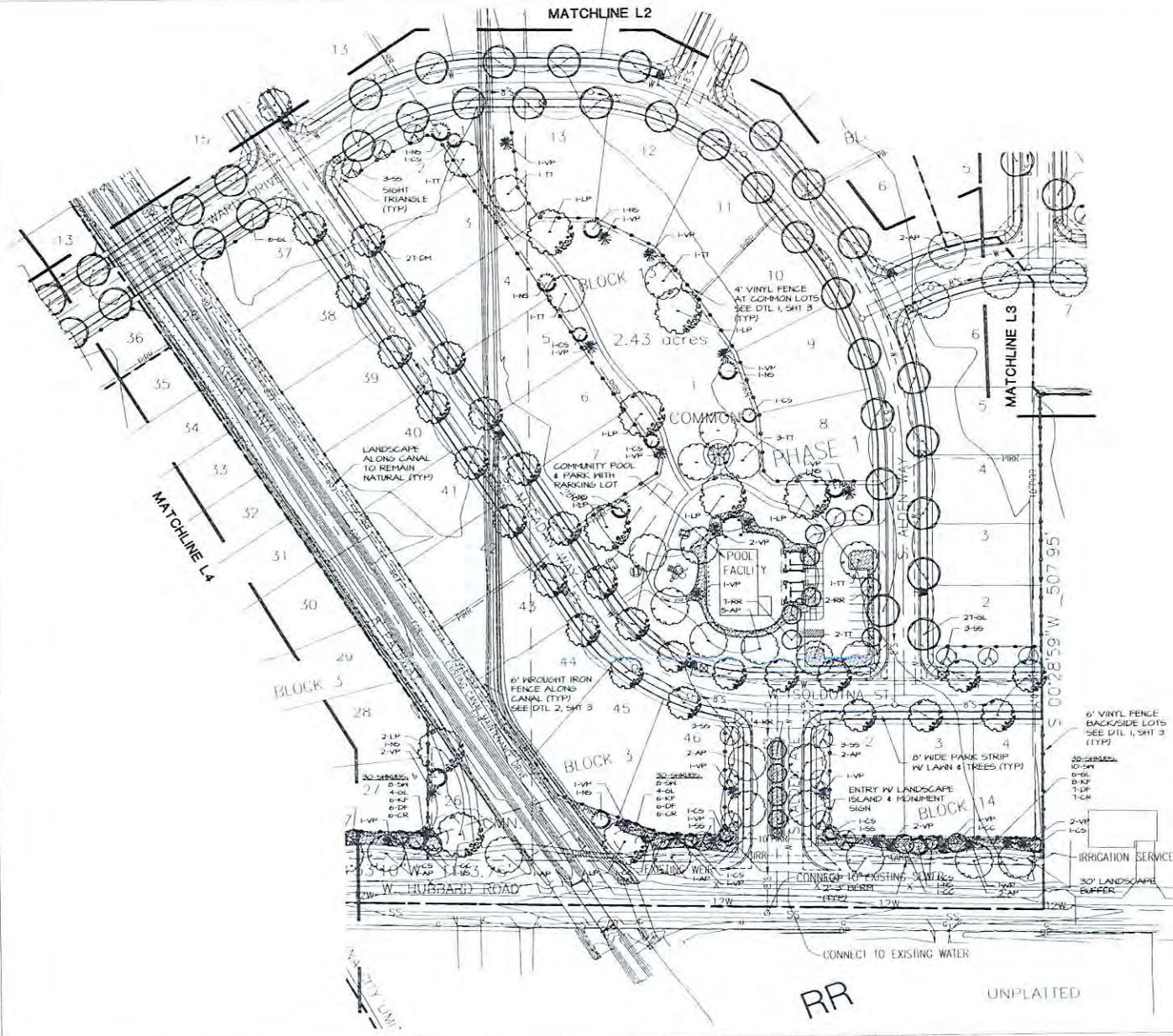
DEVELOPER
TIMBERMIST, LLC
1122 N. SHERMAN ST. SUITE 100
KUNA, IDAHO 83642
Phone (208) 424-2024
Fax (208) 424-5022

PLANNER / CONTACT
BECOS DESIGN
1225 N. MERIDIAN, SUITE 100
KUNA, IDAHO 83642
Phone (208) 338-2886 Fax (208) 338-9944

ENGINEERING E Solutions, Inc.
1027 S. COOKS ST. SUITE 100
WALTON, IDAHO 83447
Phone (208) 337-2886 Fax (208) 332-0944

TIMBERMIST SUBDIVISION PRELIMINARY PLAT
LOCATED IN THE SW 1/4 OF SECTION 12
RANGE 10N, COUNTY ROAD

SCALE AS SHOWN
DATE: 03/31/14
PROJECT: T310275
SHEET: 69 OF 94
L1.4



PLANT PALETTE
(REFERENCE: SHT L11)

SYM	COMMON NAME
EVERGREEN TREES	
1-SS	CCA GRASS BLUE SPRUCE
2-SS	NOBISWAY SPREDE
3-SS	WANDERGLASS PINE
SHADE TREES (CLASS III)	
1-P	LONDON PLAN TREE
DISSET TREES (CLASS II)	
1-VP	AUTUMN MAPLE ASH
2-VP	DEERHAWK PINE
3-VP	EMERALD AVENUE HORNBEAM
4-VP	GREENSPRING LINDEN
5-VP	GREEN WAVE BALSAM
6-VP	TULIP TREE
ORNAIMENTAL TREES (CLASS I)	
1-CC	CANADA RED LARCH/CHERRY
2-CC	ROYAL HANOVERY LARACHENPFE
3-CC	SPRING SNOW CRABAPPLE
MISCELLANEOUS GRASSES/PERENNIALS	
1-GR	BLACK EYED SOYAN
2-GR	BLUE GRASS
3-GR	CRACKING PANICUM
4-GR	GRASS FOUNTAIN GRASS
5-GR	DIAMOND BOLD NINEBARK
6-GR	STELLA DORU DAYLILY
7-GR	EMERALD 'N' GOLD EUNYCTUS
8-GR	ENDLESS SUMMER HYDRANGEA
9-GR	RED FLOWER CARRIET ROSE
10-GR	PINK LINE BUSH THORN
11-GR	GRASS-LIKE SPURGE
12-GR	MOON HALL DOGWOOD
13-GR	WAXY FLOESTER REED GRASS
14-GR	LITTLE DEVIL NINEBARK
15-GR	DIETLO LUTHER LAMBLE
16-GR	PURP RHODODENDRON
17-GR	SEA HORN LINDEN
18-GR	SUPERBANK NINEBARK
19-GR	MAIDEN GRASS

NOTE

REFER TO SHT L11 FOR LANDSCAPE NOTES, SCHEDULES, AND DETAILS



OWNERS OF RECORD
TIMBERMIST, LLC
11028 N. HUBBARD ST., STE. 100
MERCER, CO. 80447
Phone: (303) 441-3333
Fax: (303) 441-3335

DEVELOPER
TIMBERMIST, LLC
11028 N. HUBBARD ST., STE. 100
MERCER, CO. 80447
Phone: (303) 441-3333
Fax: (303) 441-3335

PLANNER / CONTACT
BEGON, MAYHEW &
1028 N. HUBBARD ST., STE. 100
MERCER, CO. 80447
Phone: (303) 441-3333
Fax: (303) 441-3335

RECORDS
THE ENGINEER HAS REVIEWED THIS PLAN AND FINDS IT TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO LANDSCAPE ARCHITECTURE ACT AND THE COLORADO LANDSCAPE ARCHITECTURE BOARD.

ENGINEERING SOLUTIONS, LP
1028 N. HUBBARD ST., STE. 100
MERCER, CO. 80447
Phone: (303) 441-3333
Fax: (303) 441-3335

TIMBERMIST SUBDIVISION PRELIMINARY PLAN
LOCATED IN THE SW 1/4 OF SECTION 12
T14N, R10W, COUNTY OF GOLD

SCALE: AS SHOWN
ENGINEER: 03/31/14
PROJECT: 151023
SHEET: 6 OF 16
L1.5



March 28, 2014

Ms. Becky McKay
Engineering Solutions
1029 N. Rosario Street, Suite 100
Meridian, ID 83642

Subject: **Traffic Impact Analysis**
Timbermist Subdivision

Dear Becky:

This traffic impact analysis (TIA) is an abbreviated traffic impact study for the proposed Timbermist Subdivision located in the northeast corner of the Linder Road and Hubbard Road intersection in Kuna, Idaho. The TIA addresses recent plat changes and serves as an update to the 2006 traffic impact study.

This TIA follows the general requirements for Traffic Impact Studies listed in Section 7106 of the current ACHD Policy Manual. We contacted ACHD staff to verify the specific analysis requirements for this TIA, which are:

- Obtain PM peak hour turning movement at one study intersection: Linder Road and Hubbard Road intersection
- Evaluate the Linder Road and Hubbard Road intersection operations during the PM peak hour to determine the impacts and mitigation.
- Assess the need for turn lanes at the proposed site access intersections during the AM and PM peak hour on Linder Road and Hubbard Road.

This letter summarizes the results in the following sections.

Proposed Development

Timbermist Subdivision is a proposed residential development with 211 dwelling units. The expected build out year is 2020.

The attached site plan shows the current proposed land use, internal roadways and site access to the existing roadway system. The current site plan shows a reduction in the proposed single-family residential from 233 to 211 dwelling units compared to the 2006 site plan. The proposed number of driveways on Hubbard Road is also reduced from three to one full access driveway. One proposed full access driveway on Linder Road remains.

Ms. Becky McKay
 March 28, 2014
 Page 2

Analysis of Existing Conditions

The 2014 existing PM peak hour intersection turning movement count at the Linder Road and Hubbard Road intersection was collected on a weekday for a 2-hour period at 15-minute intervals between 4:00 and 6:00 during the PM peak travel period. The existing traffic count is attached.

To determine the existing traffic impacts, the intersection was analyzed with existing traffic and the existing control and lane configuration using Synchro 8 which utilizes the 2010 HCM methodologies. Table 1 summarizes existing intersection control, lane configuration, PM peak hour traffic and measures of effectiveness (MOEs). Table 2 summarizes lane group volume to capacity (v/c) ratios. Capacity analysis worksheets are attached.

The intersection is currently operating at LOS A with a v/c ratio of 0.35 or less for all lane groups during the PM peak hour with the existing traffic conditions. No intersection improvements are needed to mitigate the existing traffic.

Table 1. Intersection MOEs – 2014 existing traffic

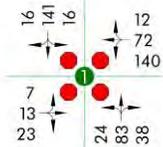
Intersection	PM Peak Hour Volumes, Control and Channelization	MOE	PM Peak Hour
Linder Road and Hubbard Road		LOS	A
		Delay (s)	10
		Intersection v/c	N/A
		Max Lane Group v/c	0.35 (WB)

Table 2. Lane group v/c ratios – 2014 existing traffic

Intersection	Approach	PM Peak Hour		
		LT	THRU	RT
Linder Road and Hubbard Road	NB	0.22		
	SB	0.27		
	EB	0.07		
	WB	0.35		

Ms. Becky McKay
March 28, 2014
Page 3

Analysis of 2020 Background Conditions

The analysis year is 2020 corresponding with the expected build out year. The COMPASS travel demand model was utilized to estimate 2020 background traffic. COMPASS provided the 2020 ADT and PM peak traffic forecasts for the study intersection approaches, which are attached. For the Linder Road and Hubbard intersection, the COMPASS model forecasted lower PM peak approach volumes on Hubbard Road than existing PM peak counts. The COMPASS model ADT forecasts show an annual growth of approximately 3 percent, which is comparable to the projected population annual growth rate of approximately 2 percent according to the City of Kuna Comprehensive Plan. As a result, AM and PM peak hour approach volumes were estimated from the COMPASS model ADT forecasts using existing k-factors. After applying existing k-factors to estimate approach volumes, the peak hour intersection turning movement traffic was estimated using the Furness Method. It uses existing intersection turning movement percentages and forecasted peak hour approach volumes to alternately balance the entering and departing traffic until the results converge, providing balanced forecasted turning movement traffic at the intersection.

There are no planned improvements for the study roadways and intersection according the current ACHD Five-Year Work Plan (FYWP) and ACHD Capital Improvements Plan (CIP). To determine 2020 background traffic impacts, the Linder Road and Hubbard Road intersection was analyzed with 2020 background traffic and the existing control and lane configuration. Table 3 summarizes intersection control, lane configuration, 2020 background traffic and MOEs. Table 4 summarizes lane group v/c ratios.

The intersection is expected to operate at LOS C with a v/c ratio of 0.59 or less for all lane groups during the PM peak hour with the 2020 background traffic conditions. No intersection improvements are needed to mitigate the existing traffic.

Ms. Becky McKay
March 28, 2014
Page 4

Table 3. Intersection MOEs – 2020 background traffic

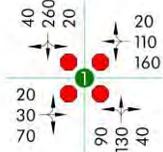
Intersection	PM Peak Hour Volumes, Control and Channelization	MOE	PM Peak Hour
Linder Road and Hubbard Road		LOS	C
		Delay (s)	16
		Intersection v/c	N/A
		Max Lane Group v/c	0.59 (SB)

Table 4. Lane group v/c ratios – 2020 background traffic

Intersection	Approach	PM Peak Hour		
		LT	THRU	RT
Linder Road and Hubbard Road	NB	0.49		
	SB	0.59		
	EB	0.24		
	WB	0.56		

Analysis of 2020 Site Plus Background Conditions

The number of trips generated by Timbermist Subdivision was estimated using the procedures from the 9th Edition of the Trip Generation Manual published by the Institute of Transportation Engineers. Table 5 presents a summary of the trip generation. At build out, the development is projected to generate 2,009 trips per day, 158 trips during the AM peak hour and 211 trips during the PM peak hour. The site contains only residential land use and is not expected to attract pass-by or diverted trips or capture a significant amount of trips internally within the site.

Site traffic was distributed and assigned to the external roadway system based on the existing travel patterns, site layout and the general location of the site within the area. Approximately 40 percent of the site traffic is estimated to have origins and destinations north of the development, 35 percent south, 5 percent west and 25 percent east. Build-out site traffic was added to the 2020 background traffic to obtain the 2020 site plus background traffic.

Ms. Becky McKay
 March 28, 2014
 Page 5

Table 5. 2020 (build-out) trip generation summary

Land Use Category	ITE Code	Size	Period	Total	Total Trips	Entering		Exiting	
				Trip Rate per Unit					
Single- Family Detached Housing	210	211 DU	Weekday Daily (vpd)	9.52	2,009	50%	1,005	50%	1,005
			Weekday AM Peak Hour (vph)	0.75	158	25%	40	75%	119
			Weekday PM Peak Hour (vph)	1.00	211	63%	133	37%	78

To determine 2020 site plus background traffic impacts, the Linder Road and Hubbard Road intersection was analyzed with 2020 site plus background traffic and the existing control and lane configuration. The proposed site access intersections were evaluated with 2020 site plus background traffic to determine the needs for dedicated turn lanes using ACHD's left turn and right turn guidelines. Capacity and turn lane analysis worksheets are attached. Table 6 summarizes intersection control, lane configuration, 2020 site plus background traffic and MOEs. Table 7 summarizes lane group v/c ratios.

The Linder Road and Hubbard Road intersection is expected to operate at LOS C with a v/c ratio of 0.64 or less for all lane groups during the PM peak hour with the 2020 site plus background traffic conditions. No intersection improvements are needed to mitigate the 2020 site plus background traffic.

The proposed access on Linder Road is located approximately 750 feet north of the Hubbard Road intersection. This approach location meets the required 710 feet driveway separation from a future signalized intersection on a minor arterial (Section 7205.4.5). The southbound approach is expected to meet the left-turn lane warrant with the 2020 site plus background traffic. All minor movements at this proposed site access intersection are projected to operate at LOS B or better with a v/c ratio of 0.14 or less during AM and PM peak hours.

The proposed access on Hubbard Road is located approximately 1,500 feet east of the Linder Road intersection. This approach location meets the required 710 feet driveway separation from a future signalized intersection on a minor arterial (Section 7205.4.5). This proposed site access intersection is not expected to meet turn lane warrants with the 2020 site plus background traffic. All minor movements at this proposed site access intersection are projected to operate at LOS B or better with a v/c ratio of 0.60 or less during AM and PM peak hours.

Ms. Becky McKay
 March 28, 2014
 Page 6

Table 6. Intersection MOEs – 2020 site plus background traffic

Intersection	PM (AM) Peak Hour Volumes, Control and Channelization	MOE	AM Peak Hour	PM Peak Hour
Linder Road and Hubbard Road		LOS	Not evaluated	C
		Delay (s)		18
		Intersection v/c		N/A
		Max Lane Group v/c		0.64 (SB)
Linder Road and Proposed Access		LOS	B	B
		Delay (s)	13	11
		Intersection v/c	N/A	N/A
		Max Lane Group v/c	0.14 (WB)	0.08 (WB)
Hubbard Road and Proposed Access		LOS	B	B
		Delay (s)	11	12
		Intersection v/c	N/A	N/A
		Max Lane Group v/c	0.08 (SB)	0.06 (SB)

Ms. Becky McKay
 March 28, 2014
 Page 7

Table 7. Lane group v/c ratios – 2020 site plus background traffic

Intersection	Approach	AM Peak Hour			PM Peak Hour		
		LT	THRU	RT	LT	THRU	RT
Linder Road and Hubbard Road	NB	Not evaluated			0.58		
	SB				0.64		
	EB				0.26		
	WB				0.61		
Linder Road and Proposed Access	NB	--			--		
	SB	0.02	--		0.04	--	
	EB	--			--		
	WB	0.14			0.08		
Hubbard Road and Proposed Access	NB	--			--		
	SB	0.08			0.06		
	EB	0.01			0.02		
	WB	--			--		

Thank you for the opportunity to provide our services.

Sincerely,

Leah G. Kelsey, P.E.



Attachments:

- Site Plan
- Existing Traffic Counts
- COMPASS Traffic Forecasts
- Capacity Analysis Worksheets
- Turn Lane Analysis Worksheets

July 28, 2014

Delivered to Kuna City Offices, in person, on July 29, 2014

We are providing written testimony regarding file #'s 14-01-PUD, 06-07-DA Timbermist Subdivision (copy attached as Exhibit A).

Who we are: Kim Schultsmeier and Ann Richards (husband and wife) and are the owners of the 10 acre parcel, identified on Exhibit A as Schultsmeier Properties, to the south east of the Timbermist development.

History: Kim Schultsmeier and his ex-wife owned, farmed and sold the 68 acres now known as the Timbermist development.

In the development agreement drafted and adopted by Kuna City on February 7, 2007 (copy attached as Exhibit B) were a key negotiation points and the details that were critical to finalizing the purchase and sales agreement.

The two (2) key issues that the development agreement addressed that played a large part in the sales negotiations were:

1. Kuna City was requiring the construction of what is referred to as Kay Avenue as part of the development Article III paragraphs 3.1.7 "The Developer shall obtain the necessary right-of-way between the project boundary and Hubbard Road for the extension of Kay Avenue and shall be responsible for the road construction to ACHD standards." And 3.1.12 "Developer shall construct a 20-foot-wide landscape buffer on the west side of Kay Avenue, ..." The purchase and sale price negotiation took into account that Kuna City was requiring the developer to bear the expenses as part of the development costs as part of the development agreement (Exhibit B).
2. With this being a requirement the purchase and sales agreement also included a paragraph that required the property owners of the 10-acre parcel to make the property necessary for the development of Kay Avenue available for acquisition.

When we received information from Engineering Solutions that the Timbermist development was once again going to be moving forward we contacted them and set up a personal meeting in their office. Subsequently we forwarded written correspondence to memorialize our discussion and detailing some of the concerns we have regarding the initial design and road entrance, irrigation and property acquisition for the development of Kay Avenue (copy attached as Exhibit C). We also forwarded a copy of this correspondence to Kuna City Planning and Zoning.

During our meeting we inquired why we had not been contacted about the acquisition of the property necessary for the development of Kay Avenue as per the development agreement. We were told there was no need for them to acquire the property for the development of Kay Avenue because it was their understanding that Kuna City Planning and Zoning was going to remove this as a requirement as part of the Development Agreement Modification.

With this new information we consulted with our attorney who recommended that we make certain there is clear written and if possible recorded verbal public record stating that we had met our legal contractual obligation by making the property available for acquisition but that the offer had been declined.

Our attorney did express concerns about what we were being told by the developer because he could not understand why Kuna City would want to eliminate this as a requirement since it was clearly a requirement when the new developer considered pursuing the development and removing this requirement takes away the guarantee the road system and infrastructure would be built in the near future.

He also questioned why Kuna City would knowingly eliminate a predetermined requirement for developing the roadway and transfer the responsibility and cost, of approximately \$250,000.00, from a developer of 68 acres to a private party with only a 10-acre parcel.

We have looked at our options carefully and have determined that if Kuna City transfers dedication of property and the cost of building Kay Avenue to us, along with the additional property dedication and cost to develop Hubbard Road, it would potentially reduce the amount of ground available for development to about 6 acres and the costs for just the access road improvements would be extensive. With requirements for internal roadways and open spaces the return on investment for the amount of property left to develop has left us with the decision that we cannot foresee anytime in the future where we will be developing the 10 acre parcel.

We also understand from talking with our attorney and accountant that since we do not reside on the property the capital gains taxes we would pay would be significant enough to justify not selling but they recommended we place the property in trust through our Estate Plan to be transferred to our heirs upon both of our deaths which we have done.

With this understanding we are following our attorney's recommendation and providing this written statement to be added to our Estate documents that we have met our legal contractual obligation by making the property available for acquisition but that the offer has been declined.

We have also expressed our concerns regarding the irrigation water delivery and excess water exiting our 10 acre farm.

We have expressed our concerns in the letter dated March 3, 2014 to Engineering Solutions and attached as Exhibit C:

1. The historic and current manner in which our irrigation water is delivered to our property is through an independent single user head-gate. From this head-gate the water is delivered under head-pressure via an underground pipeline, which runs at an angle across the property to be developed and noted on a copy of the preliminary plat (Exhibit D) as delivery pipeline, and connects at the edge of our property to a pipeline and 2 risers which feed gated pipes in both our hay field and pasture. We noted in the attached letter in order for us to have the same water pressure the new line would need to be engineered to provide delivery of a minimum of 80 inches of water.

- 2. The excess water from irrigating our property can exit the property in a historic waste-water ditch along the south side of the property to be developed and noted on Exhibit D as waste-water ditch.

On Monday, July 28, 2014 Jim Moyer, Irrigation Designer met with Kim Schultsmeier at the property to "walk the property".

During this meeting there were no answers or solutions discussed or presented that would resolve any of the concerns we have with the delivery of our irrigation water or exiting of the excess water from our property.

We have concerns about what would happen if inferior materials or poor design are used to construct the new delivery pipe and years down the road the pipeline needs repair. This is a concern because when asked what type of pipe would be used it was stated it would be "the blue pipe" which does not provide us with any confidence that the cheapest product won't be used.

We would like to know what long-term responsibility the development will have in the future for assuring our irrigation water delivery won't be disrupted by damage, inferior products used or poor design. If this pipeline is placed under common area landscaping or private property lots we would need a guarantee on how many days it would take to get the repairs made and our irrigation water returned to us. We would like to be informed in writing of what these responsibilities are as well as ask that these issues be addressed in the homeowners association documents for the development.

What, if any, easement will be deeded for long term maintenance of the irrigation pipeline and would that be deeded to the Irrigation District by the development?

We have discussed our concerns with Engineering Solutions, Kuna City Planning and Zoning Department and the Boise Project Board of Control and to date have not seen any plans for resolving these issues.

We would like to ask that prior to Kuna City approving the development to move forward a clear and approved plan be in place that addresses our irrigation concerns.

Respectfully,



 Kim Schultsmeier



 Ann Richards

JUL 29 2014

CITY OF KUNA

CITY OF KUNA
P.O. Box 13 - Kuna, ID 83634
Phone: 922-5274 - Fax: 922-5989

Dear Property Owner,

File #'s 14-01-PUD, 06-07-DA-Timbermist Subdivision; P.U.D. and DA
MODIFICATION – Coleman Homes, LLC

NOTICE IS HEREBY GIVEN, the Kuna City Council will hold a public hearing, Tuesday, August 5, 2014, at 7:00 pm, or as soon as can be heard at Kuna City Hall, 763 W. Avalon, Kuna, ID; in connection with a request from Thomas Coleman, with Coleman Homes, LLC, to place a subdivision (through P.U.D. process) in an R-4 zone, over two parcels (approx.) 65.14 acres in size. The request includes certain modifications to the development agreement. The site is located near the intersection of Linder and Hubbard Roads, Kuna, Idaho (APN#'s: S1312336005 and S1312346625).

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Mayor or Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by July 30, 2014, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall 763 W. Avalon.

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 922-5274
Kuna Planning & Zoning Department

(Sent 7.16.14)



CITY OF KUNA

Recording Requested By and
When Recorded Return To:

City Clerk
City of Kuna
PO Box 13
Kuna, ID 83634

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 03/06/07 12:42 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Kuna City

AMOUNT .00 11



For Recording Purposes Do
Not Write Above This Line

DEVELOPMENT AGREEMENT

This Development Agreement entered into by and between the City of Kuna, a municipal corporation in the State of Idaho, hereinafter referred to as "City" and Timbermist Partners LLC, an Idaho Limited Liability Company, whose address is 3084 E. Lanark Street, Meridian, Idaho, 83642 the developer of the real property called Timbermist Subdivision, hereinafter referred to as "Developer".

WHEREAS, the Developer has applied and received approval by the City for a zone change to R-4 for the property described as attached hereto and incorporated by reference herein on Exhibit A (Property) to develop a Residential Subdivision. The Property was previously zoned A (Agricultural) after annexation for purposes of participating in the City of Kuna Sewer Local Improvement District (LID) with a separate development agreement. The Developer has also applied and received approval for a Preliminary Plat for the same property. The Preliminary Plat as approved by the City Council with 233 buildable lots is attached hereto as Exhibit B.

WHEREAS, the City, pursuant to Section 67-6511A, Idaho Code, has the authority to conditionally rezone the property and enter into a Development Agreement for the purpose of allowing, by agreement, a specific development to proceed in a specific area and for a specific purpose or use which is appropriate in the area, but for which all allowed uses for the requested zoning may not be appropriate pursuant to the Idaho Code and the Kuna City Code.

WHEREAS, the City and the Developer do enter into this Agreement and for and in consideration of the mutual covenants, duties and obligations set forth, it is agreed as follows:

**ARTICLE I
LEGAL AUTHORITY**

1.1 This Development Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Kuna City Code, Title 5, Chapter 14.

**ARTICLE II
ZONING ORDINANCE AMENDMENT**

2.1 The City will adopt an ordinance amending the Kuna Zoning Ordinance to rezone the property to R-4. The Ordinance will become effective after its passage, approval, and publication and execution and recordation of the Development Agreement.

ARTICLE III CONDITIONS ON DEVELOPMENT

- 3.1 The sole use(s) allowed and restrictions pursuant to this conditional rezone as reflected in this Agreement are as follows:
- 3.1.1 The property to be zoned R-4 shall be 67.71 acres and consist of 233 building lots and 20 common lots as shown on Exhibit B. Said property will participate in the City of Kuna Sewer LID.
- 3.1.2 The Developer shall construct a neighborhood park with a 12-stall parking lot, pool, pool house, playground, and basketball courts on Lot 23, Block 5 as shown on the approved Landscape Plan dated October 6, 2006. The park shall be owned and maintained by the Timbermist Homeowners Association (HOA).
- 3.1.3 The Developer shall construct a 5-foot-wide asphalt pathway as shown on the approved Landscape Plan within Lot 1, Block 1; Lot 1, Block 6; Lot 15 and 23, Block 5; and Lot 8, Block 10 within minimum 15-foot-wide common lots owned and maintained by the Timbermist HOA.
- 3.1.4 Developer shall install pressurized irrigation and landscape all common areas as shown on the approved Landscape Plan with the exception of Lot 9, Block 5; and Lot 7, Block 6; and Lot 2, Block 15, which shall be maintained on a periodic basis for weed control by the Timbermist HOA and shall be for the sole use of the Boise Project Board of Control.
- 3.1.5 The Developer shall construct 6-foot-high wrought iron fences with "No Trespassing" signs along the west side of the Kuna Canal through the site as shown on the approved Landscape Plan.
- 3.1.6 The Developer shall construct 6-foot high tan or white vinyl fencing with 4-foot-high solid and 2-foot-high lattice for the lots adjacent to the Kuna Canal Pathway and the east side of the Kuna Canal as shown on the approved Landscape Plan.
- 3.1.7 Kay Avenue shall be dedicated to 40-foot-wide as measured from centerline with a 5-foot-wide attached sidewalk and full curb, gutter, and asphalt paving. The Developer shall obtain the necessary right-of-way between the project boundary and Hubbard Road for the extension of Kay Avenue and shall be responsible for the road construction to ACHD standards. The road and right-of-way shall be transitioned to meet the proposed Kay Avenue alignment south of Hubbard Road.
- 3.1.8 Linder Road shall be dedicated to 48-feet-wide as measured from centerline with a 8-foot-wide detached sidewalk and no curb and gutter. The Developer shall enter into a license agreement with ACHD to install grass, sprinklers, and a compacted-gravel borrow ditch in the right-of-way area between the sidewalk and the existing pavement of Linder Road.
- 3.1.9 Hubbard Road shall be dedicated to 48-feet-wide as measured from centerline with a 5-foot-wide detached sidewalk and no curb and gutter. The Developer shall enter into a license agreement with ACHD to install grass, sprinklers, and a compacted-gravel borrow ditch in the right-of-way area between the sidewalk and the existing pavement of Hubbard Road.
- 3.1.10 Developer shall construct a 6-foot-high white or tan vinyl fence along the Kay Avenue, Linder Road, and Hubbard Road frontages located at the common area lot line.

- 3.1.11 The Developer shall construct 6-foot high white or tan vinyl fence on property lines adjacent to existing parcels to the north and south of the project.
- 3.1.12 Developer shall construct a 20-foot-wide landscape buffer on the west side of Kay Avenue, a 25-foot-wide landscape buffer on the north side of Hubbard Road, a 30-foot-wide landscape buffer on the east side of Linder Road, and at other locations internal to the subdivision as indicated on the approved Landscape Plan.
- 3.1.13 Developer shall obtain approval for all required ditch piping and drainage from the City Engineer and the Boise Board of Project Control prior to construction.
- 3.1.14 Developer shall construct a pedestrian bridge from Lot 15, Block 5 over the Kuna Canal with the Boise Board of Project Control's prior approval.
- 3.1.15 Developer shall coordinate with the property owner at 9200 S. Linder Road to construct a fence across the Sunstream Avenue stub street on the north property line.
- 3.1.16 Developer shall coordinate with ACHD and the property owners at 1420 and 1530 Hubbard Road to construct a 5-foot-wide asphalt sidewalk, if possible, for a pedestrian connection to the intersection of Linder and Hubbard Road. If the existing yard improvements, utilities, drainage facilities, or owner cooperation is not forthcoming, the Developer shall not be required by the City to construct the sidewalk.
- 3.1.17 Developer shall construct rock entry monument signs at both Hubbard Road and Linder Road entrances.
- 3.1.18 Developer shall construct a rock feature on the Hubbard Road entrance.
- 3.1.19 All structures within the development shall have 16-inch minimum roof overhang or eave.
- 3.2 No change in the use or restriction specified in this Agreement shall be allowed or changed without modification of this Agreement pursuant to the requirements of the Kuna City Code. In the event Developer changes or expands the use permitted by this Agreement or fails to comply with the restrictions without formal modification of this Agreement as allowed by the Kuna City Code, Developer shall be in default of this Agreement.
- 3.3 The Timbermist Subdivision shall be constructed substantially as shown on the Preliminary Plat attached hereto and incorporated herein as Exhibit B. Failure to construct the Development consistent with this Agreement and plan and conditions included as Exhibit B or construction in accordance with this Agreement and the plan and conditions included as Exhibits without formal modification of the plan consistent with Kuna City Code, including the amendment of this Agreement, shall result in a default of this Agreement by Developer.
- 3.4 **Conditions, bonding for completion:** All of the conditions set forth herein shall be complied with or shall be bonded for completion by the Developer before a Final Plat Approval or Occupancy permit will be granted. Failure to Comply or bond for completion of the conditions within the time frame established in the subdivision plat approval conditions, the Kuna City Code or the terms of this Agreement shall result in a default of this Agreement by the Developer. The Developer may be allowed to bond for certain conditions at one hundred and ten percent (110%) of the estimated cost of completion pursuant to Kuna City Code.

- 3.5 **Commencement of Construction:** The Developer shall commence construction within 365 days of the effective date of this Agreement. In the event the Developer fails to commence construction within the time periods herein stated, the Developer shall be in default of this Agreement.

ARTICLE IV AFFIDAVIT OF PROPERTY OWNERS

- 4.1 The owner of the Property hereby agrees to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code Section 67-6511A and Kuna City Code.

ARTICLE V DEFAULT

- 5.1 In the event the Developer, her/his heirs or assigns or subsequent owners of the Property or any other person acquiring an interest in the property, fail to faithfully comply with all the terms and conditions included in the Agreement, this Agreement may be modified or terminated by the Kuna City Council upon compliance with Kuna City Code. In the event City Council determines that this Agreement shall be modified, the terms of this Agreement shall be amended and the Developer shall comply with the amended terms. Failure to comply with the amended terms shall result in default. In the event City Council, after compliance with the requirements of Kuna City Code, determines that his Agreement shall be terminated, the zoning of the property shall revert to "A" Zoning. All uses of the property, which are not consistent with "A" Zoning, shall cease. Nothing herein shall prevent the Developer from applying for any nature of use permit consistent with "A" Zoning. A waiver by City of Kuna for any default by the Developer of any one or more of the covenants or conditions hereof shall apply solely to the breach and breaches waived and shall not bar any other rights or remedies of the City or apply to any subsequent breach of any such or other covenants and conditions.
- 5.2 **Consent to rezone:** The Developer, by entering into the Development Agreement, does hereby agree that in the event there shall be a default in the terms and conditions of this Agreement that this Agreement shall serve as consent to a reservation of the subject Property to "A" Zoning as provided in Idaho Code.

ARTICLE VI UNENFORCEABLE PROVISIONS

- 6.1 If any term, provision, commitment or restriction of this Development Agreement or the application thereof to any party or circumstances shall, to any extent be held invalid or unenforceable, the remainder of this instrument shall remain in full force and effect.

**ARTICLE VII
ASSIGNMENT AND TRANSFER**

- 7.1 After its execution, the Development Agreement shall be recorded in the office of the County Recorder at the expense of the Developer. Each commitment and restriction on the Development subject to this Agreement, shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property, adjacent property and other residential property near the Property and shall run with the land. This Development Agreement shall be binding on the City, the Owner, and the Developer, and their respective heirs, administrators, executors, agents, legal representatives, successors and assigns; provided, however, that if all or any portion of the Property is divided and each owner of a legal lot shall be only responsible for duties and obligations associated with an owner's parcel and shall not be responsible for duties and obligations or defaults as to other parcels of lots within the Property. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Agreement with respect only to such owner's lot or parcel.

**ARTICLE VIII
GENERAL MATTERS**

- 8.1 **Amendments.** Any alteration or change to this Development Agreement shall be made only after complying with the notice and hearing provision of Idaho Code section 67-6509, as required by Kuna City Code, Title 5, Chapter 14.
- 8.2 **Paragraph Headings.** This Development Agreement shall be construed according to its fair meaning and if prepared by both parties hereto. Title and captions are for convenience only and shall not constitute a portion of this Development Agreement. As used in this Development Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.
- 8.3 **Choice of Law.** This Development Agreement shall be construed in accordance with the Laws of the State of Idaho in effect at the time of the execution of this Development Agreement. Any action brought in connection with this Development Agreement shall be brought in a court of competent jurisdictions located in Ada County, Idaho.
- 8.4 **Notice.** Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same and must be registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth below:

City: City Clerk, City of Kuna
PO Box 13
Kuna, ID 83634

Developer: Timbermist Partners LLC
Ronald W. Van Auker, Managing Member
3084 E. Lanark Street
Meridian, ID 83642

or such other addresses and to such other persons as the parties may hereafter designate in writing to the other parties. Any such notice shall be deemed given upon delivery upon personal delivery, upon deposit in the United States mail, if sent by mail pursuant to the foregoing.

8.5 Effective Date. This Development Agreement shall be effective after delivery to each parties hereto of a fully executed copy of the Development Agreement.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed, on the day and year first above written.

Dated this 7th day of February, 2007.

CITY OF KUNA

By: [Signature]
O. Dean Obray

2-8-07

Date

Attest: [Signature]
Linda Burgess, City Clerk



DEVELOPER

By: [Signature]
Ronald W. Van Auker
Timbermist Partners LLC
Managing Member

02-05-07

Date

Attest: [Signature]

2-5-07

Date

JUL 29 2014

CITY OF KUNA

March 3, 2014

Schultsmeier Written Testimony packet

Sent via: email and U.S. Mail

Engineering Solutions LLP
Attn: Becky McKay
Chief Planner/Partner
1029 North Rosario Street
Suite 100
Meridian, ID 83642

Re: Timbermist Subdivision

Dear Becky,

We would like to thank you and for taking time to meet with us on Friday, February 28, 2014 and review the proposed plat for the Timbermist Subdivision in Kuna, Idaho which borders our farm property to the west and north.

We are writing to you to memorialize our conversation and reconfirm our understanding of what we discussed in our meeting on February 28, 2014. We also want to reconfirm the issues we addressed in a letter we delivered to your offices on February 21, 2014 when we met with Shari Stiles from your office.

During our meeting with you we were able to discuss some of our concerns and work through what we believe may be some solutions that we believe would be beneficial to all parties. The items we discussed are as follows:

1. The irrigation water delivery to our farm.
 - a. We discussed the current delivery for our irrigation water is through an underground main line that delivers water from the head gate to our riser and runs at an angle across the property to be developed. We suggested and it appears in the proposed plat that you are taking the necessary steps and have identified the need to relocate this delivery line. We mentioned that in order for us to have the same water pressure as we do now the delivery line would need to be engineered to provide at a minimum 80 inches of water. We also offered to meet the engineer at the property to review our concerns and assist with working through a solution.
2. The irrigation water exiting our farm.
 - a. We discussed on the south side of the development property, along the north side of our property, there is an irrigation water waste ditch which drains into a main waste water collector to the east. With the natural side drift of our farm ground the waste water ditch on the development ground is the existing exit for the waste water from our farm. The current plat design appears to include the removal of the waste water ditch and incorporate this ground into building lots. Our suggested solution to this issue was; we would permit the developer to construct a raised dirt berm, which would be centered along the north/south property lines with half on the development side and half on our side, of no less than 24" in height. We believe this would eliminate the need for the waste water ditch, on the proposed development, which is currently in place and in use.

3. The changes to the entrances and exits to the development off Hubbard Road from the Development Agreement executed by Kuna City on February 7, 2007.
 - a. We expressed our concerns for the location of the Hubbard Road entrance and exit, identified as Alden Way in the proposed plat, which was moved approximately 530 feet east of where the Development Agreement executed by Kuna City on February 7, 2007 had it located. The relocation of the entrance and exit as it is currently proposed has the entrance and exit along our property line and is approximately 30 feet from the entrance to our farm field and approximately 70 feet from the existing driveway to our single family residence. Without an additional entrance and exit off Hubbard Road we feel that the proposed location for the entrance and exit being so close to our existing driveway during the evening commute vehicles turning right off Hubbard Road would back up in front of our residence and the ability to use our driveway would be significantly compromised.
 - b. We also inquired as to why there had been no discussion with us for the acquisition of or plans drafted for the development of Kay Avenue as it was identified in the Development Agreement executed by Kuna City on February 7, 2007. If we remember correctly your response was that you were unaware that this was an option. We expressed that we understood that since the development and dedication to ACHD for Kay Avenue was identified as part of the Development Agreement executed by Kuna City on February 7, 2007 we had already agreed to provide the opportunity to acquire the highway easement and we confirmed that this opportunity is still available and we are open to negotiations.
 - c. We believe that by having the additional access point of Kay Avenue the issue of having to require all vehicles entering and exiting the development off Hubbard Road and would mitigate the back-up directly in front of our property. We understand that the future development of the intersection of Hubbard Road and Kay Avenue is planned to be a light controlled intersection which would provide the necessary breaks in the traffic flow for entering and exiting our property safely.
 - d. We also discussed that if the acquisition, development and dedication of the easement to ACHD of Kay Avenue is accomplished we would not be opposed to the proposed change to the entrance and exit off Hubbard Road, identified as Alden Way in the proposed plat, which is along our west property line provided that the following conditions are met:
 - i. The entrance and exit, identified as Alden Way in the proposed plat and that borders our west property line, have the ACHD roadway easement extend to our property line with a fencing and landscaping agreement between the development and ACHD.
 - ii. The development would provide us, at the developer's expense, with one single family water and sewer service drop from the proposed Alden Way, capped at the property line, designed and dedicated for the future use by the existing single family residence without the need to disturb existing or proposed roadways.
 - iii. The development would provide us, at the developer's expense, with additional water and sewer service drop in conjunction with the proposed roadway stub to our property line from Alden Way which would be engineered to accommodate the potential development of our property as it is currently zoned without the need to disturb existing or proposed roadways.

- e. Some of the conditions we discussed for the acquisition of the highway easement for the development of Kay Avenue are:
- i. If Kay Avenue does develop an exit point at the north east corner of our property would need to be engineered and included in the development to facilitate the waste irrigation water from our farm to cross Kay Avenue to the existing waste water main collector directly to east of the property.
 - ii. With the development of Kay Avenue this would also provide the development with a second access point for water and sewer. If the development does utilize Kay Avenue as a second access point for water and sewer we would ask the development provide us, at the developer's expense, with an additional water and sewer service drop that would be engineered to accommodate the potential development of our property as it is currently zoned without the need to disturb existing or proposed roadways.

We also inquired why Engineering Solutions was requesting a modification to the Development Agreement executed by Kuna City on February 7, 2007. We have concerns that with so many of the conditions having changed i.e. the parties involved have all changed, the plat layout including the location of the entrances and exits off Hubbard Road has changed, no apparent requirement for an additional access point off Hubbard Road being Kay Avenue, the increased traffic flows that we have witnessed on Hubbard Road, etc. that this is actually a new Development Agreement not simply a modification. We also wonder if this requires only a modification to the ACHD Traffic study done in 2006. If only a modification to the Traffic Study is being required by Kuna City how could it be considered as providing current traffic flow information when it appears that the development of Kay Avenue may not be required under the modification however it was required in the Development Agreement executed by Kuna City on February 7, 2007?.

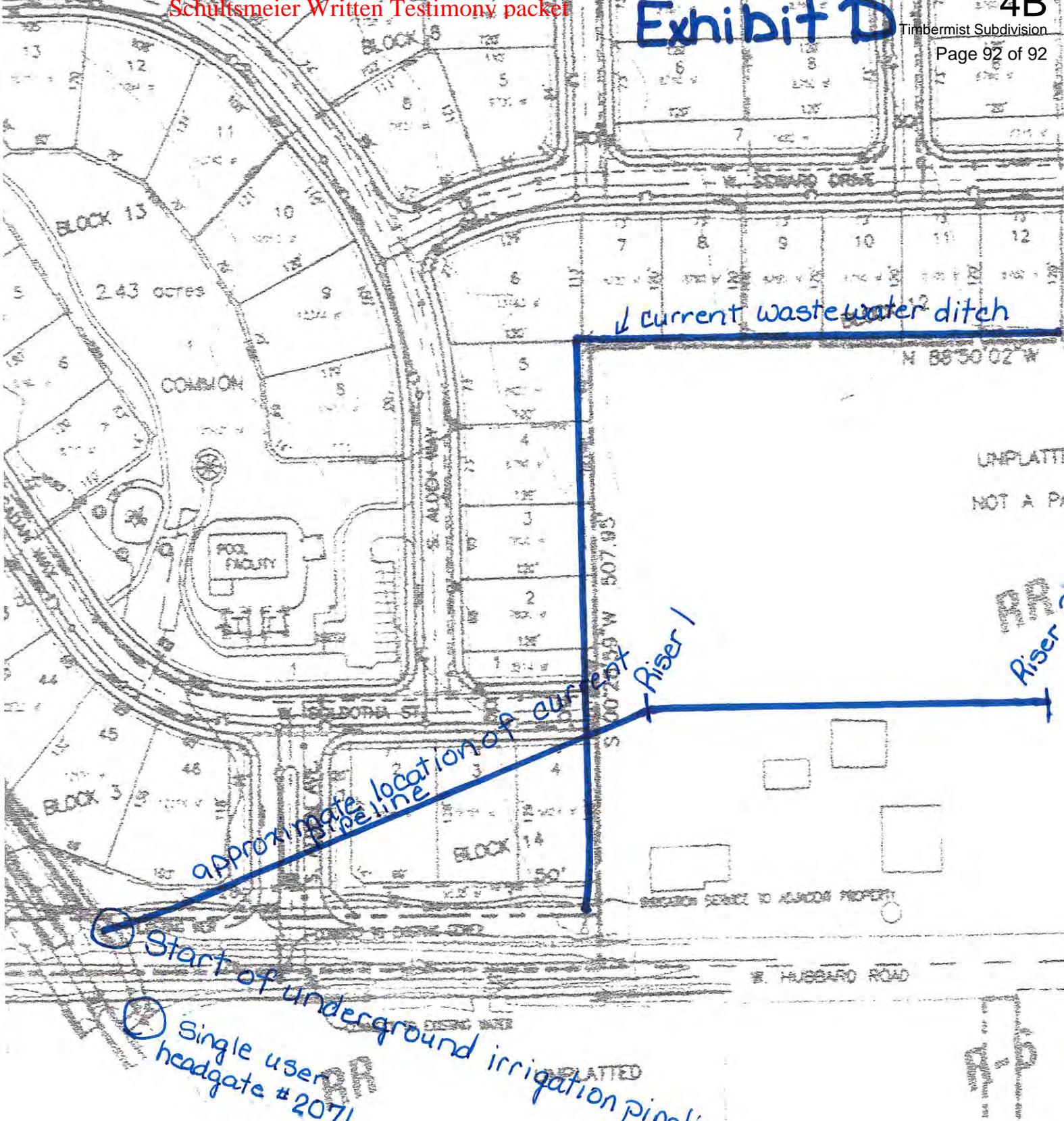
As we discussed we are very interested in working with you, Engineering Solutions and the developer and hope that we can resolve these issues to the benefit of all parties. However with how much impact this development will have on our property and how significantly different the changes are for the entrances and exits from the Development Agreement executed by Kuna City on February 7, 2007 and how negatively these changes impact us and our property we want to be assured we at least have the opportunity to provide public comment.

Respectfully,

Kim Schultsmeier + Ann Richards

Kim Schultsmeier and Ann Richards

Cc: ACHD – Mindy Wallace
Kuna City - Planning and Zoning
Kuna City – City Engineer



approximate location of current pipeline

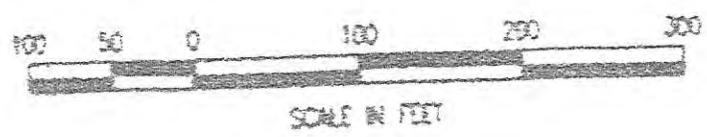
Start of underground irrigation pipeline

Single user headgate #2071

Riser 1

Riser 2

current wastewater ditch



RECEIVED
JUL 29 2014
CITY OF KUNA

City of Kuna
Engineering Department
1000 W. Hubbard Road
Kuna, Alaska 99589
Phone: 907.463.1234
Fax: 907.463.1235
www.cityofkuna.com