

OFFICIALS

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



CITY OF KUNA

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

City Council Meeting AGENDA Tuesday, April 4, 2017

6:00 P.M. REGULAR CITY COUNCIL

1. *Call to Order and Roll Call*
2. *Invocation:* Karen Hernandez, United Methodist Church
3. *Pledge of Allegiance:* Mayor Stear
4. *Consent Agenda:*

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

A. City Council Meeting Minutes:

1. Regular City Council Minutes, March 21, 2017

B. Accounts Payable Dated March 30, 2017 in the Amount of \$347,356.36

C. Alcohol Licenses:

1. Conpaz INC dba Enrique's Mexican Restaurant 482 W Main Street – On Premise Beer & Liquor-by-the-Drink
2. Cuda LLC dba Big Mic's 459 W Main Street – On Premise Beer & Liquor-by-the-Drink
3. Fiesta Guadalajara 780 E Avalon Street – On Premise Beer & Liquor-by-the-Drink
4. Grantura dba Kuna Event Center 321 W 4th Street – On Premise Beer & Liquor-by-the-Drink
5. Kuna Super C Store 331 Avenue D – Off Premise Beer & Off Premise Wine
6. Ridley's Food Corp 1403 N Meridian Road – Off Premise Beer & Off Premise Wine

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

D. Resolutions

- 1.** Consideration to approve Resolution No. R28-2017 – Approving Resolution for Form of Letter of Credit for Memory Ranch Subdivision No. 1

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE KUNA CITY ENGINEER TO ACCEPT AN IRREVOCABLE LETTER OF CREDIT IN LIEU OF CONSTRUCTION FOR THE MEMORY RANCH SUBDIVISION NO. 1 UNDER CERTAIN TERMS AND CONDITIONS SO THE FINAL PLAT MAY BE RECORDED PRIOR TO COMPLETION OF CONSTRUCTION.

- 2.** Consideration to approve Resolution No. R29-2017 – Approving Century Link Utility Relocation Agreement

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE UTILITY RELOCATION AGREEMENT BY AND BETWEEN THE CITY OF KUNA, IDAHO AND CENTURY LINK, INC. TO RELOCATE CENTURY LINK'S COMMUNICATIONS AND/OR FIBER OPTIC LINES AT CENTURY LINK'S EXPENSE.

E. Findings of Fact and Conclusions of Law

- 1.** Consideration to approve Findings of Fact and Conclusions of Law for Case No. 16-09-AN (Annexation) Michael Robinson

5. *Direction on Public Hearings and Agenda Items – Mayor Stear*

6. *Community Reports or Requests:*

- A.** Farewell from Chief Dusseau and a Warm Welcome for Chief McDaniel – Justin Dusseau, Chief of Police
- B.** Discussion on Air Quality Board – Kent Goldthrope, Ada County Highway District Commissioner

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

- A.** Public Hearing and consideration to approve Resolution No. R30-2017 - Approving Springhill Subdivision Development Agreement Amendment – Richard Roats, City Attorney

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE DEVELOPMENT AGREEMENT-AMENDMENT, AMENDING THE DEVELOPMENT AGREEMENT FOR THE PROPERTY KNOWN AS SPRINGHILL SUBDIVISION AND OWNED BY N.E. KUNA FARM, LLC.

- B.** Public Hearing and consideration to approve 16-12-AN (Annexation) – Renaissance Farm and Mason Creek Farms – Troy Behunin, Planner III

Applicants, Renaissance Farm, LLC, Spaulding and Anderson and Mason Creek Farm, LLC, request approval to annex approximately 165 +/- acres into the City of Kuna. Applicant requests the R-6 (Medium Density Residential) for all properties. 139 acres of the application are located between Ten Mile and Black Cat Roads, south of Amity Road. Approximately 26 acres are located near the NEC of Ten Mile and Lake Hazel Roads, east of Ten Mile and north of Lake Hazel.

8. Business Items:

- A.** Fair Housing Month Proclamation – Mayor Stear
- B.** Consideration to approve award of bid for Ardell Pond and Pump Station Project – Gordon Law, City Engineer *The bid opening is Friday, March 31, 2017. Documents will become available Monday, April 3, 2017.*

9. Ordinances:

- A.** Consideration to approve Ordinance No. 2017-02A – Troost Family Trust Annexation

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1314438920 SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

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

- B.** Consideration to approve Ordinance No. 2017-05 – Robinson Annexation

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1312336075 SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

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

10. *Mayor/Council Announcements:*

11. *Executive Session:*

12. *Adjournment:*

**OFFICIALS**

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Pat Jones, Council Member
Greg McPherson, Council Member

CITY OF KUNA

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

City Council Meeting
MINUTES
Tuesday, March 21, 2017

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

Mayor Joe Stear
Council President Richard Cardoza
Council Member Pat Jones
Council Member Briana Buban-Vonder Haar
Council Member Greg McPherson

CITY STAFF PRESENT:

Richard Roats, City Attorney
Chris Engels, City Clerk
Wendy Howell, P & Z Director
Gordon Law, City Engineer
John Marsh, City Treasurer
Bobby Withrow, Parks Director
Bob Bachman, Facilities Director
Trevor Kesner, Planner II

2. Invocation: Justin Sturgeon, New Beginnings Christian Church

3. Pledge of Allegiance: Mayor Stear

4. Consent Agenda:
(Timestamp 00:01:22)

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

A. City Council Meeting Minutes:

- I.** Board of Correction and Regular City Council Minutes, March 7, 2017

B. Accounts Payable Dated March 16, 2017 in the Amount of \$360,286.07

C. Alcohol Licenses:

- 1.** Jacksons #26 330 W. 3rd Street – Off Premise Wine & Off Premise Beer
- 2.** Jacksons #160 150 W. Deer Flat Road – Off Premise Wine & Off Premise Beer

D. Final Plat

E. Resolutions

- 1.** Consideration to approve Resolution No. R24-2017 – Approving Sole Source Purchase of Package Pump Station from Precision Pumping Systems and Ferguson Waterworks for the 2017 Ardell Pump Station/Pond Project

RESOLUTION ACCEPTING PURCHASE PRICE FOR PURCHASE OF A PACKAGE IRRIGATION PUMP STATION FROM PRECISION PUMPING SYSTEMS AND FERGUSON WATER WORKS IN THE AMOUNT OF \$142,651.00; DIRECTING EXPENDITURE OF FUNDS OF \$142,651.00 FROM THE IRRIGATION AND WATER FUNDS FOR SAID ACQUISITION; AND AUTHORIZING THE MAYOR, CITY CLERK AND CITY ENGINEER TO EXECUTE CONTRACT DOCUMENTS WITH SAID BIDDER

- 2.** Consideration to approve Resolution No. R25-2017 – Approving State/Local Agreement with Idaho Transportation Department - Avenue E and 4th Street to Main Street Design and Construction

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE STATE/LOCAL AGREEMENT WITH THE IDAHO TRANSPORTATION DEPARTMENT FOR FEDERAL HIGHWAY PROJECT A020(063); AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CLERK TO ATTEST TO THE SAME; AND AUTHORIZING THE CLERK TO DULY CERTIFY AND PROVIDE A COPY OF THE AGREEMENT TO THE IDAHO TRANSPORTATION DEPARTMENT.

- ~~**3.** Consideration to approve Resolution No. R26-2017 – Authorizing Agreement with Core Distinction Group, LLC for Hotel Feasibility Study~~

~~A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT WITH CORE DISTINCTION GROUP, LLC TO PROVIDE THE FEASIBILITY~~

~~STUDY FOR THE POSSIBLE DEVELOPMENT OF A HOTEL IN KUNA,
IDAHO.~~

F. Findings of Fact and Conclusions of Law

- I. Consideration to approve Findings of Fact and Conclusions of Law for 16-03-CPM (Comprehensive Plan Map Amend) and 16-10-AN (Annexation) Ashton Estates Subdivision**

Council Member Jones asked that Item 4E3 be moved to 7 B under Business items. Seconded by Council Member Buban-Vonder Haar. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve the consent agenda with the amendment of moving item 4E3 to Business. Seconded by Council Member Jones. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

5. Community Reports or Requests:

- A. J & M Sanitation Clean Up Presentation and discussion on recycling – Chad Gordon (Timestamp 00:02:51)**

Chad Gordon, J & M Sanitation Operations Manager, 566 Swan Falls Road, Kuna, Idaho, discussed with Council that the annual clean up event would occur again that year. He passed out flyers for the event. They would be posted on social media, the City website, and City utility bills.

Mr. Gordon said there would be a curb side pick-up. The drop site would be at the J & M Sanitation site on Swan Falls Road that year. There had been traffic issues at the downtown park location. Other than the location change, things would remain the same. Mr. Gordon listed off the types of additional items they would collect. It was scheduled for Saturday, April 29, 2017, from 9:00 AM to 3:00 PM.

Mayor Stear said he appreciated the annual clean up.

Mr. Gordon discussed with Council the current method of recycle pick up. There had been citizen inquiry regarding conversion to a comingle system by putting all items in one container for recyclables. He explained the difference between recycling sorted and comingled items. He proposed to put a survey out to customers to get input and the potential costs. The cost would only be for the container at \$2.00 per can per month. It would also be a voluntary service.

Council Member Buban-Vonder Haar confirmed the small blue containers would be eliminated.

Mr. Gordon said that was correct and it would be a bi-weekly service.

Council Member Buban-Vonder Haar asked if it could be weekly if a customer has a large quantity.

Mr. Gordon said the person would be asked to use two tip carts. A bi-weekly service is normal throughout the valley.

Council Member Buban-Vonder Haar asked if weekly service would ever be considered.

Mr. Gordon said it could be evaluated going forward. The schedule would need to be reviewed.

Council Member Buban-Vonder Haar was hopeful that people would be more diligent in recycling and asked how the customer would know when to put out their recycling.

Mr. Gordon answered that education would be very important and, if the participation levels adjusted to justify changes, that need would be addressed.

Council Member Buban-Vonder Haar asked how the survey would go out.

Mr. Gordon said they would go out in the utility bills with a return address for them to be mailed to.

Council Member Buban-Vonder Haar asked if it could be done electronically.

Mr. Gordon said he was open to other ideas, such as social media, and getting an honest response.

Council Member Buban-Vonder Haar thought an electronic version would be a good addition to the mailer, especially in regards to renters.

Mr. Gordon said he could check to see how the guys in Meridian did it. He wanted to get as much information and response as possible without getting duplicate responses. The current participation rate was about 1,600 and he could see that potentially bumping up to 2,500 to 3,000 based on what he had been told.

Mayor Stear added this had been discussed the previous year a bit and the fact that there would need to be a small fee was mentioned. The \$2.00 charge he suggested could be changed if needed. He told Mr. Gordon if it cost J & M Sanitation \$2.25 per can they should charge \$2.25 to cover the cost. He added his appreciation of J & M Sanitation's quick response to the request.

Mr. Gordon also appreciated Mayor Stear's response and facilitating a discussion gauging citizens' responses. It was a positive response and J & M Sanitation was

positioned well for this transfer. They just needed to know how many people would participate in order to gauge how many carts to purchase.

Council Member Buban-Vonder Haar asked if the carts would have different colored lids.

Mr. Gordon replied they would. The regular trash would most likely be dark green and the recycling would most likely have the same dark green body but with a red lid to differentiate. The recycling lid would probably also have a description of the materials they take hot stamped on or on a sticker.

Council Member Jones asked how this would work with multifamily dwellings and if there had been any consideration given to composting.

Mr. Gordon said at that point all of the multifamily dwellings had large containers and they were a problem already with those large containers. They tended to find trash just dumped on the ground and adding recyclable containers into that was fraught with some problems they would have to think long and hard about before going down that road. He was not sure how to go about individual cans for each unit either. They could address that but the first step would be getting the main bulk of their residential customers taken care of before looking into options for multifamily dwellings. In regards to composting, he said they would like to wait awhile. Boise was currently rolling that out and receiving a lot of kick back. He wanted to see how it worked out for them.

Council Member Jones asked about a potential recycling center.

Mr. Gordon said there were currently two recycling centers though not in Kuna. There was one in Boise and one in Nampa, both of which were owned by a separate company and they took all of the recyclable materials in the valley. J & M Sanitation had tried a central location in Kuna in the past and it was a management nightmare. Curbside is the best, most efficient way to do this.

Council President Cardoza asked if a question regarding retaining the 18 gallon versus the 95 gallon could be added.

Mr. Gordon said it could.

Council Member Buban-Vonder Haar said it would need to be clear they were not making that decision for themselves but, based on survey feedback, a decision for the whole city would be made.

Mr. Gordon said it could be reworded and clarified in regards to that. The survey he gave to Council was just a rough draft and the final would be presented to Council before being sent out.

Council Member Jones thought the automated cart system was more efficient than what it was previously and therefore tip carts for recycling would be more efficient as well.

Mr. Gordon said with the trash system they currently provided an unlimited service. Basically anything that would fit in the 95 gallon cart could be put on the curb. If the can was full and there were extra bags beside it the guys would jump out and refill the can and empty it again. With the recycling system they would ask that it all be inside the can for efficiency purposes. They would be gaining some efficiency there but that would need to offset the fact that they would be losing some on the materials end because they may end up paying upwards of \$20.00 a ton to dispose of the material whereas trash was about \$16.50 per ton.

Council Member Jones thought they had stopped allowing people to supply their own trash cans.

Mr. Gordon said everyone had to have at least one tip cart now because of the automated system but they kept the unlimited side of it so people could get rid of as much trash as they needed to instead of stockpiling it. It was a good a system.

Mayor Stear thanked Mr. Gordon for his presentation.

Mayor Stear asked Boy Scout Troop 256 to introduce themselves and welcomed them.

B. Request from Kuna Farmers Market to use Bernie Fisher Park – Quency Murphey
(Timestamp 00:32:05)

Quency Murphey, Kuna Farmers Market president, updated Council on changes the Market wanted to implement. The vendors wanted to start on April 29, 2017. In addition, the Market was working with Val Swanson from the School District on the summer food service program to provide free lunches for youth up to 18 years old on Saturdays from noon – 1:00 p.m. It would run during the time that school was not in session. Closing date of the market would be September 30, 2017 and it would be open 9:00 am to noon. There were also some new vendors. She requested a reduction of fees of the area to pay \$250 for the season; which is the same amount they paid the previous year. She stood for questions.

Council Member Jones confirmed they were just adding a couple of days.

Ms. Murphey said that was correct.

Mayor Stear confirmed that the picnic tables would be set up for the youth.

Ms. Murphey reviewed how things would be laid out for the youth to have free lunches. The kids would have to remain there to eat as per the rules of the program.

Mayor Stear was excited for the addition of the free lunches to the Market.

Council Member Jones asked if a motion was needed that evening.

City Attorney Richard Roats said the Farmers Market Park Use Agreement would come back as a resolution with the contract.

Council President Cardoza said now that it had become a community project the fee could possibly be waived.

Council Member Buban-Vonder Haar was concerned that because it was a commercial endeavor other events like Kuna Days could make the same argument; it benefits the community so they shouldn't have to pay any fees.

Council President Cardoza said that Kuna Days had mostly vendors from outside of Kuna but the Market was all local people.

Council Member Buban-Vonder Haar was not necessarily opposed to what he was saying but she wanted to articulate ground rules on what would qualify for a fee waiver and what would not.

Council President Cardoza did not believe the farmers made a lot of profit.

Ms. Murphey did not know the exact amount of income each vendor made. She knew vaguely what some of them made but she also did not know their costs. There were a few vendors that seemed to have a somewhat steady income but, from the produce end, it was never enough to cover their time. They did not want to go to larger markets or charge what was being charged at larger markets. Some farmers came even though they didn't make anything because it was their passion and this was their community.

Council Member Buban-Vonder Haar said she did not want it to be a situation where the farmers lose money because it was a huge value for them to be there.

Ms. Murphey explained the market as a whole, when the budget was completed each year, had a couple hundred extra dollars that they would try to build on and keep in reserve in case of emergencies. The park use fee was included in the budget with a little extra in case the Council requested they pay more. In comparison to other places the Farmer's Market could rent, the City had been very generous.

Council President Cardoza explained the fact that they sell items that compete with other businesses puts the Council in an awkward position in regards to dispensing of the fees.

Ms. Murphey said they would gladly pay the \$250.00 for that reason.

Council Member Buban-Vonder Haar hoped Ms. Murphey felt confident in the ability to come to Council each year for this presentation and to let them know if it wasn't as well attended. If the fee did not seem to be working for them she would be happy to engage in that discussion and work out some sort of arrangement.

Ms. Murphey thanked Council Member Buban-Vonder Haar.

Mayor Stear thanked Ms. Murphey for her presentation. He added that the City was hoping to help promote the Farmers Market. The Mayor's Table was one thing to help with that. He wished them luck in the upcoming year.

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

A. Public Hearing and consideration to approve 16-09-AN (Annexation): Michael Robinson – Trevor Kesner, Planner II
(Timestamp 00:47:29)

Applicant is requesting approval to annex an approximately 1.0-acre parcel into Kuna City limits. The subject parcel is located at 1420 W. Hubbard Road, Kuna. The applicant requests an 'R-2' (Low Density Residential) zoning designation.

Planner II Trevor Kesner presented the request. All agencies were notified and the responses were included as exhibits in the Council Packet. The owner could not attend the meeting but was apprised of all the proposed conditions and has indicated that he would comply with them. Utilities were reasonably available to the subject site. The City Engineer recommended a connection to the water and sewer facilities when and if the current septic system and well failed and would no longer be viable. That meant Mr. Robinson would continue to use his private well and septic system for as long as they were safely functioning but ultimately a connection would be required. Planning & Zoning Commission recommended approval of the annexation and staff concluded the application complied with the comprehensive plan and recommended approval as well.

Council Member Jones asked about the map on page two and if the house was sitting on the west side or the east side of the property.

Mr. Kesner clarified that the red line overlay shifted when the picture was brought into the staff report. The house should be on the east side of the property and the field to the west of the house should be included in the red line overlay instead of the dirt lot.

Council President Cardoza asked, if it was zoned R-2, could they build another home on the property.

Mr. Kesner replied yes.

Council President Cardoza if that potential home would be required to connect to sewer and water or would it be able to use the well and septic tank.

Mr. Kesner explained a condition in the staff report was they could continue to use the existing systems on site until they were either no longer viable or development occurs. The time of development would include building an additional house or splitting the lot; meaning both houses would be required to hook up.

Mayor Stear opened the public hearing.

In Favor: None

Neutral: None

In Opposition: None

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member Jones. Approved by the following roll call vote: Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson.

Voting No: None

Absent: None

Motion carried 4-0.

Mayor Stear called for discussion between Council or a motion if they were ready.

Council Member Buban-Vonder Haar moved to approve 16-09-AN with the conditions listed in the staff report. Seconded by Council Member Jones. Motion carried 4-0.

- B.** Public Hearing and consideration to approve Resolution No. R21-2017 – City Hall Parking Lot Rental Fees – Richard Roats, City Attorney
(Timestamp 00:53:34)

A RESOLUTION OF THE CITY OF KUNA, IDAHO AMENDING RESOLUTION NO. R16-2016 TO ADD RENTAL FEES FOR THE KUNA CITY HALL PARKING LOT, AND PROVIDING AN EFFECTIVE DATE.

City Attorney Richard Roats presented the request and handed out a visual of the proposed rental area to Council. He stood for questions.

Council Member Jones asked Mr. Roats how the fees were established.

Mr. Roats explained the costs were calculated by adding the cost of striping the parking lot annually and the cost of renting bathrooms and averaging the amount.

Council Member Buban-Vonder Haar clarified it would only be for weekend use.

Mr. Roats said yes, during a normal work week it would not be available but if a small section was requested it would be considered on an individual basis.

Council Member Buban-Vonder Haar asked if the availability was in the resolution.

Mr. Roats said it was not because they would have to come in with a special event plan at which point their proposal would be gone over. They did not want to exclude the possibility for something like a fireworks stand wanting to use a small section and willing to pay a certain amount.

Council Member Buban-Vonder Haar asked if the wings were left open for parking.

Mr. Roats explained the western most wing abutting the Greg Nelson property would be reserved for Greenbelt parking and there would be an ADA parking space there as well. The other parking would be for the public participating in the event. There would be some vendor parking available as well but that would be determined on a case by case basis as part of the special event plan.

Council Member Buban-Vonder Haar clarified that someone renting the whole parking lot would not be conducting their event on the wings.

Mr. Roats said that was correct.

Council President Cardoza asked the definition of facility.

Mr. Roats replied it was defined as any public property, meaning City owned property, which included parking lots.

Council President Cardoza asked if it should spell out that it includes parking lots for simplicity.

Mr. Roats replied he did not think so.

Council Member Jones said a fireworks stand would be considered a temporary vendor and therefore would not be able to use a City parking lot.

Mr. Roats said that was currently correct but that was going to be revisited to see if it would be better to use that versus a special event.

Council Member Jones was concerned there was no ordinance dealing with overnight parking on City parking lots. He asked how vehicles still in the parking lot the morning of an event would be dealt with or how that could be prevented.

Mr. Roats said that had been addressed. The first item suggested was a gravel barricade between the parking lots and second was posting special events and cars must be removed by 7 AM. If that did not work, the parking lot could be closed the night before a special event. Hopefully that would not be necessary. The situation would be dealt with by assessing it.

Council Member Jones asked if staff wanted to create some signs for the parking spaces being maintained for greenbelt access.

Mr. Roats said the thought was to have signage at the western entrance stating greenbelt parking and signage at the eastern entrance stating event parking or event entrance. Also, it would be in the special event plan that the sponsor of the event would be responsible to inform the vendors of the parking for the greenbelt not being for event parking.

Council Member Jones said, in his experience, a promoter would sometimes discourage people from parking in a place they have every right to park.

Mr. Roats said he would hope they would discourage vendors and encourage the public to continue using it.

Council Member Jones had no further questions or concerns.

Council President Cardoza asked if one restroom was going to be adequate when the parking lot was rented.

Mr. Roats explained that would have to be dealt with on a case by case basis and would depend on the expected attendances. Events would have to be in compliance with the provisions.

Council President Cardoza was concerned about the cost of providing extra restrooms.

Mr. Roats said the special event promoter would be responsible for that for their particular event.

Council President Cardoza was concerned that wasn't spelled out well enough.

City Clerk Chris Engels explained the Special Event Plan ordinance that was just passed broke all that out. She gave the example of how Kuna Days dealt with restrooms. As part of the special event plan the event promoter would have to provide restrooms if the number of attendees exceeded what the bathroom facilities available could support.

Council Member Jones asked if a private event, such as a family reunion, could rent the parking lot like they would the gazebo or the band shell.

Mr. Roats said if they wanted to reserve the space they would have to do the rental.

Council Member Buban-Vonder Haar clarified a special event plan was not required every time someone rents the band shell for example.

Ms. Engels explained when Council discussed this last the direction they gave staff was that to rent the parking lot it required a special event plan.

Council Member Jones asked where he could find that requirement in a resolution or an ordinance.

Ms. Engels said that was the direction given so maybe it would need to be put into this resolution or be brought forth in an amendment.

Council Member Buban-Vonder Haar said she thought Council Member Jones was asking if there was something that currently said a special event plan was required to rent the parking lot. If there was not, she did not think a resolution was needed to say it was not required.

Ms. Engels clarified that this resolution said the parking lot could be rented with a fee. It did not say a special event plan was needed to rent it. Previously Council had indicated that a special event plan would be needed to rent the parking lot. If that was still Council's direction the resolution would need to be amended or modified to say a special event plan was required to rent the parking lot but if Council was fine with private parties occurring in the parking lot then there would not be any changes needed.

Council Member Buban-Vonder Haar was still unclear on the current rule, what was in writing, and what needed to be put in writing.

Council Member Jones was looking for something that laid all the guidelines out.

Mr. Roats asked if Council intended the parking lot be available for rental for private parties. If Council did not want it to be available for private parties the resolution would be amended to clearly say special event plan required.

Council Member Buban-Vonder Haar could not think of any reason why someone would rent the parking lot for a private party but thought it should still be treated like any other City facility.

Council Member Jones asked what would prevent people from renting the parking lot as their very own parking for family to use and stay in during events like Kuna Days or what if people rent the parking lot and charge other people for parking.

Council Member Buban-Vonder Haar said she would assume with that use, particularly in regards to charging, it would fall under a special event plan.

Mr. Roats said it would apply if it was the family members coming down to park.

Council Member Jones asked if Council wanted to allow people to rent the parking lot with a special event plan to charge for parking for an event.

Council Member Buban-Vonder Haar said she could not anticipate all the times someone would need to park in the City parking lot but she felt it was a community owned facility and the community should not be deprived of its use for a community event. She did not want the parking lot rented to sell parking for an event in Kuna where there was a need for everybody to get there and park.

Council Member Jones assumed a resolution would need to be made outlining the rules and procedures for the parking lot. He would rather get it put in than coming back with amendments.

Mr. Roats explained this resolution deals with the fees and suggested maybe doing another resolution dealing with the event rental and access.

Council Member Jones felt that was backwards; guidelines should be in place before fees.

Council Member Buban-Vonder Haar agreed; how could an application be processed without knowing what uses were allowed.

Mr. Roats said the fees were for the rental of the parking lot. If it was a public event it would go through the special event plan process which would define those individually which meant there was a process. If Council wanted a general process it could be worked on. He did not feel the City lacked coverage by not having a resolution detailing greenbelt access and other items because they would be dealt with every time a special event plan came through.

Council Member Jones was concerned there was no resolution for that.

Mr. Roats said staff would have discretion as they dealt with it in the special event plan process. Staff knew the western side had to be maintained for greenbelt access.

Council Member Jones asked who would enforce that.

Mr. Roats said it would be handled on a case by case basis. He gave the example of not knowing if Kuna Days was overstepping unless it was observed.

Council Member Jones was concerned staff might have to be on call in case of an issue. He did not want it to become something the police officers would have to be involved in. He felt this was still working backwards. He said he could vote for the fee and not implement it until the guidelines are established but it would need to be resolved relatively soon.

Mayor Stear said it was getting really complicated. He asked how dedicated parking could ever be enforced without someone sitting there watching. The signage is the enforcement and then it comes down to trusting the people. That was all that could

be done. He felt it was being taken too far and did not understand why it was being made part of the discussion.

Council Member Buban-Vonder Haar felt the concern was more about making sure event vendors with trailers were not using the greenbelt spaces versus people attending the event. She thought he was correct in the fact that it would be a nightmare to enforce. She asked if there was a way to make sure those renting the parking lot abide by what they agreed to.

Council Member Jones thought a resolution should spell that out as a requirement for the promoter to monitor that.

Mr. Roats said Council recognized an issue but should realize their staff would exercise discretion in these special event plans in looking out for these interests. If Council were to adopt a resolution it would not solve the problem which was how to ensure those parking in the greenbelt spaces were really there for the greenbelt and not the event. If Council gave staff the opportunity to go through the special event and make those conditions, any problems would come to the attention of somebody and be addressed. In this particular case, there was a multi-weekend event which gave staff the ability to pull the permit if they do not comply with the conditions.

Council Member Jones understood that but still felt the requirements should be written somewhere and included as part of the application.

Mr. Roats explained with events like Kuna Days the requirements are directed by the special event permit and are not specifically in a resolution. If Council Member Jones was talking about creating a resolution to define the City's opportunity to exercise discretion it would need to be carried through down to every single trash can in Kuna Days. He asked that Council allow staff to continue to use discretion.

Council Member Jones felt that was an exaggeration but understood where Mr. Roats was coming from. He still felt there was a bigger picture that should be considered then rather than later. He was also discouraged that a public hearing was being held on fees that were never discussed with Council. He thought Council made those decisions, obviously with staff's input, but it was already processed and published.

Mayor Stear asked what he would like to discuss concerning the fees.

Council Member Jones said his only concern was that the fees were already published so if they change them they would have to be republished. He would have preferred a heads up before the fees were published.

Mr. Roats said staff tried to come up with a formula that would be fair to event sponsors and that wouldn't have the City losing money.

Council Member Jones did not have a problem with the formula, only the way it was implemented. He felt Council should have had the opportunity to discuss the fees before they were published so that people's time would not be wasted if Council was unhappy with it. He was trying to vet out the different ways this could be manipulated but if that was not a concern for anyone else he was in the minority and that was fine.

Mr. Roats replied there was discretion in putting together the plan and staff was looking out for those interests. He thought it was taken care of with the special event plan that was passed.

Council Member Buban-Vonder Haar asked if any thought had been put into people renting the giant grass lot.

Mr. Roats said yes, there was a discussion about whether or not that would be included. The City had some plans to make some improvements and staff was not sure how that would impact that. In looking at how to divide the space it became too cumbersome and the decision was made to wait and deal with it when a request was made to use it.

Council Member Buban-Vonder Haar asked Mr. Roats to clarify why it was decided it was too difficult.

Mr. Roats replied it was a consideration on how it would be divided into the two spaces equally.

Council Member Buban-Vonder Haar thought it would be its own section.

Mr. Roats said the thought was to take the line down the middle but with the coming improvements to the grass area they were not sure how to do it in a way that would not make them look unequal. It was decided to see how this goes and determine if people are interested in the grass area. If they are, something could be done with it at a later time.

Council Member Buban-Vonder Haar clarified the grass would be its own section.

Mr. Roats replied yes, it would be its own section but not yet.

Mayor Stear added that those improvements would come before Council before they were made.

Ms. Engels thought she understood Council Member Jones' concerns and if Council was not comfortable passing the resolution that evening she requested they consider the upcoming event due to start the first of April. The next Council Meeting was not until the fourth. She asked that, if Council determined they wanted to table the matter until some additional modifications could be made, they give staff the

authority to execute a special event plan for the event on the first as they continue to refine potential changes. She added that she would think those changes would be to the special event plan ordinance because that was where these items would be applied.

Council Member Jones said he did not need the issue tabled and had no problem with the fees. His only concern was getting guidelines that were verbally on record on paper as well.

Council President Cardoza asked if he was to have a Shakespearian festival on the Greenbelt behind City Hall would it allow him free access to all the parking on the north and south ends of the parking lot or would he have to rent the parking lot as well.

Mr. Roats said he would have access to park his vehicles there.

Council President Cardoza agreed with Council Member Jones. He felt that issues such as resolutions should be brought to Council for discussion before being advertised. He said staff was asking Council to rubberstamp things that the City has done without Council's input to a certain degree.

Mayor Stear was offended by the accusation that that staff wanted Council to rubberstamp things and did not believe anyone was asking for that. If Council would like to talk about what fees should be before they are published that could be done.

Council President Cardoza said rubberstamp was probably a bad word to use. He was agreeing with the thought that issues should be brought to Council before they are brought to Council as a resolution in order for Council to have input on what goes into the resolution before it is published and brought before Council as a public hearing.

Mayor Stear asked if there was some reason he felt the issue could not be tabled. No one was saying it had to be approved that evening. If Council did not like the way the resolution was written it would be completely appropriate to table it, rewrite it, and republish it if necessary. He added that if Council would like staff to bring items to them before publishing them that could be done but he did not understand the need to bring Council every resolution before staff makes a resolution.

Council Member Jones said there was no resolution and all they were there for that evening was a public hearing on the fees. He was glad there was not a large crowd at the meeting because he would not have wanted to discuss all this in front of a crowd. He felt all of it should have been vetted out two weeks prior to this meeting but they were told not to and then suddenly there was a published public fees schedule that they had no discussion on. He was not against the fees or staff's recommendations on the fees. His problem was that it felt like staff was making the decision, not Council. In the past the issue of having to republish has come up. Mayor Stear said

the item could be tabled and he appreciated that but the pressing matter of an upcoming event was also brought up. He did not want to deter that. His goal was to vet everything out all at once in the beginning so amendments would not have to be made.

Mayor Stear said he wanted to know what Council would like from himself and staff so this issue did not reoccur. He asked if Council Member Jones wanted anything the City needs to publish to be brought before Council before it was published.

Council Member Jones said he thought they should. All of the ordinances are passed by Council before publication.

Mr. Roats clarified he wanted notification on all public hearings, including land use matters, so Council could have an opportunity to respond before the actual public hearing.

Council Member Jones said at that point Council was being asked to vote on something based on what the code said. Items requiring decisions made without a code to base the decision off of should be discussed with Council before being published. He understood there was the option to table the item but then there would be the issue of wasting money to have another public hearing.

Mr. Roats clarified that, in the future, if it was a fee setting public hearing Council Member Jones would like a discussion regarding the fees on the agenda before the public hearing.

Council Member Jones felt that was common courtesy. If Council and staff had a consensus on something before it was published the only input to be considered at a public hearing would be the public's input. This discussion could have been had at another time such as the special events meeting. He apologized for taking everyone's time.

There were no further questions for Mr. Roats.

Mayor Stear opened the public hearing.

In Favor:

Tim Gordon, 1206 N. Blackcat, Kuna, Idaho 83634, thanked Council and staff for their discussion. He felt they were all people of good faith and were all working for the community's best interest. Sometimes it was messy but he really appreciated the job they all do.

Neutral: None

In Opposition: None

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member Jones. Approved by the following roll call vote: Voting Aye: Council Members Cardoza, Jones, Buban-Vonder Haar, and McPherson.

Voting No: None

Absent: None

Motion carried 4-0.

Mayor Stear called for further discussion or a motion.

Council Member Jones moved to approve Resolution No. R21-2017. Seconded by Council Member Buban-Vonder Haar. Approved by the following roll call vote:

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

Voting No: None

Absent: None

Motion carried 4-0.

7. Business Items:

- A.** Consideration to approve Resolution No. R27-2017 – Appointing New Members to the Arts Commission – Chris Engels, City Clerk
(Timestamp 01:43:03)

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING RESOLUTION NO. R89-2016 APPOINTING NEW MEMBERS TO ARTS COMMISSION.

City Clerk Chris Engels presented the resolution. She noted there had been discussion as to how many members would actually sit on that commission and the commission would hopefully finish up bylaws in the next meeting or two. She stood for questions.

Council Member Jones asked if there was a requirement to be a Kuna citizen in order to be part of a committee.

Ms. Engels replied there was no requirement they be a Kuna citizen. Requirements would be in the bylaws and the art commission discussed it. While there were a good deal of locals in the commission they wanted to keep it open to people outside of Kuna.

Council Member Buban-Vonder Haar moved to approve Resolution No. R27-2017. Seconded by Council Member Jones. Motion carried 4-0.

- B.** Consideration to approve Resolution No. R26-2017 – Authorizing Agreement with Core Distinction Group, LLC for Hotel Feasibility Study
(Timestamp 01:44:58)

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT WITH CORE DISTINCTION GROUP, LLC TO PROVIDE THE FEASIBILITY STUDY FOR THE POSSIBLE DEVELOPMENT OF A HOTEL IN KUNA, IDAHO.

Council Member Jones asked for this item to be moved because he had some questions. He reviewed some of Council's concerns from the previous meeting. He was concerned the contract called for a study that was too specific and even named a specific hotel.

Ms. Engels explained it was a hotel specific study as was indicated at the last Council meeting. It did pertain to this specific type of hotel the City was looking at. The Core Distinction Group discussed the details of the feasibility study in the market and as part of the hotel specific feasibility study it was discussed to include the additional pieces of the possible gaps in the community such as entertainment options. For a broader hotel feasibility study she would need to go back for a different estimate to bring before Council.

Council Member Jones was concerned about it not being broad enough because it would open the door for other entities to ask for feasibility studies. He was willing to give the Economic Development Committee a little leeway because that was what they were there for but he felt more could have been done to incorporate things like a bed and breakfast to allow other businesses or entrepreneurs to gain from the study. He asked if it had been signed already.

Ms. Engels said it had not; it was waiting for Council approval.

Council Member Jones noted there was no clause in the contract giving the City approval of what kind of survey they would do or input on questions.

Ms. Engels explained there was a certain level to which the City had to rely on them as the experts on feasibilities study regarding certain questions that needed to be asked. If he wanted the additional questions she reviewed with them to be included in a clause, she could go back to them and ask to have them included and that the Economic Development Committee be allowed to vet the potential questions for the potential additional clause.

Council Member Jones was concerned the Economic Development Committee would not get an opportunity to look at the survey questions. He was also concerned once the City signed off on it, they might decide there was no market here and the City would be on the hook for half the money. He reiterated his concerns about setting precedence and the wish for it to be broader.

Ms. Engels explained the facts were, with a feasibility study, as much as the City would like it to be broad, there had to be a certain narrowing to a hotel, restaurant, or those types of things. It was similar with the pool feasibility study. One giant feasibility study for Kuna would be tougher and more expensive. She talked to the Core Distinction Group about the Council's interest in learning about Kuna's gaps in

entertainment and resources for the community and travelers. She could certainly ask them to add that clause into the contract. She appreciated the half way mark because if it turned out the community was not right for this the City will not be out the full amount. They would come out on site for that first 50% and meet with local businesses. They would be hands on through the whole process. If at that point they found it was not feasible for Kuna, the City would not pay the second half but they would revisit in 12 to 24 months to see about finishing up the study. The study was hotel specific and specific to a hotel that would accommodate a smaller room number.

Council Member Buban-Vonder Haar clarified that Ms. Engels did take Council's request to broaden it as much as possible while understanding that there is a somewhat limited scope and it would be happening.

Ms. Engels said that was correct and if Council had specific questions they would like included she could work with Core to have them included.

Council Member Jones asked if the Economic Development Group or Council Member Buban-Vonder Haar had seen the feasibility study from another City that Ms. Engels and Planning & Zoning Director Wendy Howell had looked at.

Ms. Engels said they did not bring the sample feasibility study to the committee to view. They did discuss at length what the proposition was with a hotel specific study, the demographics they had assembled that were specific to Kuna, and the different information that came out in the feasibility studies from Colorado and Utah that they viewed. The demographic information they put together was similar in nature to the questions which was discussed with the committee as well.

Council Member Jones asked if any of the committee members had talked to any representatives from the hotel.

Ms. Engels said yes, there was a conference call the Wednesday after the last council meeting that was set up prior to that to discuss how the whole process with Brimark, their developer, since they were the ones potentially coming to Kuna. They explained about hotel feasibility studies and gave some suggestions on possible companies to do the study. Two committee members were present for the conference call as well as Ms. Engels, Ms. Howell, and Mayor Stear.

Council Member Jones asked if there was any discussion on what the hotel chain would require to be profitable.

Ms. Engels said yes that was discussed.

Council Member Jones asked if the Kuna Economic Development Committee believed Kuna had that to offer without providing more funding.

Ms. Engels did not know what he meant by additional funding. She explained they discussed the potential of how many rooms needed to be filled at what percentage

and it was made clear it would come out in the feasibility study whether or not those marks could be met. City staff and the members of the committee are not experts on feasibility studies.

Council Member Jones agreed but felt they were business minded enough to decipher what a hotel needed to remain profitable. As for funding, he was referring to the hotel asking the City to facilitate more events to help them remain profitable.

Ms. Engels said no, it was not the City's responsibility to recruit more events for one business. It was the responsibility of Economic Development to increase and expand economic development like it is the responsibility of chambers to promote their business members. She could confidently say it was unreasonable to come back to Council requesting a commitment to bring in ten new events every year for the next six years in order for the hotel to come Kuna and they would like a contract agreeing to that. The City would never make that kind of commitment to somebody and they would never come to Council to ask for that.

Council Member Jones was concerned about the portion of the contract referring to their response detailing the necessity for certain amenities at that proposed property.

Ms. Engels explained, based on her conversation with Core and the conference call with Brimark, they would be looking at certain markers such as being close to certain amenities like a grocery store, convenience store, restaurant, or easy highway or street access that already existed or were already planned to be built.

Council Member Jones asked if the other feasibility studies she had looked at already had a site picked out.

Ms. Engels replied no, as part of the feasibility study they help identify potential sites.

Council President Cardoza noted the sentence for the seventh bullet on page 4 of 5 was missing the number of business days. He asked if it was the City's responsibility to insert a number they were comfortable with.

City Attorney Richard Roats replied it looked like something may have been cut off of the original but he suggested inserting 10 days into that section to remain consistent.

Council President Cardoza said since it was contractual a certain amount of days should be inserted. He also noted bullet 4 and 6 were identical and asked if they were addressing different things.

Mr. Roats said they were not and one of those could be struck, initialed, and sent to Core for initialing.

Council Member Jones asked if the report would be available to Council when it was done.

Ms. Engels said of course.

There were no further questions.

Council Member Buban-Vonder Haar moved to approve Resolution No. R26-2017. Seconded by Council Member McPherson. Motion carried 4-0.

8. Ordinances:

9. Mayor/Council Discussion Items:

(Timestamp 02:07:05)

Mayor Stear updated Council on the Grocery sales tax appeal going before the Legislator. The Association of Idaho Cities put together some numbers on that when it first came out. The State Tax Commission estimated that to be about 15% of the total distribution rate that cities receive. In Kuna's case that was a little south of \$130,000.00 out of the budget. The Association of Idaho Cities asked for that to be amended so the State takes up that loss and the State was willing to do that. They increased Kuna's distribution share up to 13.2% which makes up that 15%, however, he was not sure the State Tax Commission could say it was 15% for sure on such short notice; they might be close. He felt the quick response indicated they were very interested in pressing forward with that grocery tax repeal. He wanted Council to be aware of the substantial impact to the City's budget and that the State was willing to make up for that.

Council Member Buban-Vonder Haar announced she was traveling for the next meeting. Her plan was to call in but her work day would go right up until the meeting was scheduled to start. There could be a problem with her calling in right on time. She would check with City Clerk Chris Engels and figure it out.

10. Announcements:

11. Executive Session:

12. Adjournment: 8:07 PM

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

*Minutes prepared by Ariana Welker, Customer Service Specialist
Date Approved: CCM 04.04.2017*

THE ANNUAL KUNA CLEAN-UP PROJECT



You are invited to participate in a community clean-up to benefit all of us, our community, and our state.

9:00 AM TO 3:00 PM

Saturday April 29th, 2017

New Drop Off Location!

688 Swan Falls Rd.

There will be FREE CURBSIDE TRASH REMOVAL provided by J&M Sanitation, Inc. for businesses and residents (placed at curbside by 8:00 am on April 29th) within the boundaries. See attached map. All Items must be placed curbside by 8:00 am. We will only be making one pass through each subdivision. The following items will not be excepted:

No Tree limbs, Brush, or Large Wood Items will be taken on Clean-Up Day this year. These items can be placed on the curb for weekly regular pick-up through-out the year. Please make sure they are bundled and no longer than 4 ft in length. Thank you for your cooperation!

Dead washers, dryers, and refrigerators (refrigerators, will cost \$10.00), as well as hazardous wastes may be dropped off **AT J&M SANITATIONS OFFICE LOCATED @ 688 SWAN FALLS RD** on Saturday, April 29th, between the hours of 9 a.m. and 3 p.m. Tires may also be **dropped off at J&M Sanitation** for a charge. (See the back of this page for more information regarding tires, non-hazardous, and hazardous waste disposal.) Televisions and Computer Monitors will be accepted.

FOR MORE INFORMATION — CONTACT:

Kuna City Hall	922-5546
J&M Sanitation	922-3313
Chad Gordon	941-6371



Nicks Custom
Curbing





PESTICIDES • CLEANING SUPPLIES • PAINTS • SOLVENTS • USED OIL

In conjunction with Kuna's Annual Clean-Up Project a drop-off site for hazardous and non-hazardous waste will provide an environmentally sound method for Kuna area residents to dispose of the following items:

- ✓ Used Oil Filters
- ✓ Used Motor Oil--*Accepted only in containers, 5 gallon size or smaller.*
- ✓ Car and Household Batteries
- ✓ Cleaners (acid & lye)
- ✓ Solvents
- ✓ Latex Paint--*Accepted only in containers, 5 gallon size or smaller.*
- ✓ Oil Base Paint--*Limited to quantities of 5 gallons or less per household.*
- ✓ Anti-freeze
- ✓ Turpentine
- ✓ Pesticides, Herbicides, and Fertilizers
- ✓ Residential refrigerators and air conditions with compressor
 - ♦ 2 per household: \$10 each unit (No Dealers or Commercial Units)
- ✓ Tires--can be disposed of for a charge*
 - ♦ Passenger/Motorcycle/ATV Tires: \$2.00 each off rim / \$4.25 on rim
 - ♦ Light Truck Tires: \$2.50 off rim / \$4.25 on rim
 - ♦ Large Truck Tires: \$8.00 off rim / \$16.00 on rim
 - ♦ Farm Tires: Negotiated
 - ♦ Larger or Odd Tires: By bid or negotiated

* Items accepted ONLY on Saturday, April 29th-9:00 a.m. to 3:00 p.m.

**** Television Monitors & Computer Monitors will be accepted.**

The collection site will be located at 688 Swan Falls Rd. Items may be dropped off **April 29th between the hours of 9:00 a.m. and 3:00 p.m.** Help protect your health and the health of our environment--take this opportunity to dispose of your hazardous, and **non-hazardous** wastes safely.



Nicks Custom Curbing



J & M SANITATION, INC. RECYCLING SURVEY

Dear Valued Kuna Customers,

To better serve our customers, we would like to evaluate the interest of Kuna Residents in replacing our current "Voluntary" "Green Bin" Recycling Program with a "Voluntary" "Tip Cart", No Sort, Co-mingled Recycling Program. You can help us determine interest and willingness to participate in such a program by answering the following questions.

1. Do you currently Recycle in our Voluntary Sorted "Green Bin" Recycling Program?

Yes No

2. If so, how many 18 gallon Green Recycling Bins do you use currently? How often do you put out your Green Bins currently?

Number of Bins: Frequency:

3. Whether or not you currently recycle, ARE YOU INTERESTED in participating in a Voluntary "Tip Cart" Co-mingled (all recyclables are mixed in a 95 gallon, tip cart with wheels and lid - NO Sorting) Recycling Program, picked up on a bi-weekly basis?

Yes No

4. If you are interested in Voluntarily participating in a bi-weekly "Tip Cart" Co-mingled Recycling Program, are you willing to pay an additional \$2.00/cart/month on your Garbage bill for the expanded service (the charge would only be assessed to participating recycling customers- THIS SERVICE WILL NOT BE MANDATORY)?

Yes No

Note: All other non-recycling services would be unchanged!

This survey can be returned with your Kuna Utility bill or dropped off at Kuna City Hall.

We appreciate your taking the time to help us evaluate the desire and willingness of Kuna residents to expand Kuna's recycling program.

Sincerely,

Tim Gordon
Owner
J&M Sanitation, Inc.



CITY OF KUNA

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

SIGN-UP SHEET

03-21-2017 – KUNA CITY COUNCIL

Case Name: **16-09-AN – Michael Robinson: 1420 W. Hubbard Rd.**
Case Type: Annexation

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>	<input type="checkbox"/> <u>Testify</u>	<input type="checkbox"/> <u>Not Testify</u>
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CITY OF KUNA

763 W. Avalon • Kuna, Idaho • 83634 • Phone (208) 922-5546

Fax: (208) 922-5989 • www.kunacity.id.gov



PUBLIC HEARING SIGN-UP SHEET

Kuna City Council Meeting 6:00 p.m.

March 21, 2017

CITY PARKS AND CITY PUBLIC PROPERTY FEES - AMENDING FEE SCHEDULE

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

IN FAVOR	NEUTRAL	IN OPPOSITION
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Testify Not Testify

JIM GORDON
 Print Name
1206 W. BlackCAT
 Print Address
KUNA, ID. 83634
 City State, Zip

Testify Not Testify

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 City State, Zip

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City State, Zip



City of Kuna

Payment Approval Report - City Council Approval

Page: 1

Report dates: 3/17/2017-3/30/2017

Mar 30, 2017 01:58PM

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
2M COMPANY, INC.												
1461	2M COMPANY, INC.	4115313-000	5343	<u>PVC GLUE, PRIMER FOR STOCK AND END CAPS FOR REPAIR AT CHAPPAROSA, J.MORFIN, MAR.'17 - PARKS</u>	03/20/2017	66.89	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/17		
Total 4115313-000:						66.89	.00					
1461	2M COMPANY, INC.	4115407-000	5360	<u>REPLACEMENT SPRINKLER HEADS FOR MAIN PARK, B.WITHROW, MAR.'17 - PARKS</u>	03/23/2017	230.37	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	3/17		
Total 4115407-000:						230.37	.00					
Total 2M COMPANY, INC.:						297.26	.00					
ABC STAMP, SIGNS & AWARDS												
277	ABC STAMP, SIGNS & AWARDS	0502087	5352	<u>NAME PLATE AND DESK HOLDER FOR CARLEE OSWALD, MAR 17</u>	03/21/2017	1.87	.00	01-6165 OFFICE SUPPLIES	0	3/17		
277	ABC STAMP, SIGNS & AWARDS	0502087	5352	<u>NAME PLATE AND DESK HOLDER FOR CARLEE OSWALD, PARKS, MAR 17</u>	03/21/2017	22.36	.00	01-6165 OFFICE SUPPLIES	1004	3/17		
277	ABC STAMP, SIGNS & AWARDS	0502087	5352	<u>NAME PLATE AND DESK HOLDER FOR CARLEE OSWALD, WATER, MAR 17</u>	03/21/2017	.29	.00	20-6165 OFFICE SUPPLIES	0	3/17		
277	ABC STAMP, SIGNS & AWARDS	0502087	5352	<u>NAME PLATE AND DESK HOLDER FOR CARLEE OSWALD, SEWER, MAR 17</u>	03/21/2017	.29	.00	21-6165 OFFICE SUPPLIES	0	3/17		
277	ABC STAMP, SIGNS & AWARDS	0502087	5352	<u>NAME PLATE AND DESK HOLDER FOR CARLEE OSWALD, PI, MAR 17</u>	03/21/2017	.18	.00	25-6165 OFFICE SUPPLIES	0	3/17		

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Total 0502087:						24.99	.00					
Total ABC STAMP, SIGNS & AWARDS:						24.99	.00					
ACTION GLASS & WINDSHIELD REPAIR LLC												
1649	ACTION GLASS & WINDSHIELD REPAIR LLC	1012		REPLACED BACK WINDOW FOR TRUCK #9. PARKS, MAR 17	03/21/2017	222.56	.00	01-6305 VEHICLE MAINTENANCE & REPAIRS	1004	3/17		
Total 1012:						222.56	.00					
Total ACTION GLASS & WINDSHIELD REPAIR LLC:						222.56	.00					
ADA COUNTY HIGHWAY DISTRICT (RENT)												
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14214		ACHD SHOP RENT FOR APRIL, PARKS	03/16/2017	148.50	.00	01-6211 RENT-BUILDINGS & LAND	1004	3/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14214		ACHD SHOP RENT FOR APRIL, WATER	03/16/2017	126.00	.00	20-6211 RENT-BUILDINGS & LAND	0	3/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14214		ACHD SHOP RENT FOR APRIL, SEWER	03/16/2017	121.50	.00	21-6211 RENT - BUILDINGS & LAND	0	3/17		
1037	ADA COUNTY HIGHWAY DISTRICT (RENT)	14214		ACHD SHOP RENT FOR APRIL, PI	03/16/2017	54.00	.00	25-6211 RENT - BUILDINGS & LAND	0	3/17		
Total 14214:						450.00	.00					
Total ADA COUNTY HIGHWAY DISTRICT (RENT):						450.00	.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	13697		QUARTERLY MAINTENANCE CHARGES, 10-1-16 TO 09-30-17, MAR 17, CITY HALL	03/01/2017	94.08	.00	01-6255 TELEPHONE	0	3/17		
1566	ADVANCED COMMUNICATIONS, INC.	13697		QUARTERLY MAINTENANCE CHARGES, 10-1-16 TO 09-30-17, MAR 17, P&Z	03/01/2017	33.60	.00	01-6255 TELEPHONE	1003	3/17		
1566	ADVANCED COMMUNICATIONS, INC.	13697		QUARTERLY MAINTENANCE CHARGES, 10-1-16 TO 09-30-17, MAR 17, WATER	03/01/2017	87.36	.00	20-6255 TELEPHONE EXPENSE	0	3/17		

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1566	ADVANCED COMMUNICATIONS, INC.	13697		<u>QUARTERLY MAINTENANCE CHARGES, 10-1-16 TO 09-30-17, MAR 17, SEWER</u>	03/01/2017	87.36	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	3/17		
1566	ADVANCED COMMUNICATIONS, INC.	13697		<u>QUARTERLY MAINTENANCE CHARGES, 10-1-16 TO 09-30-17, MAR 17, PI</u>	03/01/2017	33.60	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	3/17		
Total 13697:						336.00	.00					
Total ADVANCED COMMUNICATIONS, INC.:						336.00	.00					
ALLOWAY ELECTRIC CO												
1087	ALLOWAY ELECTRIC CO	42327	5327	<u>REPAIR LIGHTPOLE #00065B, D CROSSLEY, MAR 17</u>	03/23/2017	252.39	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1002	3/17		
Total 42327:						252.39	.00					
Total ALLOWAY ELECTRIC CO:						252.39	.00					
AMERICAN WATER WORKS ASSOC.												
1016	AMERICAN WATER WORKS ASSOC.	032317		<u>AWWA DUES & MEMBERSHIP DUES FOR ROBERT FORD, OPERATIONS/ADMINISTRATIVE AND NW SECTION, 06-01-17 TO 05-31-18, WATER, MAR 17</u>	03/23/2017	68.80	68.80	<u>20-6075 DUES & MEMBERSHIPS</u>	0	3/17	03/29/2017	
1016	AMERICAN WATER WORKS ASSOC.	032317		<u>AWWA DUES & MEMBERSHIP DUES FOR ROBERT FORD, OPERATIONS/ADMINISTRATIVE AND NW SECTION, 06-01-17 TO 05-31-18, PI, MAR 17</u>	03/23/2017	17.20	17.20	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	3/17	03/29/2017	
Total 032317:						86.00	86.00					
1016	AMERICAN WATER WORKS ASSOC.	050117-04301		<u>MEMBERSHIP RENEWAL, C DEYOUNG, OPERATIONS/ADMINISTRATIVE AND PACIFIC N.W. SECTION, MAR 17, WATER</u>	03/23/2017	68.80	.00	<u>20-6075 DUES & MEMBERSHIPS</u>	0	3/17		

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1016	AMERICAN WATER WORKS ASSOC.	050117-04301		<u>MEMBERSHIP RENEWAL, C DEYOUNG, OPERATIONS/ADMINISTRATIVE AND PACIFIC N.W. SECTION, MAR 17, PI</u>	03/23/2017	17.20	.00	<u>25-6075 DUES & MEMBERSHIPS EXPENSE</u>	0	3/17		
Total 050117-043018:						86.00	.00					
Total AMERICAN WATER WORKS ASSOC.:						172.00	86.00					
ARTCO (US, INC.)												
1435	ARTCO (US, INC.)	17598232	5315	<u>1 BX BUSINESS CARDS FOR RICHARD CARDOZA, MAR 17</u>	03/22/2017	36.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/17		
1435	ARTCO (US, INC.)	17598232	5315	<u>1 BX BUSINESS CARDS FOR RICHARD CARDOZA, MAR 17, WATER</u>	03/22/2017	1.60	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	3/17		
1435	ARTCO (US, INC.)	17598232	5315	<u>1 BX BUSINESS CARDS FOR RICHARD CARDOZA, MAR 17, SEWER</u>	03/22/2017	1.60	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/17		
1435	ARTCO (US, INC.)	17598232	5315	<u>1 BX BUSINESS CARDS FOR RICHARD CARDOZA, MAR 17, PI</u>	03/22/2017	.80	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/17		
Total 17598232:						40.00	.00					
1435	ARTCO (US, INC.)	17642833	5353	<u>1 BX BUSINESS CARDS FOR C OSWALD, PARKS/FACILITIES DEPT, MAR 17</u>	03/23/2017	3.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	3/17		
1435	ARTCO (US, INC.)	17642833	5353	<u>1 BX BUSINESS CARDS FOR C OSWALD, PARKS/FACILITIES DEPT, MAR 17, PARKS</u>	03/23/2017	35.80	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	3/17		
1435	ARTCO (US, INC.)	17642833	5353	<u>1 BX BUSINESS CARDS FOR C OSWALD, PARKS/FACILITIES DEPT, MAR 17, WATER</u>	03/23/2017	.48	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	3/17		
1435	ARTCO (US, INC.)	17642833	5353	<u>1 BX BUSINESS CARDS FOR C OSWALD, PARKS/FACILITIES DEPT, MAR 17, SEWER</u>	03/23/2017	.48	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	3/17		

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1435	ARTCO (US, INC.)	17642833	5353	<u>1 BX BUSINESS CARDS FOR C OSWALD. PARKS/FACILITIES DEPT. MAR 17. PI</u>	03/23/2017	.24	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	3/17		
Total 17642833:						40.00	.00					
Total ARTCO (US, INC.):						80.00	.00					
B & A ENGINEERS, INC.												
347	B & A ENGINEERS, INC.	3151		<u>TEN MILE & LAKE HAZEL SEWER TRUCK PROJECT. STAKING. MAR 17</u>	03/13/2017	1,950.83	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1065	3/17		
Total 3151:						1,950.83	.00					
Total B & A ENGINEERS, INC.:						1,950.83	.00					
BHS SPECIALTY CHEMICALS												
512	BHS SPECIALTY CHEMICALS	80857	5301	<u>3 BARRELS OF POLYMER FOR DEWATERING SOLIDS BLDG. T.SHAFFER. MAR.'17 - SEWER</u>	03/21/2017	2,362.50	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	3/17		
Total 80857:						2,362.50	.00					
Total BHS SPECIALTY CHEMICALS:						2,362.50	.00					
BRADY INDUSTRIES OF IDAHO LLC												
1240	BRADY INDUSTRIES OF IDAHO LLC	5357125		<u>1 CS 40X46 BLACK TRASH LINERS. MAR 17.</u>	02/27/2017	6.14	.00	<u>01-6025 JANITORIAL</u>	0	2/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5357125		<u>1 CS 40X46 BLACK TRASH LINERS. MAR 17. P&Z</u>	02/27/2017	2.21	.00	<u>01-6025 JANITORIAL</u>	1003	2/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5357125		<u>1 CS 40X46 BLACK TRASH LINERS. MAR 17. WATER</u>	02/27/2017	5.73	.00	<u>20-6025 JANITORIAL</u>	0	2/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5357125		<u>1 CS 40X46 BLACK TRASH LINERS. MAR 17. SEWER</u>	02/27/2017	5.73	.00	<u>21-6025 JANITORIAL</u>	0	2/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5357125		<u>1 CS 40X46 BLACK TRASH LINERS. MAR 17. PI</u>	02/27/2017	2.21	.00	<u>25-6025 JANITORIAL</u>	0	2/17		

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Total 5357125:						22.02	.00					
1240	BRADY INDUSTRIES OF IDAHO LLC	5357143		<u>1 CS TOILET PAPER, 1 CS ROLL PAPER TOWELS, 1 CS 24X33 TRASH LINERS, FEB 17, P&Z</u>	02/27/2017	34.92	.00	<u>01-6025 JANITORIAL</u>	0	2/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5357143		<u>1 CS TOILET PAPER, 1 CS ROLL PAPER TOWELS, 1 CS 24X33 TRASH LINERS, FEB 17, P&Z</u>	02/27/2017	12.48	.00	<u>01-6025 JANITORIAL</u>	1003	2/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5357143		<u>1 CS TOILET PAPER, 1 CS ROLL PAPER TOWELS, 1 CS 24X33 TRASH LINERS, FEB 17, WATER</u>	02/27/2017	32.44	.00	<u>20-6025 JANITORIAL</u>	0	2/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5357143		<u>1 CS TOILET PAPER, 1 CS ROLL PAPER TOWELS, 1 CS 24X33 TRASH LINERS, FEB 17, SEWER</u>	02/27/2017	32.44	.00	<u>21-6025 JANITORIAL</u>	0	2/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5357143		<u>1 CS TOILET PAPER, 1 CS ROLL PAPER TOWELS, 1 CS 24X33 TRASH LINERS, FEB 17, PI</u>	02/27/2017	12.48	.00	<u>25-6025 JANITORIAL</u>	0	2/17		
Total 5357143:						124.76	.00					
1240	BRADY INDUSTRIES OF IDAHO LLC	5359131		<u>1 CS 40X46 BLACK TRASH LINERS, MAR 17, WATER</u>	02/28/2017	5.14	.00	<u>20-6025 JANITORIAL</u>	0	2/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5359131		<u>1 CS 40X46 BLACK TRASH LINERS, MAR 17, SEWER</u>	02/28/2017	5.14	.00	<u>21-6025 JANITORIAL</u>	0	2/17		
1240	BRADY INDUSTRIES OF IDAHO LLC	5359131		<u>1 CS 40X46 BLACK TRASH LINERS, MAR 17, PI</u>	02/28/2017	1.94	.00	<u>25-6025 JANITORIAL</u>	0	2/17		
Total 5359131:						12.22	.00					
Total BRADY INDUSTRIES OF IDAHO LLC:						159.00	.00					

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BUREAU OF OCCUPATIONAL LICENSE												
1091	BUREAU OF OCCUPATIONAL LICENSE	032717		LICENSE RENEWALS FOR T FLEMING, VWT3-19759, DWD1-14724, WWC4-19909, MAR 17, SEWER	03/27/2017	90.00	.00	21-6075_DUES & MEMBERSHIPS	0	3/17		
Total 032717:						90.00	.00					
Total BUREAU OF OCCUPATIONAL LICENSE:						90.00	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	100016	5330	RECEIPT BOOKS, CORRECTION TAPE, SCISSORS, NOTEBOOKS, PENS, POST IT NOTES, TONER CARTRIDGE, PARKS, MAR 17	03/15/2017	164.58	.00	01-6165_OFFICE SUPPLIES	1004	3/17		
1795	BUYWYZ LLC	100016	5330	1 BX GEL PENS, 1 BLUE PEN, MAR 17	03/15/2017	19.48	.00	01-6165_OFFICE SUPPLIES	1005	3/17		
1795	BUYWYZ LLC	100016	5330	2 EA CAMBRIDGE TASK PLANNERS, POLYMER ERASER SELF ADHESIVE TABS, TONER CARTRIDGE, P&Z, MAR 17	03/15/2017	191.51	.00	01-6165_OFFICE SUPPLIES	1003	3/17		
1795	BUYWYZ LLC	100016	5330	1 BX 3 TAB LETTER SIZE FOLDERS, 1 BX CD MAILING ENVELOPES, 8 1/2 X 11 MANILLA ENVELOPES, ADMIN, MAR 17	03/15/2017	129.89	.00	01-6165_OFFICE SUPPLIES	0	3/17		
Total 100016:						505.46	.00					
1795	BUYWYZ LLC	100016.1	5330	BACK ORDERED, STOREX FILE TOTE, ALUMINUM STORAGE CLIPBOARD, MAR 17	03/17/2017	66.98	.00	01-6165_OFFICE SUPPLIES	1005	3/17		
Total 100016.1:						66.98	.00					
1795	BUYWYZ LLC	100294	5358	3X3 STICKIE NOTES, 5X8 JR LEGAL PADS, BLUE UNIBALL 207 PENS, 24 PK ENERGIZER BATTERIES, MAR 17	03/22/2017	47.55	.00	01-6165_OFFICE SUPPLIES	0	3/17		

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Total 100294:						47.55	.00					
Total BUYWYZ LLC:						619.99	.00					
CAMPBELL TRACTOR & IMPLEMENT COMPANY												
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N61646	5374	<u>SET OF BLADES FOR JOHN DEERE LAWN MOWER AT LAGOON, SEWER, B GILLOGLY, MAR 17</u>	03/27/2017	70.17	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/17		
Total N61646:						70.17	.00					
Total CAMPBELL TRACTOR & IMPLEMENT COMPANY:						70.17	.00					
CASH												
1423	CASH	032217		<u>DOUBLE CHARGED ON PERMIT #12275, CASH TO REFUND TILL, P&Z, MAR 17</u>	03/22/2017	30.00	30.00	<u>01-1006 CASH - TILLS</u>	0	3/17	03/22/2017	
Total 032217:						30.00	30.00					
Total CASH:						30.00	30.00					
CUMMINS ROCKY MOUNTAIN, LLC												
266	CUMMINS ROCKY MOUNTAIN, LLC	027-32044	5269	<u>REPROGRAM NETWORK CONNECTIONS TO GENERATORS AFTER NETWORK CHANGE OVER AT NWWTP, T SHAFFER, SEWER, MAR 1</u>	03/09/2017	1,101.00	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	3/17		
Total 027-32044:						1,101.00	.00					
Total CUMMINS ROCKY MOUNTAIN, LLC:						1,101.00	.00					
D & B SUPPLY												
75	D & B SUPPLY	002 30443 001	5332	<u>LAWN MOWER BLADES, B.GILLOGLY, MAR.'17 - PARKS</u>	03/16/2017	30.93	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/17		

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				ISSUE, FEB 17	03/16/2017	21.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	2/17		
1831	EDNETICS INC	77895		PBX IP ADDRESS WAS CHANGED FOR DATATEL COULD HAVE ACCESS. MOVED FROM OLD CITY HALL TO NEW CITY HALL. UPDATED IP ADDRESS WITHIN THE FIREWALL CORRECTED THE ISSUE, FEB 17. P&Z	03/16/2017	7.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	2/17		
1831	EDNETICS INC	77895		PBX IP ADDRESS WAS CHANGED FOR DATATEL COULD HAVE ACCESS. MOVED FROM OLD CITY HALL TO NEW CITY HALL. UPDATED IP ADDRESS WITHIN THE FIREWALL CORRECTED THE ISSUE, FEB 17. WATER	03/16/2017	19.50	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/17		
1831	EDNETICS INC	77895		PBX IP ADDRESS WAS CHANGED FOR DATATEL COULD HAVE ACCESS. MOVED FROM OLD CITY HALL TO NEW CITY HALL. UPDATED IP ADDRESS WITHIN THE FIREWALL CORRECTED THE ISSUE, FEB 17. SEWER	03/16/2017	19.50	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/17		
1831	EDNETICS INC	77895		PBX IP ADDRESS WAS CHANGED FOR DATATEL COULD HAVE ACCESS. MOVED FROM OLD CITY HALL TO NEW CITY HALL. UPDATED IP ADDRESS WITHIN THE FIREWALL CORRECTED THE ISSUE, FEB 17. PI	03/16/2017	7.50	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	2/17		
1831	EDNETICS INC	77895		SWITCH INSTALL/CONFIGURATION FOR N PLANT AND CITY HALL, MAR 17	03/16/2017	105.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	2/17		
1831	EDNETICS INC	77895		SWITCH INSTALL/CONFIGURATION FOR N PLANT AND CITY HALL, MAR 17. P&Z	03/16/2017	37.50	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	2/17		

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1831	EDNETICS INC	77895		<u>SWITCH INSTALL/CONFIGURATION FOR N PLANT AND CITY HALL, MAR 17, WATER</u>	03/16/2017	97.50	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	2/17		
1831	EDNETICS INC	77895		<u>SWITCH INSTALL/CONFIGURATION FOR N PLANT AND CITY HALL, MAR 17, SEWER</u>	03/16/2017	97.50	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	2/17		
1831	EDNETICS INC	77895		<u>SWITCH INSTALL/CONFIGURATION FOR N PLANT AND CITY HALL, MAR 17, PI</u>	03/16/2017	37.50	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	2/17		
Total 77895:						450.00	.00					
Total EDNETICS INC:						450.00	.00					
FERGUSON WATERWORKS #1701												
219	FERGUSON WATERWORKS #1701	052316	5308	<u>20 FT 4IN WATER PIPE FOR CEDAR AVE PROJECT WATER MAIN REPAIR, C DEYOUNG, MAR 17</u>	03/13/2017	56.08	.00	<u>20-6150 MAINT. & REPAIRS - SYSTEM</u>	0	3/17		
Total 052316:						56.08	.00					
Total FERGUSON WATERWORKS #1701:						56.08	.00					
G & R AG PRODUCTS, INC.												
376	G & R AG PRODUCTS, INC.	1213577-0001-	5336	<u>CALIBRATION CONTAINER, B.WITHROW, MAR.'17 - PARKS</u>	03/16/2017	24.19	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/17		
376	G & R AG PRODUCTS, INC.	1213577-0001-	5336	<u>POLY STRAINER FILTER FOR SUCK TRAILER FOR C.DEYOUNG, B.WITHROW, MAR.'17 - WATER</u>	03/16/2017	24.20	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	3/17		
Total 1213577-0001-01:						48.39	.00					
Total G & R AG PRODUCTS, INC.:						48.39	.00					

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GEM STATE ELECTRIC												
996	GEM STATE ELECTRIC	113750	5345	<u>REPAIR PUMP FOR DANSKIN LIFT STATION, TEAR DOWN, ASSESS, REPLACE SEALS, BEARINGS, O RINGS, REWIND STATOR, REASSEMBLE, PRESSURE TEST AND TEST RUN AT RATED VOLTAGE, M NADEAU, SEWER, MAR 17</u>	03/20/2017	2,379.09	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/17		
Total 113750:						2,379.09	.00					
Total GEM STATE ELECTRIC:						2,379.09	.00					
HARBOR FREIGHT TOOLS												
1312	HARBOR FREIGHT TOOLS	795449	5339	<u>14 PC METRIC WRENCH SET, PK OF ELECTRICAL TAPE, 4 WAY WIRE CRIMPER/STRIPER TOOL, STAR BIT SOCKET SET, M NADEAU, SEWER, MAR 17</u>	03/17/2017	53.96	.00	<u>21-6175 SMALL TOOLS</u>	0	3/17		
Total 795449:						53.96	.00					
Total HARBOR FREIGHT TOOLS:						53.96	.00					
HD SUPPLY WATERWORKS LTD												
63	HD SUPPLY WATERWORKS LTD	G707707	5304	<u>1 REPLACEMENT 1" BALL ANGLE VALVE, M.NADEAU, MAR.'17 - WATER</u>	03/13/2017	162.60	.00	<u>20-6150 MAINT. & REPAIRS - SYSTEM</u>	0	3/17		
Total G707707:						162.60	.00					
63	HD SUPPLY WATERWORKS LTD	G878304	5303	<u>2 EA. HYDRO METERS, M.NADEAU, MAR.'17 - WATER</u>	03/13/2017	1,067.22	.00	<u>20-6175 SMALL TOOLS</u>	0	3/17		
63	HD SUPPLY WATERWORKS LTD	G878304	5303	<u>2 EA. HYDRO METERS, M.NADEAU, MAR.'17 - SEWER</u>	03/13/2017	1,067.22	.00	<u>21-6175 SMALL TOOLS</u>	0	3/17		
63	HD SUPPLY WATERWORKS LTD	G878304	5303	<u>2 EA. HYDRO METERS, M.NADEAU, MAR.'17 - PI</u>	03/13/2017	406.56	.00	<u>25-6175 SMALL TOOLS</u>	0	3/17		

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Total G878304:						2,541.00	.00					
63	HD SUPPLY WATERWORKS LTD	G914721	5319	<u>18 NEPTUNE METERS, J.COX, MAR.'17 - WATER</u>	03/16/2017	3,381.84	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	3/17		
Total G914721:						3,381.84	.00					
Total HD SUPPLY WATERWORKS LTD:						6,085.44	.00					
HOCOCHAN HOLDINGS, INC.												
1619	HOCOCHAN HOLDINGS, INC.	AR525192		<u>MONTHLY COPYCARE, SHARP MX411ON AND SHARP MXM503N, B&W, 02-01-17 TO 02-28-17, FEB 17</u>	03/13/2017	25.68	.00	<u>01-6052 CONTRACT SERVICES</u>	0	2/17		
1619	HOCOCHAN HOLDINGS, INC.	AR525192		<u>MONTHLY COPYCARE, SHARP MX411ON AND SHARP MXM503N, B&W, 02-01-17 TO 02-28-17, FEB 17, P&Z</u>	03/13/2017	9.18	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	2/17		
1619	HOCOCHAN HOLDINGS, INC.	AR525192		<u>MONTHLY COPYCARE, SHARP MX411ON AND SHARP MXM503N, B&W, 02-01-17 TO 02-28-17, FEB 17, WATER</u>	03/13/2017	23.87	.00	<u>20-6052 CONTRACT SERVICES</u>	0	2/17		
1619	HOCOCHAN HOLDINGS, INC.	AR525192		<u>MONTHLY COPYCARE, SHARP MX411ON AND SHARP MXM503N, B&W, 02-01-17 TO 02-28-17, FEB 17, SEWER</u>	03/13/2017	23.87	.00	<u>21-6052 CONTRACT SERVICES</u>	0	2/17		
1619	HOCOCHAN HOLDINGS, INC.	AR525192		<u>MONTHLY COPYCARE, SHARP MX411ON AND SHARP MXM503N, B&W, 02-01-17 TO 02-28-17, FEB 17, PI</u>	03/13/2017	9.18	.00	<u>25-6052 CONTRACT SERVICES</u>	0	2/17		
1619	HOCOCHAN HOLDINGS, INC.	AR525192		<u>MONTHLY COPYCARE, SHARP MX411ON AND SHARP MXM503N, COLOR, 02-01-17 TO 02-28-17, FEB 17, PI</u>	03/13/2017	54.81	.00	<u>01-6052 CONTRACT SERVICES</u>	0	2/17		
1619	HOCOCHAN HOLDINGS, INC.	AR525192		<u>MONTHLY COPYCARE, SHARP MX411ON AND SHARP MXM503N, COLOR, 02-01-17 TO 02-28-17, FEB 17, P&Z</u>	03/13/2017	19.59	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	2/17		

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1619	HOCOAN HOLDINGS, INC.	AR525192		<u>MONTHLY COPYCARE, SHARP MX411ON AND SHARP MXM503N, COLOR, 02-01-17 TO 02-28-17, FEB 17, WATER</u>	03/13/2017	50.91	.00	<u>20-6052 CONTRACT SERVICES</u>	0	2/17		
1619	HOCOAN HOLDINGS, INC.	AR525192		<u>MONTHLY COPYCARE, SHARP MX411ON AND SHARP MXM503N, COLOR, 02-01-17 TO 02-28-17, FEB 17, SEWER</u>	03/13/2017	50.91	.00	<u>21-6052 CONTRACT SERVICES</u>	0	2/17		
1619	HOCOAN HOLDINGS, INC.	AR525192		<u>MONTHLY COPYCARE, SHARP MX411ON AND SHARP MXM503N, COLOR, 02-01-17 TO 02-28-17, FEB 17, PI</u>	03/13/2017	19.59	.00	<u>25-6052 CONTRACT SERVICES</u>	0	2/17		
Total AR525192:						287.59	.00					
Total HOCOAN HOLDINGS, INC.:						287.59	.00					
ICRMP												
35	ICRMP	032917		<u>RISK INSURANCE, POLICY PERIOD 10-1-16 TO 9-30-17, 2ND 1/2 FYE 2017, MAR 17</u>	03/29/2017	8,223.60	.00	<u>01-6130 LIABILITY & PROPERTY INSURANCE</u>	0	3/17		
35	ICRMP	032917		<u>RISK INSURANCE, POLICY PERIOD 10-1-16 TO 9-30-17, 2ND 1/2 FYE 2017, MAR 17, SR CTR</u>	03/29/2017	195.80	.00	<u>01-6130 LIABILITY & PROPERTY INSURANCE</u>	1001	3/17		
35	ICRMP	032917		<u>RISK INSURANCE, POLICY PERIOD 10-1-16 TO 9-30-17, 2ND 1/2 FYE 2017, MAR 17, P&Z</u>	03/29/2017	2,349.60	.00	<u>01-6130 LIABILITY & PROPERTY INSURANCE</u>	1003	3/17		
35	ICRMP	032917		<u>RISK INSURANCE, POLICY PERIOD 10-1-16 TO 9-30-17, 2ND 1/2 FYE 2017, MAR 17, PARKS</u>	03/29/2017	2,741.20	.00	<u>01-6130 LIABILITY & PROPERTY INSURANCE</u>	1004	3/17		
35	ICRMP	032917		<u>RISK INSURANCE, POLICY PERIOD 10-1-16 TO 9-30-17, 2ND 1/2 FYE 2017, MAR 17, WATER</u>	03/29/2017	7,832.00	.00	<u>20-6130 LIABILITY & PROPERTY INSURANCE</u>	0	3/17		
35	ICRMP	032917		<u>RISK INSURANCE, POLICY PERIOD 10-1-16 TO 9-30-17, 2ND 1/2 FYE 2017, MAR 17, SEWER</u>	03/29/2017	16,055.60	.00	<u>21-6130 LIABILITY & PROPERTY INSURANCE</u>	0	3/17		

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35	ICRMP	032917		<u>RISK INSURANCE, POLICY PERIOD 10-1-16 TO 9-30-17, 2ND 1/2 FYE 2017, MAR 17, PI</u>	03/29/2017	1,762.20	.00	<u>25-6130 LIABILITY & PROPERTY INSURANCE</u>	0	3/17		
Total 032917:						39,160.00	.00					
Total ICRMP:						39,160.00	.00					
IDAHO FIRST AID & SAFETY, INC.												
1576	IDAHO FIRST AID & SAFETY, INC.	56249	5359	<u>2 BX ELECTROLYTES, 1 UNIT STING AMPOULES, PARKS, MAR.'17</u>	03/22/2017	23.57	.00	<u>01-6230 SAFETY TRAINING & EQUIPMENT</u>	1004	3/17		
1576	IDAHO FIRST AID & SAFETY, INC.	56249	5359	<u>1 BX ELECTROLYTES, 1 BX ANTI DIARRHEAL MEDS, 1 BX PEPTUM, MAR.'17, WATER</u>	03/22/2017	10.66	.00	<u>20-6230 SAFETY TRAINING & EQUIPMENT</u>	0	3/17		
1576	IDAHO FIRST AID & SAFETY, INC.	56249	5359	<u>1 BX ELECTROLYTES, 1 BX ANTI DIARRHEAL MEDS, 1 BX PEPTUM, MAR.'17, SEWER</u>	03/22/2017	10.66	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	3/17		
1576	IDAHO FIRST AID & SAFETY, INC.	56249	5359	<u>1 BX ELECTROLYTES, 1 BX ANTI DIARRHEAL MEDS, 1 BX PEPTUM, MAR.'17, PI</u>	03/22/2017	4.04	.00	<u>25-6230 SAFETY TRAINING & EQUIPMENT</u>	0	3/17		
Total 56249:						48.93	.00					
Total IDAHO FIRST AID & SAFETY, INC.:						48.93	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	3/2017		<u>CONTRACR SERVICES, MAR 17</u>	03/27/2017	5,122.08	.00	<u>01-6005 ANIMAL CONTROL SERVICES</u>	0	3/17		
Total 3/2017:						5,122.08	.00					
Total IDAHO HUMANE SOCIETY:						5,122.08	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	032920171		<u>ELECTRIC SERVICE FOR MARCH 2017 - ADMIN</u>	03/29/2017	420.55	.00	<u>01-6290 UTILITIES</u>	0	3/17		

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38	IDAHO POWER CO	032920171		<u>ELECTRIC SERVICE FOR MARCH 2017 - P & Z</u>	03/29/2017	42.09	.00	<u>01-6290 UTILITIES</u>	1003	3/17		
38	IDAHO POWER CO	032920171		<u>ELECTRIC SERVICE FOR MARCH 2017 - SENIOR CENTER</u>	03/29/2017	272.78	.00	<u>01-6290 UTILITIES</u>	1001	3/17		
38	IDAHO POWER CO	032920171		<u>ELECTRIC SERVICE FOR MARCH 2017 - STREET LIGHTS</u>	03/29/2017	6,148.64	.00	<u>01-6290 UTILITIES</u>	1002	3/17		
38	IDAHO POWER CO	032920171		<u>ELECTRIC SERVICE FOR MARCH 2017 - PARKS</u>	03/29/2017	923.81	.00	<u>01-6290 UTILITIES</u>	1004	3/17		
38	IDAHO POWER CO	032920171		<u>ELECTRIC SERVICE FOR MARCH 2017 - WATER</u>	03/29/2017	8,216.32	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	3/17		
38	IDAHO POWER CO	032920171		<u>ELECTRIC SERVICE FOR MARCH 2017 - SEWER</u>	03/29/2017	18,938.62	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	3/17		
38	IDAHO POWER CO	032920171		<u>ELECTRIC SERVICE FOR MARCH 2017 - FARM</u>	03/29/2017	316.90	.00	<u>21-6090 FARM EXPENDITURES</u>	0	3/17		
38	IDAHO POWER CO	032920171		<u>ELECTRIC SERVICE FOR MARCH 2017 - P.I</u>	03/29/2017	888.43	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	3/17		
Total 032920171:						36,168.14	.00					
Total IDAHO POWER CO:						36,168.14	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1035091		<u>AD#1586836. LEGAL NOTICE, ARDELL PUMP BID. G.LAW, MAR.'17 - WATER</u>	03/15/2017	166.46	166.46	<u>20-6125 LEGAL PUBLICATIONS</u>	0	3/17	03/29/2017	
1802	IDAHO PRESS TRIBUNE, LLC	1035091		<u>AD#1586858. LEGAL NOTICE, RESOLUTION R21-2017, PUBLIC HEARING NOTICE, RENTAL RATES, C.ENGELS, MAR.'17</u>	03/15/2017	543.63	543.63	<u>01-6125 LEGAL PUBLICATIONS</u>	0	3/17	03/29/2017	
1802	IDAHO PRESS TRIBUNE, LLC	1035091		<u>AD#1593063. LEGAL NOTICE, MODIFICATION OF DEVELOPMENT AGREEMENT, SPRINGHILL, MAR.'17 - P & Z</u>	03/15/2017	56.80	56.80	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	3/17	03/29/2017	

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				GROUP FOR RESERVATIONS, MAR 17, SEWER	03/12/2017	68.64	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/17		
1595	INTEGRINET SOLUTIONS, INC.	98540		REMOTELY CONNECTED TO SERVER TO FIX EMAIL PROBLEM. FIXED SPEAKER ISSUE. SET UP NEW SCANNER. SET UP N STAUFFER TO SCANNER ON MAIN COPIER. SET UP NEW DISTRIBUTION GROUP FOR RESERVATIONS. MAR 17. PI	03/12/2017	26.40	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/17		
Total 98540:						264.00	.00					
1595	INTEGRINET SOLUTIONS, INC.	98651		TROUBLE SHOOT EMAIL SIZE ISSUES. REMOTELY CONNECTED N STAUFFER TO BILLING GROUP. WORKED WITH KEVIN AFTER POWER OUTAGE TOOK OUT FIREWALL AT HIGH SCHOOL. MAR 17	03/19/2017	32.02	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	3/17		
1595	INTEGRINET SOLUTIONS, INC.	98651		TROUBLE SHOOT EMAIL SIZE ISSUES. REMOTELY CONNECTED N STAUFFER TO BILLING GROUP. WORKED WITH KEVIN AFTER POWER OUTAGE TOOK OUT FIREWALL AT HIGH SCHOOL. MAR 17. P&Z	03/19/2017	11.44	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	3/17		
1595	INTEGRINET SOLUTIONS, INC.	98651		TROUBLE SHOOT EMAIL SIZE ISSUES. REMOTELY CONNECTED N STAUFFER TO BILLING GROUP. WORKED WITH KEVIN AFTER POWER OUTAGE TOOK OUT FIREWALL AT HIGH SCHOOL. MAR 17. WATER	03/19/2017	29.75	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	3/17		
1595	INTEGRINET SOLUTIONS, INC.	98651		TROUBLE SHOOT EMAIL SIZE ISSUES. REMOTELY CONNECTED N STAUFFER TO BILLING GROUP. WORKED WITH KEVIN AFTER POWER OUTAGE TOOK OUT FIREWALL AT HIGH SCHOOL. MAR 17. SEWER	03/19/2017	29.75	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/17		

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1595	INTEGRINET SOLUTIONS, INC.	98651		<u>TROUBLE SHOOT EMAIL SIZE ISSUES, REMOTELY CONNECTED N. STAUFFER TO BILLING GROUP, WORKED WITH KEVIN AFTER POWER OUTAGE TOOK OUT FIREWALL AT HIGH SCHOOL, MAR 17, PI</u>	03/19/2017	11.44	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/17		
Total 98651:						114.40	.00					
Total INTEGRINET SOLUTIONS, INC.:						1,377.90	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482135196209		<u>NATURAL GAS CONSUMPTION, 02-9-17 TO 03-13-17, SR CENTER</u>	03/14/2017	348.32	.00	<u>01-6290 UTILITIES</u>	1001	3/17		
Total 4821351962091731317:						348.32	.00					
37	INTERMOUNTAIN GAS CO	482634665209		<u>NATURAL GAS CONSUMPTION 2-09-17 TO 03-12-17, CITY HALL.</u>	03/14/2017	107.50	.00	<u>01-6290 UTILITIES</u>	0	3/17		
37	INTERMOUNTAIN GAS CO	482634665209		<u>NATURAL GAS CONSUMPTION 2-09-17 TO 03-12-17, P&Z</u>	03/14/2017	38.40	.00	<u>01-6290 UTILITIES</u>	1003	3/17		
37	INTERMOUNTAIN GAS CO	482634665209		<u>NATURAL GAS CONSUMPTION 2-09-17 TO 03-12-17, WATER</u>	03/14/2017	99.81	.00	<u>20-6290 UTILITIES EXPENSE</u>	0	3/17		
37	INTERMOUNTAIN GAS CO	482634665209		<u>NATURAL GAS CONSUMPTION 2-09-17 TO 03-12-17, SEWER</u>	03/14/2017	99.81	.00	<u>21-6290 UTILITIES EXPENSE</u>	0	3/17		
37	INTERMOUNTAIN GAS CO	482634665209		<u>NATURAL GAS CONSUMPTION 2-09-17 TO 03-12-17, PI</u>	03/14/2017	38.40	.00	<u>25-6290 UTILITIES EXPENSE</u>	0	3/17		
Total 4826346652091731217:						383.92	.00					
Total INTERMOUNTAIN GAS CO:						732.24	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	03102017-031		<u>SANITATION RECEIPT TRANSFER - 03-10-17 TO 03-16-17, MAR 17</u>	03/17/2017	49,826.99	49,826.99	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	3/17	03/17/2017	

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230	J & M SANITATION, INC.	03102017-031		SANITATION RECEIPT TRANSFER - LESS FRANCHISE FEE, 03-10-17 TO 03-16-17, MAR 17	03/17/2017	-4,922.90	-4,922.90	01-4170 FRANCHISE FEES	0	3/17	03/17/2017	
Total 03102017-03162017:						44,904.09	44,904.09					
Total J & M SANITATION, INC.:						44,904.09	44,904.09					
JIM RUSSELL EXCAVATION, INC.												
1047	JIM RUSSELL EXCAVATION, INC.	032717		REFUND FOR AN IRRIGATION CONNECTION FOR WHICH COULD NOT BE PROVIDED SINCE THE SUBJECT PROPERTY IS NOT WITHIN CITY LIMITS, MAR 17	03/27/2017	450.00	.00	25-4505_NEW SERVICE CONNECTION	0	3/17		
1047	JIM RUSSELL EXCAVATION, INC.	032717		REFUND FOR AN IRRIGATION CONNECTION FOR WHICH COULD NOT BE PROVIDED SINCE THE SUBJECT PROPERTY IS NOT WITHIN CITY LIMITS, MAR 17	03/27/2017	100.00	.00	25-4503_NEW METER	0	3/17		
1047	JIM RUSSELL EXCAVATION, INC.	032717		REFUND FOR AN IRRIGATION CONNECTION FOR WHICH COULD NOT BE PROVIDED SINCE THE SUBJECT PROPERTY IS NOT WITHIN CITY LIMITS, MAR 17	03/27/2017	310.00	.00	05-4704 PRESSURE IRRIG CAPACITY FEE	0	3/17		
Total 032717:						860.00	.00					
Total JIM RUSSELL EXCAVATION, INC.:						860.00	.00					
JIM'S UPHOLSTERY INC												
1772	JIM'S UPHOLSTERY INC	24718		REPAIR DRIVER SEAT BOTTOM AND WELD FRAME BACK, TRUCK #14, BOTTOM SEAT, BACK AND ARM REST REUPHOLSTERY, PARKS, MAR 17	03/13/2017	625.00	.00	01-6305_VEHICLE MAINTENANCE & REPAIRS	1004	3/17		

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				WRENCH, 14" ALUM STRAIGHT PIPE WRENCH, 18" ALUMINUM STRAIGHT PIPE WRENCH, 24" ALUMINUM STRAIGHT PIPE WRENCH, 18" ALUMINUM OFFSET PIPE WRENCH, 24" ALUMIN	03/17/2017	859.72	.00	20-6175 SMALL TOOLS	0	3/17		
240	KC TOOL SUPPLY	574849	5340	TOOLS FOR WORK TRUCK #31 & #6, 20 V MAX LITHIUM ION, 1/2 IMPACT WRENCH, 14 " ALUMINUM OFFSET PIPE WRENCH, 14" ALUM STRAIGHT PIPE WRENCH, 18" ALUMINUM STRAIGHT PIPE WRENCH, 24" ALUMINUM STRAIGHT PIPE WRENCH, 18" ALUMINUM OFFSET PIPE WRENCH, 24" ALUMIN	03/17/2017	214.93	.00	25-6175 SMALL TOOLS	0	3/17		
Total 574849:						1,074.65	.00					
Total KC TOOL SUPPLY:						1,074.65	.00					
KUNA JT. SCHOOL DISTRICT NO. 3												
199	KUNA JT. SCHOOL DISTRICT NO. 3	593		FIBER OPTIC LINE LEASE FOR MARCH, MAR 17	03/28/2017	84.00	.00	01-6255 TELEPHONE	0	3/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	593		FIBER OPTIC LINE LEASE FOR MARCH, MAR 17, P&Z	03/28/2017	30.00	.00	01-6255 TELEPHONE	1003	3/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	593		FIBER OPTIC LINE LEASE FOR MARCH, MAR 17, WATER	03/28/2017	78.00	.00	20-6255 TELEPHONE EXPENSE	0	3/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	593		FIBER OPTIC LINE LEASE FOR MARCH, MAR 17, SEWER	03/28/2017	78.00	.00	21-6255 TELEPHONE EXPENSE	0	3/17		
199	KUNA JT. SCHOOL DISTRICT NO. 3	593		FIBER OPTIC LINE LEASE FOR MARCH, MAR 17, PI	03/28/2017	30.00	.00	25-6255 TELEPHONE EXPENSE	0	3/17		
Total 593:						300.00	.00					

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Total KUNA JT. SCHOOL DISTRICT NO. 3:						300.00	.00					
KUNA LION'S CLUB												
692	KUNA LION'S CLUB	2017		<u>KUNA LION'S CLUB FOR 2017 EASTER EGG HUNT DONATION, MAR 17</u>	03/22/2017	2,000.00	2,000.00	<u>01-6070 DONATIONS EXPENSE</u>	0	3/17	03/22/2017	
Total 2017:						2,000.00	2,000.00					
Total KUNA LION'S CLUB:						2,000.00	2,000.00					
KUNA LUMBER												
499	KUNA LUMBER	A88569	5323	<u>PARTS FOR THE RV DUMP, GATE VALVE, FIP GATE VALVE, HOSE BARB ADAPTOR, BALL VALVE, CLAMP, J.CRUMPTON, MAR.'17 - PARKS</u>	03/15/2017	10.46	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	3/17		
Total A88569:						10.46	.00					
499	KUNA LUMBER	A88571	5326	<u>EXTENSION CORD PLUG IN STREET LIGHT TESTER, B.GILLOGLY, MAR.'17 - PARKS</u>	03/15/2017	1.46	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/17		
499	KUNA LUMBER	A88571	5326	<u>EXTENSION CORD PLUG IN, B.GILLOGLY, MAR.'17 - WATER</u>	03/15/2017	.60	.00	<u>20-6175 SMALL TOOLS</u>	0	3/17		
499	KUNA LUMBER	A88571	5326	<u>EXTENSION CORD PLUG IN, B.GILLOGLY, MAR.'17 - SEWER</u>	03/15/2017	.60	.00	<u>21-6175 SMALL TOOLS</u>	1004	3/17		
499	KUNA LUMBER	A88571	5326	<u>EXTENSION CORD PLUG IN, B.GILLOGLY, MAR.'17 - PI</u>	03/15/2017	.30	.00	<u>25-6175 SMALL TOOLS</u>	0	3/17		
Total A88571:						2.96	.00					
499	KUNA LUMBER	A88599	5334	<u>VALVES FOR SPRAY TRAILER AT LAGOONS, B.GILLOGLY, MAR.'17 - SEWER</u>	03/16/2017	7.18	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	3/17		
Total A88599:						7.18	.00					

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499	KUNA LUMBER	A88600	5335	<u>2 LB HORSESHOE MAGNET FOR METERS, J.COX, MAR '17 - WATER</u>	03/16/2017	5.84	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	0	3/17		
Total A88600:						5.84	.00					
499	KUNA LUMBER	A88712	5344	<u>DROP CLOTHS, DUCT TAPE, VEHICLE REPAIR ON TRUCK #9, (TAN), J CRUMPTON, MAR 17</u>	03/20/2017	6.55	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/17		
Total A88712:						6.55	.00					
499	KUNA LUMBER	A88715	5347	<u>LUMBER FOR BENCHES AND PICNIC TABLES, J MORFIN, PARKS, MAR 17</u>	03/20/2017	41.25	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	3/17		
499	KUNA LUMBER	A88715	5347	<u>PAINT FOR BATHROOMS, J MORFIN, PARKS, MAR 17</u>	03/20/2017	139.49	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	3/17		
499	KUNA LUMBER	A88715	5347	<u>DRILL BIT REPLACEMENT, J MORFIN, PARKS, MAR 17</u>	03/20/2017	4.76	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/17		
Total A88715:						185.50	.00					
499	KUNA LUMBER	A88785	5356	<u>PAINT ROLLERS, BATTERIES FOR SPRAY METERS FOR PARK BATHROOM, METAL ROLLER GRID FOR PAINT, PAINT BUCKET, DEADBOLT AND 8 KEYS FOR SHOP, J CRUMPTON, PARKS, MAR 17</u>	03/22/2017	45.25	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	3/17		
Total A88785:						45.25	.00					
499	KUNA LUMBER	A88821	5361	<u>2X10X12 LUMBER, BAG OF ZIP TIES FOR BALL PARK AND LUMBER FOR PICNIC TABLES, TO HOLD NET TO POLES, J MORFIN, PARKS, MAR 17</u>	03/23/2017	42.27	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	3/17		

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				FOAMCLOSURE, MASKING TAPE, FLOOR NOZZLE, EPOXY ADHES	03/27/2017	310.88	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	3/17		
499	KUNA LUMBER	B97245	5376	<u>ADHESIVE FOR BRIDGE TO GLUE PANELS BACK ON. J.ADAMS, MAR.'17 - PARKS</u>	03/27/2017	3.86	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	3/17		
499	KUNA LUMBER	B97245	5376	<u>SPRAY PAINT, TRIM COVERS AND LATEX TRAFFIC PAINT, J.ADAMS, MAR.'17 - PARKS</u>	03/27/2017	27.42	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1000	3/17		
Total B97245:						342.16	.00					
499	KUNA LUMBER	B97701	5333	<u>SCREWDRIVER BIT SET, IND IMPACT T40-2", J.MORFIN, MAR.'17 - PARKS</u>	03/16/2017	32.33	.00	<u>01-6175 SMALL TOOLS</u>	1004	3/17		
499	KUNA LUMBER	B97701	5333	<u>8 BAGS CONCRETE, CLIMBING WALL, J.MORFIN, MAR.'17 - PARKS</u>	03/16/2017	24.72	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	3/17		
Total B97701:						57.05	.00					
499	KUNA LUMBER	B97882	5355	<u>NIPPLE AND BUSHING TO REPAIR SPRAYER PUMP, J.MORFIN, MAR.'17 - PARKS</u>	03/21/2017	4.30	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/17		
499	KUNA LUMBER	B97882	5355	<u>C L R FOR THE PARK BATHROOMS, J.MORFIN, MAR.'17 - PARKS</u>	03/21/2017	46.78	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	3/17		
Total B97882:						51.08	.00					
499	KUNA LUMBER	E7506	5322	<u>3" VALVES FOR RV DUMP, B.WITHROW, MAR.'17 - PARKS</u>	03/15/2017	28.33	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	3/17		
499	KUNA LUMBER	E7506	5322	<u>GARBAGE CAN FOR PARK BATHROOMS, B.WITHROW, MAR.'17 - PARKS</u>	03/15/2017	15.11	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	3/17		

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Total E7506:						43.44	.00					
Total KUNA LUMBER:						840.99	.00					
L2 EXCAVATION LLC												
1868	L2 EXCAVATION LLC	11055		<u>HYDRANT REPLACEMENT ON SCHOOL & OWYHEE ST. G LAW, MAR 16</u>	03/24/2017	3,651.39	.00	<u>20-6166 PP&E PURCHASES OPERATIONS</u>	0	3/17		
Total 11055:						3,651.39	.00					
Total L2 EXCAVATION LLC:						3,651.39	.00					
MOTION INDUSTRIES, INC.												
1456	MOTION INDUSTRIES, INC.	D09-437669	5244	<u>2 EA REBUILD KIT FOR PRESSURE REGULATOR IN THE BLOWER ROOM, T SHAFFER, SEWER, FEB 17</u>	03/05/2017	108.96	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	2/17		
Total D09-437669:						108.96	.00					
Total MOTION INDUSTRIES, INC.:						108.96	.00					
MUNICIPAL CODE CORPORATION												
1488	MUNICIPAL CODE CORPORATION	00283368	5141	<u>20 COPIES SUPPLEMENT NO. 47 TO CODE OF ORDINANCES, A.WELKER, JAN.'17</u>	03/14/2017	301.91	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	3/17		
1488	MUNICIPAL CODE CORPORATION	00283368	5141	<u>20 COPIES SUPPLEMENT NO. 47 TO CODE OF ORDINANCES, A.WELKER, JAN.'17, P&Z</u>	03/14/2017	107.84	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	3/17		
1488	MUNICIPAL CODE CORPORATION	00283368	5141	<u>20 COPIES SUPPLEMENT NO. 47 TO CODE OF ORDINANCES, A.WELKER, JAN.'17</u>	03/14/2017	280.38	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	3/17		
1488	MUNICIPAL CODE CORPORATION	00283368	5141	<u>20 COPIES SUPPLEMENT NO. 47 TO CODE OF ORDINANCES, A.WELKER, JAN.'17</u>	03/14/2017	280.38	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	3/17		
1488	MUNICIPAL CODE CORPORATION	00283368	5141	<u>20 COPIES SUPPLEMENT NO. 47 TO CODE OF ORDINANCES, A.WELKER, JAN.'17, PI</u>	03/14/2017	107.84	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	3/17		

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Total 00283368:						1,078.35	.00					
Total MUNICIPAL CODE CORPORATION:						1,078.35	.00					
NAMPA & MERIDIAN IRRIGATION DISTRICT												
1420	NAMPA & MERIDIAN IRRIGATION DISTRICT	03222017-NMI		<u>2017 IRRIGATION WATER - PARCEL #S1303111810, ANNEXED 10/2016. MEMORY RANCH</u>	03/22/2017	666.22	666.22	25-6116 <u>IRRIGATION / WATER COSTS</u>	0	3/17	03/23/2017	
Total 03222017-NMID:						666.22	666.22					
Total NAMPA & MERIDIAN IRRIGATION DISTRICT:						666.22	666.22					
P & F DEVELOPMENT												
713	P & F DEVELOPMENT	03202017		<u>RELEASE OF CASH SURETY FOR MINERAL SPRINGS NO. 3 STREETLIGHT, J MARSH, MAR 17</u>	03/20/2017	4,944.00	4,944.00	03-2075 <u>UNEARNED REVENUE</u>	0	3/17	03/20/2017	
Total 03202017:						4,944.00	4,944.00					
Total P & F DEVELOPMENT:						4,944.00	4,944.00					
PARTS, INC.												
470	PARTS, INC.	132120	5248	<u>DOOR HANDLE FOR TRUCK #13, B.GILLOGLY, FEB.'17 - PARKS</u>	02/24/2017	181.16	.00	01-6305 <u>VEHICLE MAINTENANCE & REPAIRS</u>	1004	3/17		
Total 132120:						181.16	.00					
470	PARTS, INC.	132627	5285	<u>LIGHTBULB FOR JOHN DEERE GATOR, MAR.'17 - PARKS</u>	03/03/2017	4.77	.00	01-6142 <u>MAINT. & REPAIR - EQUIPMENT</u>	1004	3/17		
Total 132627:						4.77	.00					

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470	PARTS, INC.	132834	5290	<u>SPARK PLUGS AND CARBORATOR CLEANER FOR THE BLOWER. B.GILLOGLY, MAR.'17 - PARKS</u>	03/06/2017	47.88	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/17		
Total 132834:						47.88	.00					
470	PARTS, INC.	133013	5299	<u>RAGS AND BRAKE CLEANER FOR THE FLEET. B.GILLOGLY, MAR.'17 - ADMIN</u>	03/08/2017	10.11	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/17		
470	PARTS, INC.	133013	5299	<u>RAGS AND BRAKE CLEANER FOR THE FLEET. B.GILLOGLY, MAR.'17 - WATER</u>	03/08/2017	4.04	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/17		
470	PARTS, INC.	133013	5299	<u>RAGS AND BRAKE CLEANER FOR THE FLEET. B.GILLOGLY, MAR.'17 - SEWER</u>	03/08/2017	4.04	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/17		
470	PARTS, INC.	133013	5299	<u>RAGS AND BRAKE CLEANER FOR THE FLEET. B.GILLOGLY, MAR.'17 - P.I</u>	03/08/2017	2.02	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	3/17		
Total 133013:						20.21	.00					
470	PARTS, INC.	133201	5307	<u>CARB CLEANER FOR THE WEED EATER. B.GILLOGLY, MAR.'17 - PARKS</u>	03/10/2017	10.18	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/17		
Total 133201:						10.18	.00					
470	PARTS, INC.	133690	5337	<u>DIESEL EXHAUST FLUID, FUNNEL, WINDSHIELD WIPER, FOR TRUCK #24. MAR.'17 - PARKS</u>	03/16/2017	54.98	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	3/17		
Total 133690:						54.98	.00					
470	PARTS, INC.	133967	5350	<u>DIESEL EXHAUST FLUID FOR TRUCK #24. B.WITHROW, MAR.'17 - PARKS</u>	03/20/2017	12.38	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	3/17		

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Total 133967:						12.38	.00					
470	PARTS, INC.	134307	5366	<u>OIL FILTER FOR TRUCK #5 AT LAGOONS, B.GILLOGLY, MAR.'17 - SEWER</u>	03/24/2017	4.30	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/17		
Total 134307:						4.30	.00					
470	PARTS, INC.	134341	5369	<u>WINDSHIELD WIPERS FOR DUMPTRUCK, J.MORFIN, MAR.'17 - PARKS</u>	03/24/2017	49.02	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	3/17		
Total 134341:						49.02	.00					
470	PARTS, INC.	134364	5370	<u>CARBURETOR CLEANER, J ADAMS #13, MAR.'17 - PARKS</u>	03/24/2017	18.52	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	3/17		
470	PARTS, INC.	134364	5370	<u>CARBURETOR CLEANER, J ADAMS #13, MAR.'17 - WATER</u>	03/24/2017	.82	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/17		
470	PARTS, INC.	134364	5370	<u>CARBURETOR CLEANER, J ADAMS #13, MAR.'17 - SEWER</u>	03/24/2017	.82	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	3/17		
470	PARTS, INC.	134364	5370	<u>CARBURETOR CLEANER, J ADAMS #13, MAR.'17 - P.I</u>	03/24/2017	.42	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	3/17		
Total 134364:						20.58	.00					
470	PARTS, INC.	134526	5371	<u>OIL FILTER FOR MOWER AT LAGOONS, B.GILLOGLY, MAR.'17 - SEWER</u>	03/27/2017	4.62	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/17		
Total 134526:						4.62	.00					
470	PARTS, INC.	134576	5378	<u>OIL FILTER FOR THE KUBOTA TRACTOR AT THE LAGOONS, B.GILLOGLY, MAR.'17 - SEWER</u>	03/27/2017	5.15	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/17		

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Total 134576:						5.15	.00					
Total PARTS, INC.:						415.23	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	797362		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 4/1/17-4/30/17 - WATER</u>	03/15/2017	204.09	.00	20-6140 MAINT. & REPAIR BUILDING	0	4/17		
1021	PEAK ALARM COMPANY, INC	797362		<u>ALARM MONITORING FOR WELLS (SEGO PRAIRIE, SNOWHAWK, DANSKIN, BUTLER, BEST BATH, EL CAJON, & CEDAR), 4/1/17-4/30/17 - P.I</u>	03/15/2017	51.02	.00	25-6140 MAINT & REPAIR BUILDING	0	4/17		
Total 797362:						255.11	.00					
Total PEAK ALARM COMPANY, INC:						255.11	.00					
PIPECO, INC												
55	PIPECO, INC	S2601394.001	5237	<u>REPAIR OF SLIDE GATE ON SCHOOL ST., J.WEBB, FEB.'17 - P.I</u>	02/21/2017	109.57	.00	25-6115 MAINT & REPAIR-SYSTEM-GRAVITY	0	2/17		
Total S2601394.001:						109.57	.00					
Total PIPECO, INC:						109.57	.00					
PRECISION PUMPING SYSTEMS												
952	PRECISION PUMPING SYSTEMS	17908		<u>1 EA. TRANSDUCER FOR TOMORROW P.I, R.FORD, MAR.'17 - P.I</u>	03/16/2017	222.22	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	3/17		
Total 17908:						222.22	.00					

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Total PRECISION PUMPING SYSTEMS:						222.22	.00					
REXEL, INC.												
1613	REXEL, INC.	L485402	5246	<u>REPLACEMENT FUSES FOR MIXER, M.NADEAU, FEB.'17 - SEWER</u>	02/24/2017	89.17	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	3/17		
Total L485402:						89.17	.00					
1613	REXEL, INC.	L553507		<u>SHOP LIGHTS, MAR.'17 - PARKS</u>	03/07/2017	430.17	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	3/17		
1613	REXEL, INC.	L553507		<u>SHOP LIGHTS, MAR.'17 - WATER</u>	03/07/2017	19.12	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	3/17		
1613	REXEL, INC.	L553507		<u>SHOP LIGHTS, MAR.'17 - SEWER</u>	03/07/2017	19.12	.00	<u>21-6140 MAINT. & REPAIR BUILDING</u>	0	3/17		
1613	REXEL, INC.	L553507		<u>SHOP LIGHTS, MAR.'17 - P.I</u>	03/07/2017	9.56	.00	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	3/17		
Total L553507:						477.97	.00					
Total REXEL, INC.:						567.14	.00					
RIDGEWOOD ENTERPRISES, INC												
1728	RIDGEWOOD ENTERPRISES, INC	099270037		<u>STIHL AIR FILTERS FOR SAWS, BLOWERS, PARKS, MAR 17</u>	03/06/2017	26.72	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/17		
Total 099270037:						26.72	.00					
1728	RIDGEWOOD ENTERPRISES, INC	962	5351	<u>2 STIHL HOT SAWS REPAIRED, R.FORD, MAR.'17 - WATER</u>	03/20/2017	469.60	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	3/17		
1728	RIDGEWOOD ENTERPRISES, INC	962	5351	<u>2 STIHL HOT SAWS REPAIRED, R.FORD, MAR.'17 - P.I</u>	03/20/2017	117.40	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	3/17		

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				WATER	03/14/2017	5,174.18	.00	20-6140 MAINT. & REPAIR BUILDING	0	3/17		
491	SIMPLOT PARTNERS	216028247		FERTILIZER, WEED SPRAY, AND TREE SPRAY, MAR.'17 - SEWER	03/14/2017	367.68	.00	21-6140 MAINT. & REPAIR BUILDING	0	3/17		
Total 216028247:						18,782.50	.00					
Total SIMPLOT PARTNERS:						18,782.50	.00					
ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	418587082		EMPLOYEE DRUG SCREEN, MAR.'17 - PARKS	02/23/2017	40.00	.00	01-6202 PROFESSIONAL SERVICES	1004	3/17		
Total 418587082:						40.00	.00					
Total ST. LUKE'S REGIONAL MEDICAL CENTER:						40.00	.00					
STATE OF IDAHO												
180	STATE OF IDAHO	20063		DOWNTOWN REVITALIZATION GRANT MATCHOUT OF APPROVED CONTINGENCY MONEY, MAR 17	03/27/2017	5,000.00	.00	01-6045 CONTINGENCY	0	3/17		
Total 20063:						5,000.00	.00					
Total STATE OF IDAHO:						5,000.00	.00					
TATES RENTS, INC.												
59	TATES RENTS, INC.	967709-14	5314	CARBORATOR FOR WEED EATER, B.GILLOGLY, MAR.'17 - PARKS	03/14/2017	45.60	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/17		
Total 967709-14:						45.60	.00					
59	TATES RENTS, INC.	W23014-14	5300	PARTS TO REPAIR THE LEAF BLOWER, B.GILLOGLY, MAR.'17 - PARKS	03/08/2017	15.55	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	3/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 38

Report dates: 3/17/2017-3/30/2017

Mar 30, 2017 01:58PM

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 W23014-14:						15.55	.00					
Total TATES RENTS, INC.:						61.15	.00					
THUESON CONSTRUCTION INC												
1724	THUESON CONSTRUCTION INC	865-2		<u>LAKE HAZEL SEWER PROJECT CONSTRUCTION, G.LAW, MAR.'17 - SEWER</u>	03/24/2017	94,266.78	.00	<u>21-6020 CAPITAL IMPROVEMENTS</u>	1049	3/17		
Total 865-2:						94,266.78	.00					
Total THUESON CONSTRUCTION INC:						94,266.78	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:04922162	5341	<u>5 BOTTLES OF WATER AND THE WATER COOLER RENTAL, MAR.'17 - PARKS</u>	03/17/2017	15.45	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	3/17		
Total 2160:04922162:						15.45	.00					
Total TREASURE VALLEY COFFEE:						15.45	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	190485	5251	<u>1 EA TRIODE, 3 PKG PHOSPHORUS, 3 PKG AMMONIA REAGENT, 3 PKG AMMONIA TESTS, 3 PKG COD REAGENT, T.SHAFER, FEB.'17 - SEWER</u>	02/24/2017	1,155.51	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	2/17		
265	USA BLUE BOOK	190485	5251	<u>REPLACEMENT INJECTION QUILL FOR CHLORINATED WATER SYSTEM, T.SHAFER, FEB.'17 - SEWER</u>	02/24/2017	340.79	.00	<u>21-6150 MAINT. & REPAIRS - SYSTEM</u>	0	2/17		
265	USA BLUE BOOK	190485	5251	<u>10 BOXES SIZE L NITRILE DISPOSABLE GLOVES, T.SHAFER, FEB.'17 - SEWER</u>	02/24/2017	153.37	.00	<u>21-6230 SAFETY TRAINING & EQUIPMENT</u>	0	2/17		
Total 190485:						1,649.67	.00					

City of Kuna

Payment Approval Report - City Council Approval

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Report dates: 3/17/2017-3/30/2017

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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
265	USA BLUE BOOK	192716	5267	<u>(4 OF 10) RHINO HYBRID POST 3-RAIL MARKING, 2 EA NO PARKING ANYTIME SIGNS, 2 EA LAB THERMOMETERS, 1 PKG LETTERS FOR SIGNAGE, T.SHAFFER, FEB.'17 - SEWER</u>	02/28/2017	280.27	.00	21-6150 MAINT. & REPAIRS - SYSTEM	0	3/17		
Total 192716:						280.27	.00					
Total USA BLUE BOOK:						1,929.94	.00					
UTILITY REFUNDS #3												
1863	UTILITY REFUNDS #3	100190.01		<u>DANIEL L MACPHERSON, 248 S ALLIE AVE, WATER OVERPAYMENT</u>	03/17/2017	69.66	.00	99-1075 Utility Cash Clearing	0	3/17		
Total 100190.01:						69.66	.00					
1863	UTILITY REFUNDS #3	11080.02		<u>INNOVACTIVE WEALTH GROUP, 390 N CLEVELAND AVE, WATER OVERPAYMENT</u>	03/23/2017	77.84	.00	99-1075 Utility Cash Clearing	0	3/17		
Total 11080.02:						77.84	.00					
1863	UTILITY REFUNDS #3	16708501		<u>LORENE MUMMERT, 1185-1191 ART CT, WATER OVERPAYMENT</u>	03/23/2017	37.03	.00	99-1075 Utility Cash Clearing	0	3/17		
Total 16708501:						37.03	.00					
1863	UTILITY REFUNDS #3	170660.03A		<u>JOSEPH RAVER, 584 S WHITEHORSE, WATER OVERPAYMENT</u>	03/20/2017	80.66	80.66	99-1075 Utility Cash Clearing	0	3/17	03/21/2017	
Total 170660.03A:						80.66	80.66					
1863	UTILITY REFUNDS #3	182390.01		<u>JOSEPH F MADRID, 1612 N HAREM WAY, WATER OVERPAYMENT</u>	03/27/2017	5.20	.00	99-1075 Utility Cash Clearing	0	3/17		

City of Kuna

Payment Approval Report - City Council Approval

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Report dates: 3/17/2017-3/30/2017

Mar 30, 2017 01:58PM

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 182390.01:						5.20	.00					
1863	UTILITY REFUNDS #3	183800.02		<u>DAN S FISCHER, 1715 N BUCKLER WAY, WATER OVERPAYMENT</u>	03/16/2017	79.40	.00	99-1075 Utility Cash Clearing	0	3/17		
Total 183800.02:						79.40	.00					
1863	UTILITY REFUNDS #3	200200.03A		<u>ANNA REALI, 230 E STRIPED OWL DR, WATER OVERPAYMENT</u>	03/24/2017	80.00	.00	99-1075 Utility Cash Clearing	0	3/17		
Total 200200.03A:						80.00	.00					
1863	UTILITY REFUNDS #3	200870.02		<u>JEREMY R TUCKER, 309 E SCOPS OWL DR, WATER OVERPAYMENT</u>	03/23/2017	15.93	.00	99-1075 Utility Cash Clearing	0	3/17		
Total 200870.02:						15.93	.00					
1863	UTILITY REFUNDS #3	264120.01		<u>CBH, 1852 W CRENSHAW ST, WATER OVERPAYMENT</u>	03/23/2017	113.58	.00	99-1075 Utility Cash Clearing	0	3/17		
Total 264120.01:						113.58	.00					
1863	UTILITY REFUNDS #3	264435.01A		<u>CBH, 2095 W MELON DR, WATER OVERPAYMENT</u>	03/24/2017	58.12	.00	99-1075 Utility Cash Clearing	0	3/17		
Total 264435.01A:						58.12	.00					
1863	UTILITY REFUNDS #3	264515.01		<u>CBH, 1917 W CRENSHAW ST, WATER OVERPAYMENT</u>	03/23/2017	61.48	.00	99-1075 Utility Cash Clearing	0	3/17		
Total 264515.01:						61.48	.00					
1863	UTILITY REFUNDS #3	264520.01A		<u>CBH, 1929 W CRENSHAW ST, WATER OVERPAYMENT</u>	03/24/2017	58.12	.00	99-1075 Utility Cash Clearing	0	3/17		

City of Kuna

Payment Approval Report - City Council Approval

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Report dates: 3/17/2017-3/30/2017

Mar 30, 2017 01:58PM

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 264520.01A:						58.12	.00					
1863	UTILITY REFUNDS #3	268018.01		<u>CBH, 1802 N RHODAMINE AVE, WATER OVERPAYMENT</u>	03/17/2017	23.55	.00	99-1075 Utility Cash Clearing	0	3/17		
Total 268018.01:						23.55	.00					
1863	UTILITY REFUNDS #3	276010.01		<u>CBH, 509 W ALLSPICE CT, WATER OVERPAYMENT</u>	03/23/2017	69.13	.00	99-1075 Utility Cash Clearing	0	3/17		
Total 276010.01:						69.13	.00					
1863	UTILITY REFUNDS #3	30700.01		<u>LAUREL MONTAINE, 1316 W ARMAND ST, WATER OVERPAYMENT</u>	03/23/2017	81.43	.00	99-1075 Utility Cash Clearing	0	3/17		
Total 30700.01:						81.43	.00					
1863	UTILITY REFUNDS #3	310009.01		<u>COLEMAN HOMES, 9453 S MACADAN WAY, WATER OVERPAYMENT</u>	03/20/2017	6.41	.00	99-1075 Utility Cash Clearing	0	3/17		
Total 310009.01:						6.41	.00					
1863	UTILITY REFUNDS #3	310013.01A		<u>COLEMAN HOMES, 9274 S MACADAN WAY, WATER OVERPAYMENT</u>	03/24/2017	73.32	.00	99-1075 Utility Cash Clearing	0	3/17		
Total 310013.01A:						73.32	.00					
1863	UTILITY REFUNDS #3	310132.01		<u>COLEMAN HOMES, 9392 S COPELAND PL, WATER OVERPAYMENT</u>	03/23/2017	102.96	.00	99-1075 Utility Cash Clearing	0	3/17		
Total 310132.01:						102.96	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total UTILITY REFUNDS #3:						1,093.82	80.66					
UTILITY TRAILER SALES OF IDAHO, INC.												
1641	UTILITY TRAILER SALES OF IDAHO, INC.	AI04961	5274	<u>WARNING STROBE LIGHTS FOR THE KUBOTA, B.GILLOGLY, MAR.'17 - PARKS</u>	03/01/2017	413.60	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	3/17		
Total AI04961:						413.60	.00					
Total UTILITY TRAILER SALES OF IDAHO, INC.:						413.60	.00					
WESTERN BUILDING MAINTENANCE, INC.												
1499	WESTERN BUILDING MAINTENANCE, INC.	0098725-IN		<u>MONTHLY JANITORIAL SERVICES FOR MARCH - SENIOR CENTER</u>	03/24/2017	330.33	.00	<u>01-6025 JANITORIAL</u>	1001	3/17		
Total 0098725-IN:						330.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0098726-IN		<u>MONTHLY JANITORIAL SERVICES FOR MARCH, CITY HALL - ADMIN</u>	03/24/2017	84.93	.00	<u>01-6025 JANITORIAL</u>	0	3/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0098726-IN		<u>MONTHLY JANITORIAL SERVICES FOR MARCH, CITY HALL - P & Z</u>	03/24/2017	30.33	.00	<u>01-6025 JANITORIAL</u>	1003	3/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0098726-IN		<u>MONTHLY JANITORIAL SERVICES FOR MARCH, CITY HALL - WATER</u>	03/24/2017	78.87	.00	<u>20-6025 JANITORIAL</u>	0	3/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0098726-IN		<u>MONTHLY JANITORIAL SERVICES FOR MARCH, CITY HALL - SEWER</u>	03/24/2017	78.87	.00	<u>21-6025 JANITORIAL</u>	0	3/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0098726-IN		<u>MONTHLY JANITORIAL SERVICES FOR MARCH, CITY HALL - P.I</u>	03/24/2017	30.33	.00	<u>25-6025 JANITORIAL</u>	0	3/17		
Total 0098726-IN:						303.33	.00					
1499	WESTERN BUILDING MAINTENANCE, INC.	0098727-IN		<u>MONTHLY JANITORIAL SERVICES FOR MARCH, TREATMENT PLANT - WATER</u>	03/24/2017	31.50	.00	<u>20-6025 JANITORIAL</u>	0	3/17		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 3/17/2017-3/30/2017

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
1499	WESTERN BUILDING MAINTENANCE, INC.	0098727-IN		MONTHLY JANITORIAL SERVICES FOR MARCH, TREATMENT PLANT - SEWER	03/24/2017	31.50	.00	21-6025 JANITORIAL	0	3/17		
1499	WESTERN BUILDING MAINTENANCE, INC.	0098727-IN		MONTHLY JANITORIAL SERVICES FOR MARCH, TREATMENT PLANT - P.I	03/24/2017	12.00	.00	25-6025 JANITORIAL	0	3/17		
Total 0098727-IN:						75.00	.00					
Total WESTERN BUILDING MAINTENANCE, INC.:						708.66	.00					
Grand Totals:						347,356.36	53,647.52					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 3/17/2017-3/30/2017

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

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



CITY OF KUNA
751 W 4TH STREET, KUNA ID 83634
(208) 922-5546

RECEIVED
MAR 28 2017
CITY OF KUNA

ALCOHOL LICENSE RENEWAL APPLICATION

CONPAZ INC / ENRIQUE'S MEXICAN RESTAURANT
PO BOX 444
KUNA ID 83634
USA

Date: 02/13/2017

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

Please remember that your signed renewal application, copies of your 2017 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:	For Review at the Council Meeting on:
February 23, 2017	March 7, 2017
March 16, 2017	March 21, 2017
March 30, 2017	April 4, 2017
April 13, 2017	April 18, 2017 (last meeting prior to expiration)

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

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2017 Idaho State License and the Ada County License

Business Name: CONPAZ INC	Acct #: 114
Business Address: 482 W MAIN STREET	Business Phone: (208)922-5169
Mailing Address: PO BOX 444 KUNA ID 83634	
Business Email:	Business Fax: (208) 922-1225
Owner Name: ENRIQUE F CONTRERAS	Owner Phone: 208-922-5169 761-3004
Owner Address: 1922 W ARDELL RD KUNA ID 83634	
State License #:	State Tax ID:

<u>Billing Information</u>	<u>Description</u>	<u>Amount</u>
	On Premise Beer	\$ 200.00
	Liquor-by-the-Drink	\$ 562.50
		0
		0

Total License Fee(s) Due: \$ 762.50

Signature: Enrique F Contreras Date: 3/6/17

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

Date Fee Paid and Receipt # 3/27/17 11.001449 License #: 1708A

State of Idaho

Idaho State Police

Cycle Tracking Number: 92834
ISLD ID: 7094

License Year: 2018

License Number: 16090

Premise Number: 1A-16090
Incorporated City

Retail Alcohol Beverage License

This is to certify, that **Conpaz Inc**
doing business as: **Enrique's Mexican Restaurant**

is licensed to sell alcoholic beverages as stated below at:
482 West Main Street, Kuna, Ada County

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

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

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

Enrique G. Contreras

Signature of Licensee, Corporate Officer, LLC Member or Partner

CONPAZ INC
ENRIQUE'S MEXICAN RESTAURANT
PO BOX 444

KUNA, ID 83634
Mailing Address

TOTAL FEE: \$800.00

License Valid: 05/01/2017 - 04/30/2018

Expires: 04/30/2018

John Powell

Director of Idaho State Police



THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

2017-2018

RETAIL ALCOHOL BEVERAGE LICENSE

2018290

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that Conpaz Inc.

dba: Enrique's Mexican Restaurant

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 482 W. Main St., Kuna, ID 83634



License valid from May 1, 2017 to April 30, 2018

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

[Handwritten Signature]

 Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 1st day of May, 2017

[Handwritten Signature]

 Christopher D. Rich, Clerk

[Handwritten Signature]

 Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)



CITY OF KUNA
751 W 4TH STREET, KUNA ID 83634
(208) 922-5546

ALCOHOL LICENSE RENEWAL APPLICATION

Cuda LLC
8624 Robinson Road
Kuna ID 83634

Date: 02/13/2017

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

Please remember that your signed renewal application, copies of your 2017 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:

February 23, 2017
March 16, 2017
March 30, 2017
April 13, 2017

For Review at the Council Meeting on:

March 7, 2017
March 21, 2017
April 4, 2017
April 18, 2017 (last meeting prior to expiration)

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

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2017 Idaho State License and the Ada County License

Business Name: Cuda LLC

Acct #: 160001

Business Address: 459 W Main Street

Business Phone: (602) 669-4285

Mailing Address: 86245 Robinson Road KUNA ID 83634

Business Email:

Business Fax: (208)

Owner Name: Michael Larson

Owner Phone: (612) 669-4285

Owner Address: 8624 Robinson Road KUNA ID 83634

State License #:

State Tax ID:

Billing Information

Description

Amount

Liquor-by-the-Drink
On Premise Beer

\$ 562.50
\$ 200.00
0
0

Total License Fee(s) Due: \$ 762.50

Signature: _____

Date: _____

3-14-2017

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

Date Fee Paid and Receipt #

3/27/17 11.001448

License #: _____

2017-2018

RETAIL ALCOHOL BEVERAGE LICENSE

2018316

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that Cuda LLC

dba: Big Mic's

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



License valid from May 1, 2017 to April 30, 2018

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

Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 1st day of May, 2017

Christopher D. Rich
Christopher D. Rich, Clerk

David L Case
Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

State of Idaho

Idaho State Police

Cycle Tracking Number: 92017
ISLD ID: 7900

Premise Number: 1A-8411
Incorporated City

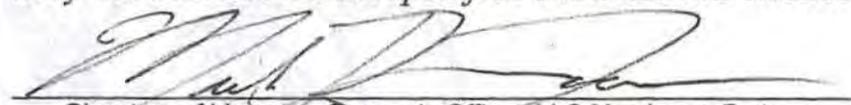
Retail Alcohol Beverage License

License Year: 2018
License Number: 8411

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

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

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



Signature of Licensee, Corporate Officer, LLC Member or Partner

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

CUDA LLC
BIG MIC'S
459 W MAIN ST

KUNA, ID 83634
Mailing Address

TOTAL FEE: \$800.00

License Valid: 05/01/2017 - 04/30/2018

Expires: 04/30/2018



Director of Idaho State Police



SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED



CITY OF KUNA
751 W 4TH STREET, KUNA ID 83634
(208) 922-5546

RECEIVED
MAR 24 2017
CITY OF KUNA

ALCOHOL LICENSE RENEWAL APPLICATION

FIESTA GUADALAJARA
PO BOX 70
ONTARIO OR 97914

Date: 02/13/2017

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

Please remember that your signed renewal application, copies of your 2017 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:

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March 16, 2017
March 30, 2017
April 13, 2017

For Review at the Council Meeting on:

- March 7, 2017
March 21, 2017
April 4, 2017
April 18, 2017 (last meeting prior to expiration)

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

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2017 Idaho State License and the Ada County License

Business Name: FIESTA GUADALAJARA Acct #: 35
Business Address: 780 E AVALON STREET Business Phone: (541) 889-3656
Mailing Address: PO BOX 70 ONTARIO OR 97914
Business Email: Business Fax:
Owner Name: SALVADOR SANCHEZ Owner Phone: (541) 889-3656
Owner Address: 1145 LUCKY LANE ONTARIO CITY OR 97914
State License #: State Tax ID:

Table with 3 columns: Billing Information, Description, Amount. Rows include Liquor-by-the-Drink (\$562.50) and On Premise Beer (\$200.00).

Total License Fee(s) Due: \$ 762.50

Signature: [Handwritten Signature] Date: 2017.2.28

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

Date Fee Paid and Receipt # 3.24.17 11.001445 License #: 1705(A)

2017-2018

RETAIL ALCOHOL BEVERAGE LICENSE

2018182

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that Salvador Sanchez

dba: Fiesta Guadalajara

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 780 E. Avalon, Kuna, ID 83634



License valid from May 1, 2017 to April 30, 2018

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

Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 1st day of May, 2017

Christopher D. Rich

Christopher D. Rich, Clerk

David L. Case

Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

State of Idaho

Idaho State Police

Cycle Tracking Number: 91961
ISLD ID: 5598

Premise Number: 1A-10497
Incorporated City

Retail Alcohol Beverage License

License Year: 2018
License Number: 10497

This is to certify, that Salvador Sanchez
doing business as: Fiesta Guadalajara

is licensed to sell alcoholic beverages as stated below at:
780 E Avalon, Kuna, Ada County

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

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

Signature of Licensee, Corporate Officer, LLC Member or Partner

SALVADOR SANCHEZ
FIESTA GUADALAJARA
PO BOX 70

ONTARIO, OR 97914
Mailing Address

TOTAL FEE: \$800.00

License Valid: 05/01/2017 - 04/30/2018

Expires: 04/30/2018

Director of Idaho State Police



THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED



CITY OF KUNA
751 W 4TH STREET, KUNA ID 83634
(208) 922-5546

ALCOHOL LICENSE RENEWAL APPLICATION

RECEIVED
MAR 28 2017
CITY OF KUNA

GRANTURA KUNA EVENT CENTER
PO BOX 444
KUNA ID 83634
USA

Date: 02/13/2017

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

Please remember that your signed renewal application, copies of your 2017 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:

February 23, 2017
March 16, 2017
March 30, 2017
April 13, 2017

For Review at the Council Meeting on:

March 7, 2017
March 21, 2017
April 4, 2017
April 18, 2017 (last meeting prior to expiration)

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

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2017 Idaho State License and the Ada County License

Business Name: GRANTURA KUNA EVENT CENTER

Acct #: 183

Business Address: 321 W 4TH STREET

Business Phone: (208) 922-2868

Mailing Address: PO BOX 444 KUNA ID 83634

Business Email:

Business Fax: (208) 922-1225

Owner Name: ENRIQUE F CONTRERAS

Owner Phone: 208-922-5469 761-3004

Owner Address: 1922 W ARDELL RD KUNA ID 83634

State License #:

State Tax ID:

Billing Information

Description

Amount

Liquor-by-the-Drink

\$ 562.50

On Premise Beer

\$ 200.00

0

0

Total License Fee(s) Due: \$ 762.50

Signature: *Enrique F Contreras*

Date: *3/16/17*

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

Date Fee Paid and Receipt # *3/27/17 11.001450*

License #: _____

State of Idaho

Idaho State Police

Cycle Tracking Number: 92833
ISLD ID: 7122

License Year: 2018
License Number: 7705

Premise Number: 1A-7705
Incorporated City

Retail Alcohol Beverage License

This is to certify, that Grantura LLC
doing business as: Kuna Event Center

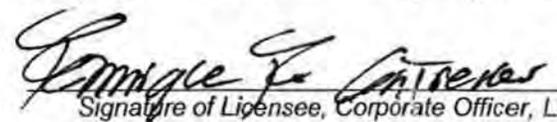
is licensed to sell alcoholic beverages as stated below at:
321 W 4th St, Kuna, Ada County

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

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

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

TOTAL FEE: \$800.00



Signature of Licensee, Corporate Officer, LLC Member or Partner

GRANTURA LLC
KUNA EVENT CENTER
PO BOX 444

KUNA, ID 83634
Mailing Address

License Valid: 05/01/2017 - 04/30/2018

Expires: 04/30/2018



Director of Idaho State Police



SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

2017-2018

RETAIL ALCOHOL BEVERAGE LICENSE

2018289

ADA COUNTY, IDAHO
STATE OF IDAHO

*This is to certify, that Grantura LLC
dba: Kuna Event Center*

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 321 W 4th St, Kuna, ID 83634



License valid from May 1, 2017 to April 30, 2018

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

[Handwritten Signature]

Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 1st day of May, 2017

[Handwritten Signature]

Christopher D. Rich, Clerk

[Handwritten Signature]

Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

RECEIVED FEB 15 2017



CITY OF KUNA
751 W 4TH STREET, KUNA ID 83634
(208) 922-5546

ALCOHOL LICENSE RENEWAL APPLICATION

KUNA SUPER C STORE
PO BOX 1545
BOISE ID 83701
USA

Date: 02/13/2017

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

Please remember that your signed renewal application, copies of your 2017 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:

February 23, 2017
March 16, 2017
March 30, 2017
April 13, 2017

For Review at the Council Meeting on:

March 7, 2017
March 21, 2017
April 4, 2017
April 18, 2017 (last meeting prior to expiration)

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

Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2017 Idaho State License and the Ada County License

Business Name: KUNA SUPER C STORE
Business Address: 331 AVENUE D
Mailing Address: PO BOX 1545 BOISE ID 83701
Business Email:
Owner Name: NATU AND SHARDA PATEL
Owner Address: 784 W BURY ST KUNA ID 83634
State License #:

Acct #: 162
Business Phone: (208)922-4506
Business Fax: (208)
Owner Phone: (208)922-4506
State Tax ID:

Table with 3 columns: Billing Information, Description, Amount. Rows include Off Premise Beer (\$50.00) and Off Premise Wine (\$200.00).

Total License Fee(s) Due: \$ 250.00

Signature: [Handwritten Signature]

Date: 3/22/17

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

Date Fee Paid and Receipt # License #:

State of Idaho

Idaho State Police

Retail Alcohol Beverage License

Cycle Tracking Number: 92251

License Year: 2018
License Number: 3272

Premise Number: 1A-173

This is to certify, that Shiva LLC
doing business as: Kuna Super C Store
is licensed to sell alcoholic beverages as stated below at:
331 Avenue D, Kuna, Ada County

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

Signature of Licensee, Corporate Officer, LLC Member or Partner

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

SHIVA LLC
KUNA SUPER C STORE
PO BOX 1545
BOISE, ID 83701
Mailing Address

TOTAL FEE: \$150.00

License Valid: 05/01/2017 - 04/30/2018

Expires: 04/30/2018

Director of Idaho State Police



SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED

2017-2018

RETAIL ALCOHOL BEVERAGE LICENSE

2018198

ADA COUNTY, IDAHO

STATE OF IDAHO

This is to certify, that Shiva LLC

dba: Kuna Super C Store

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 331 Avenue D, Kuna, ID 83634



License valid from May 1, 2017 to April 30, 2018

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

[Signature]

Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 1st day of May, 2017

[Signature]

Christopher D. Rich, Clerk

[Signature]

Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

RECEIVED
MAR 23 2017
CITY OF KUNA



CITY OF KUNA
751 W 4TH STREET, KUNA ID 83634
(208) 922-5546

ALCOHOL LICENSE RENEWAL APPLICATION

RIDLEY'S FOOD CORP
1403 N MERIDIAN ROAD
KUNA ID 83634
USA

Date: 02/13/2017

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

Please remember that your signed renewal application, copies of your 2017 State and County Alcohol Licenses along with all appropriate fees must be submitted to the Kuna City Clerk's Office by 5:00 PM on the Thursday prior to the City Council meeting, to have your alcohol license reviewed. The following are the dates for your convenience:

Submit by 5:00 PM on:	For Review at the Council Meeting on:
February 23, 2017	March 7, 2017
March 16, 2017	March 21, 2017
March 30, 2017	April 4, 2017
April 13, 2017	April 18, 2017 (last meeting prior to expiration)

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

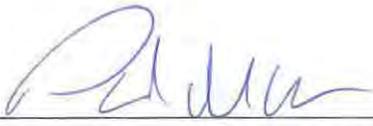
Sincerely,
Chris Engels
City Clerk

All renewal applications must include a copy of the 2017 Idaho State License and the Ada County Licens

Business Name: RIDLEY'S FOOD CORP	Acct #: 155
Business Address: 1403 N MERIDIAN ROAD	Business Phone: (208)922-5586
Mailing Address: 1403 N MERIDIAN ROAD KUNA ID 83634	
Business Email: 8448manager@shopridleys.com	Business Fax: (208)
Owner Name: MARK RIDLEY	Owner Phone: (208)324-4633
Owner Address: 2201 N HARRISON BLVD BOISE ID 83702	
State License #:	State Tax ID:

<u>Billing Information</u>	<u>Description</u>	<u>Amount</u>
	Off Premise Beer	\$ 50.00
	Off Premise Wine	\$ 200.00
		0
		0

Total License Fee(s) Due: \$ 250.00

Signature:  Date: 3-2-17

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

Date Fee Paid and Receipt # _____ License #: _____

2017-2018

RETAIL ALCOHOL BEVERAGE LICENSE

201828

ADA COUNTY, IDAHO
STATE OF IDAHO

*This is to certify, that Ridley's Food Corp
dba: Ridley's Family Market*

is licensed hereby as a retailer of alcohol beverage, as stated below, to the provisions of Title 23, Idaho Code and the laws of the State of Idaho and regulations and ordinances of Board of County Commissioners in regard to the sale of alcoholic beverage at: 1403 N. Meridian Rd., Kuna, ID 83634



License valid from May 1, 2017 to April 30, 2018

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

David L Case
Signature of Licensee or Officer of Corporation

APPROVED by the Board of County Commissioners this 1st day of May, 2017

Christopher D. Rich
Christopher D. Rich, Clerk

David L Case
Chairman

(THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED)

State of Idaho

Idaho State Police

Cycle Tracking Number: 92035

Premise Number: 1A-15444

Retail Alcohol Beverage License

License Year: 2018

License Number: 15444

This is to certify, that Ridley's Food Corp
doing business as: Ridley's Family Market

is licensed to sell alcoholic beverages as stated below at:
1403 N Meridian Rd, Kuna, Ada County

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

Signature of Licensee, Corporate Officer, LLC Member or Partner

Liquor	No
Beer	Yes <u>\$50.00</u>
On-premise consumption	No
Kegs to go	Yes <u>\$20.00</u>
Restaurant	No
Wine by the bottle	Yes <u>\$100.00</u>
Wine by the glass	No
Multipurpose arena	No
Growlers	No

RIDLEY'S FOOD CORP
 RIDLEY'S FAMILY MARKET
 621 WASHINGTON STREET SOUTH

 TWIN FALLS, ID 83301
Mailing Address

TOTAL FEE: \$170.00

License Valid: 05/01/2017 - 04/30/2018

***Expires:* 04/30/2018**

Director of Idaho State Police



SEE REVERSE SIDE FOR SALE OR TRANSFER OF THIS LICENSE

THIS LICENSE MUST BE CONSPICUOUSLY DISPLAYED



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

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: glaw@kunaid.gov

MEMORANDUM

TO: Mayor Stear and Members of City Council

FROM: Gordon N. Law
Kuna City Engineer

RE: Memory Ranch Subdivision No. 1
Letter of Credit Review

DATE: March 28, 2017

The developer of Memory Ranch Subdivision No. 1 started construction last fall but was unable to complete work before cold temperatures and snow shut them down. The developers have accordingly requested permission to provide a financial guarantee for the unfinished work – which is allowed in City Code providing certain conditions are met – so that the plat can be recorded. Following is a review of the status of compliance conditions:

1. Completion of items which are not permitted to be secured by financial guarantee:
 - a. Water Facilities – constructed, tested, and operational.
 - b. Sewer Facilities – constructed, tested, CCTV and operational.
 - c. Irrigation Facilities – constructed, tested except for punch list items – which must be completed before Letter of Credit is in force.
 - d. Off-site Facilities – must be completed, tested and operational before Letter of Credit can be in force.
 - e. Annexation into KMID requested – Completed.
 - f. Fire Hydrants – Completed.
 - g. All-weather Street Surface – Completed.
 - h. Curb, Gutter and Sidewalk – Completed.
 - i. Street Signage – Not completed but required for Letter of Credit.
 - j. Dedication of Water Rights – Not applicable.
 - k. Perimeter Fencing – Not Completed (see item 3.a below).
2. Items to be secured by financial guarantee:
 - a. Street Lighting – Bid and subcontract provided by B & B Electric for \$53,121.
 - b. Landscaping – Bid and subcontract provided by Eloy and Sons Landscape Construction, Inc. for \$75,728.
 - c. Fencing - Bid and subcontract provided by Butte Fence, Inc. for \$49,341.38.

3. Exceptions to City Code

- a. Perimeter Fencing – This does not constitute a life, health or safety issue. In order for staff to proceed with accepting security, however, Council would have to waive the statutory requirement.

4. Financial Instrument Amount

- a. Street Lighting - $\$53,121 \times 1.20 = \underline{\$63,745}$. This amount assumes the submitted bid does not expire. The higher multiplier (1.55) is provided in City Code and recommended if the bid does not survive the security period.
- b. Landscaping - $\$75,728 \times 1.20 = \underline{\$90,874}$.
- c. Fencing - $\$49,341.38 \times 1.20 = \underline{\$59,210}$. This item may be secured only if Council waives the firm statutory requirement.

The face amount of the security totals **\$213,559**.

5. Form of Financial Guarantee

It is the understanding of staff the developer proposes to provide a cash backed, irrevocable standby letter of credit. City Code specifies the letter of credit be drawn on a FDIC or FSLIC insured financial institution, be claimable up to 30 days prior to expiry and not exceed one year in length. Staff strongly suggests the institution has a local office (within 50 miles of Kuna) to allow convenient presentment.

No more than 50% of available permits can be claimed during the life of the letter of credit, and if the pledged improvements are not completed within 120 days of plat recordation, no further permits can be issued.

RECOMMENDATION

Attached is a resolution for consideration approving the amount and form of the financial guarantee.

**RESOLUTION NO. R28-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE KUNA CITY ENGINEER TO ACCEPT AN IRREVOCABLE LETTER OF CREDIT IN LIEU OF CONSTRUCTION FOR THE MEMORY RANCH SUBDIVISION NO. 1 UNDER CERTAIN TERMS AND CONDITIONS SO THE FINAL PLAT MAY BE RECORDED PRIOR TO COMPLETION OF CONSTRUCTION.

Whereas Memory Ranch Subdivision No. 1 exists as part of an approved preliminary plat of the City of Kuna, Idaho; and

Whereas construction plans for Memory Ranch Subdivision No. 1 were approved by the Kuna City Engineer April 27, 2016; and

Whereas construction was commenced but not completed per approved plans prior to onset of inclement winter weather; and

Whereas developer desires to record the final plat for Memory Ranch Subdivision No. 1 prior to completion of construction; and

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

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept an Irrevocable Letter of Credit in lieu of construction for Memory Ranch Subdivision No. 1 under the following terms and conditions:

1. The Letter of Credit applies only to street lighting, landscaping and fencing.
2. All bids amounts submitted for unfinished construction are valid for the life of the Letter of Credit;
3. The Letter of Credit is irrevocable, is drawn upon an FDIC or FSLIC insured institution, is an institution with an office where presentment can be made within 50 miles of Kuna City Hall, the Letter of Credit is claimable up to 30 days prior to expiry and expiry is not more than one year from the date of issuance;
4. The face amount of the Letter of Credit is at least two hundred thirteen thousand five hundred fifty-nine dollars (\$213,559.00);
5. No more than fifty percent of available permits can be claimed during the life of the Letter of Credit and if improvements are not completed within 120 days of issuance of the Letter of Credit, no further building permits can be issued;

BE IT FURTHER RESOLVED that perimeter fencing, as an item not affecting life, health or safety in its absence, is permitted to be secured by this Letter of Credit.

PASSED BY THE COUNCIL of Kuna, Idaho this 4th day of April 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 4th day of April 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



9839 W. Cable Car St. Suite 101 Boise, ID 83709 ~ (208) 895-8858 ~ Fax (208) 895-0714

SUBCONTRACT

This SUBCONTRACT made, effective as of February 27th, 2017 by and between Trilogy Development Inc., hereinafter sometimes referred to as "CONTRACTOR," Challenger Development, Inc., hereinafter sometimes referred to as "OWNER" and

B&B Electric
7287 W. Airway Court
Boise, ID 83709

hereinafter sometimes referred to as "SUBCONTRACTOR," as follows:

1. *DESCRIPTION OF WORK.*

(a) This SUBCONTRACTOR shall provide all licenses, labor, material, equipment and supervision necessary to construct the project according to the CONTRACT DOCUMENTS.

(b) The project, location and principle CONTRACT DOCUMENTS are:

Memory Ranch #1

Civil plans by Bailey Engineering Inc. dated 12/12/16

Proposal by **B&B Electric** dated 12/19/16- see attached.

(c) SUBCONTRACTOR shall perform all work in strict accordance with the CONTRACT DOCUMENTS.

2. *CONTRACT PRICE AND PAYMENT*

(a) This contract is a lump sum contract for the total lump sum amount of **\$53,121.00**.

(b) On or before the 25th day of each month SUBCONTRACTOR shall deliver a request for payment to CONTRACTOR's office. Payment will be made by the 10th of the month following the payment request, subject to CONTRACTOR's approval. **REQUESTS FOR PAYMENT RECEIVED AFTER THE 25TH WILL BE REJECTED FOR PAYMENT FOR THAT PAY CYCLE.**

(c) SUBCONTRACTOR will break out the material costs included in the current bill and payment will be in the form of a two party check, payable to the SUBCONTRACTOR and his material supplier. This will continue until the material supplier provides the CONTRACTOR with a lien release indicating all materials have been paid in full.

- (d) CONTRACTOR shall pay to SUBCONTRACTOR ninety five percent (95%) of that portion of the payment request relating to SUBCONTRACTOR's work that is approved.
- (e) Final payment, including retainage, will be made to the SUBCONTRACTOR within thirty (30) days of satisfactory completion of the project and acceptance by the CONTRACTOR. Final payment will not be made until all punch lists and deficiencies are corrected and approved by all government jurisdictions and the CONTRACTOR. **SUBCONTRACTOR will provide a lien release related to the project as the final step to receiving the final payment.**
- (f) Payment will be in the form of a two party check, payable to the SUBCONTRACTOR and his material supplier.
3. *INDEPENDENT INVESTIGATION BY SUBCONTRACTOR.* The SUBCONTRACTOR agrees that he has thoroughly investigated the site and completed all quantification and cost to complete all construction of the project per plans and specifications within the lump sum price.
4. *EXTRAS.* It is understood and agreed that the SUBCONTRACTOR shall not perform any additional work under this agreement for which the CONTRACTOR is to be invoiced without written authorization in the form of an executed Change Order to this agreement.
5. *TIME SCHEDULE.* The SUBCONTRACTOR shall abide by and shall perform all construction tasks in a timely manner in order to complete all work within the framework of the work schedule previously submitted to and approved by the Contractor.
6. *FAILURE TO PERFORM.* The CONTRACTOR reserves the right terminate the SUBCONTRACTOR's right to proceed with the work should it determine that SUBCONTRACTOR shall not have made adequate provision for the prompt and faithful performance of this SUBCONTRACT, or that SUBCONTRACTOR has fallen behind in his portion of the work, or if the subcontractor shall furnish defective and/or improper materials or work, or if shall appear that SUBCONTRACTOR is not paying his obligations when such become due. CONTRACTOR has the right to proceed to finish the work by himself or otherwise, with the right to retain the damages thereby occasioned out of any money in his hands due the SUBCONTRACTOR and/or to sue for any loss. CONTRACTOR shall also have the right to enter upon the premises and take possession of all materials, tools and appliances belonging to SUBCONTRACTOR and CONTRACTOR may refrain from making any further payments to SUBCONTRACTOR until the entire project shall be fully completed and finished as determined by the CONTRACTOR, at which time only if the unpaid balance of the amount to be paid under this SUBCONTRACT exceeds the damages sustained by CONTRACTOR (including, but not limited to, wages of watchmen, superintendents, overhead interest and consequential damages) shall such excess be paid to SUBCONTRACTOR.
7. *INSURANCE.* SUBCONTRACTOR shall provide to CONTRACTOR and pay for an appropriate certificate of insurance, before performance of, or payment for, any work at the job site, with insurance coverages of the kind required by CONTRACTOR, and in the minimum limits and coverages and for such period of time as designated by CONTRACTOR. Subject to the requirement to provide greater coverages as may be specified in the CONTRACT DOCUMENTS, such insurance shall include, without limitation, the following:
- (a) Workers' compensation as required by all applicable laws including employer's liability with a limit of \$1,000,000 each person and \$1,000,000 each occurrence.
1. Broad form comprehensive general liability, including CONTRACTOR's liability, contingent liability, contractual liability, completed operations, products liability, and explosion, collapse, and underground property damage all on occurrence basis extended for at least two (2) years after completions of the CONTRACT DOCUMENTS, with limits of \$1,000,000 each occurrence personal injury and \$1,000,000 each occurrence property damage or \$2,000,000 combined single limit.

2. Comprehensive automobile liability, including nonownership and hired vehicle coverage as well as owned vehicles, with limits of \$1,000,000 each occurrence bodily injury \$1,000,000 each occurrence property damage or \$1,000,000 combined single limit.
8. *WORK BY OTHERS.* The SUBCONTRACTOR shall coordinate his work with the appropriate Utility Companies, i.e. electrical power, telephone, cable television, water and sewer in the installation of their facilities.
9. *EXISTING SCHEDULES.* The SUBCONTRACTOR shall be responsible for obtaining all existing utility locations to avoid conflicts/damage to those facilities Damages and any costs associated with the repair of existing utilities shall be borne by the SUBCONTRACTOR.
10. *TESTING.* The SUBCONTRACTOR shall be responsible for all testing within his scope of work and acceptance of water and sewer lines, compaction, concrete and asphalt as required by the Municipal Utilities Authority. The cost of utilities testing including waterline disinfection performed by the SUBCONTRACTOR is included within the total lump sum amount of this contract.
11. *PRECEDENCE.* Should there be any discrepancies between the Plans, Standard Specifications, the SUBCONTRACTOR' S Bid Proposal, other Contract Documents and Agreement, the Terms and Conditions of this Agreement shall prevail.
12. *GENERAL*
 - (a) The SUBCONTRACTOR shall abide by all Governmental codes and ordinances required by Federal, State and Local Agencies.
 - (b) The SUBCONTRACTOR shall be duly licensed by all agencies concerned to perform the work scope.
 - (c) All temporary water, sanitary and electrical facilities required shall be the responsibility of the SUBCONTRACTOR.
 - (d) All work performed by the SUBCONTRACTOR is warranted for two (2) years from the date of acceptance by appropriate authorities.
 - (e) The SUBCONTRACTOR shall adhere to all OSHA requirements.
 - (f) The SUBCONTRACTOR shall remove all rubbish, trash and debris accumulated in connection with his work on a continuing basis as work progresses. Trees, brush and all other vegetation accumulated as a result of land clearing shall be removed from the jobsite to a disposal area provided by the SUBCONTRACTOR. The cost of debris removed by the SUBCONTRACTOR is included in the lump sum price.
13. *SURVEY AND STAKING.* The CONTRACTOR will furnish all construction staking and obtain all as-built information as required. Construction staking furnished by the Contractor will be one-time only. The SUBCONTRACTOR shall take due care during construction so as not to destroy any staking furnished by the CONTRACTOR. Any re-staking performed by the CONTRACTOR required due to negligence by the SUBCONTRACTOR shall be at the SUBCONTRACTOR's expense.
14. *SPECIAL CONDITIONS*
 - (a) Any damage done by SUBCONTRACTOR's personnel shall be repaired and/or replaced at the sole expense of the SUBCONTRACTOR.
 - (b) SUBCONTRACTOR shall protect his work at all times and shall be solely responsible for any damage done to his work and repairs needed to his work.

- (c) Any additional fees or costs created by SUBCONTRACTOR due to failure to schedule, or re-scheduling of inspections is the sole responsibility of this SUBCONTRACTOR.
 - (d) This SUBCONTRACTOR is responsible for all pavement restoration of existing paved roadways which are disturbed by his work.
15. **ATTORNEY'S FEES.** In the event that any action is filed in relation to this SUBCONTRACT, including but not limited to enforcing an arbitration award or an suit on any bond furnished hereunder, the unsuccessful party in the action shall pay to the successful, in addition to all the sums that either party may be called to pay, a reasonable sum for the successful party's attorney's fees.
 16. **INSOLVENCY OR BANKRUPTCY.** In the event SUBCONTRACTOR commits any act of insolvency or bankruptcy, this SUBCONTRACT may be terminated at the option of CONTRACTOR.
 17. **HEIRS AND ASSIGNS.** This SUBCONTRACT shall inure to the benefit of, and be binding upon, the heirs, executors, administrators, and successors of the respective parties hereto, and the assigns of said CONTRACTOR.
 18. **ENTIRE AGREEMENT - SEVERABILITY.** This SUBCONTRACT shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon either party except to the extent incorporated in this agreement. Any provision of this SUBCONTRACT that is found to be prohibited by law or unenforceable shall not invalidate the remainder of this SUBCONTRACT.
 19. **MODIFICATION OF AGREEMENT.** Except as otherwise provided in this SUBCONTRACT, any modification of this SUBCONTRACT or additional obligations assumed by either party in connection with this agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.
 20. **NOTICES.** Except as otherwise provided in this SUBCONTRACT, all legal notices to be given by either party to the other shall be made in writing by hand delivery or by registered or certified mail, return receipt requested or by other method reasonably capable of proof of receipt thereof and addressed to the parties at their respective addresses first set forth above, or to such other address as either may designate from time to time to the other. Any notice shall be effective as of its date of receipt.
 21. **AUTHORITY TO SIGN AGREEMENT.** The person signing below on behalf of a corporation or other entity represents that he or she has the full power and authority to enter into this SUBCONTRACT on behalf of such entity.

THIS SUBCONTRACT CONSISTS OF FOUR (4) PAGES

Executed in Boise, Idaho February 27, 2017

B+B Electric
SUBCONTRACTOR

CONTRACTOR

Tom K. Brown

[Signature]

Title: *President*
License No. RCE-
C2209

Title:
License No. RCE-29304

Memory Remo #1



7287 W Airway Court
Boise, ID 83709
208-323-8408

STATE OF IDAHO
LICENSE
C2209



Estimate

Date: 12/19/2016
Estimate #: 1610X

TRILOGY DEVELOPMENT
2364 S. TITANIUM PL.
MERIIDIAN, ID 83642

MEMORY RANCH #1
KUNA ID

Qty	Description	Total
5	SUPPLY, WIRE & INSTALL 25' 90 WATT CLASS LED ANCHOR BASE POLE/SHOEBOX STYLE	
11	25' 50 WATT CLASS LED ANCHOR BASE POLE/SHOEBOX STYLE	
1	LABOR MATERIAL PERMIT	53,121.00
<p>PRICE INCLUDES ; 1)1900' TRENCHING CONDUIT AND WIRE 2) DIRECT BURY METER PEDISTAL WITH 20' EMPTY 2" CONDUIT TO IPCO SUPPLY</p>		
<p>PRICE DOES NOT INCLUDE: 1) IPCO OR ACHD FEES OR TRAFFIC CONTROL IF REQUIRED 2) DAVIT STYLE POLES IF REQUIRED FOR CLEARANCE OF IPCO POWER LINES ON TEN MILE 3) MINIMUM 26' DEEP SLEEVES FOR SIDEWALKS AND STREETS</p>		
<p>PRICE INCLUDES: SPECIFIED AMOUNT OF TRENCHING, WIRE & CONDUIT. PERMIT IF REQUIRED.</p>		
<p>PRICE DOES NOT INCLUDE: EXTRA LABOR OR MATERIAL IF ROCK OR WATER IS ENCOUNTERED. FINAL BILLING MAY CHANGE DUE TO IN FIELD AJDUSTMENTS. ALL SLEEVES BY OTHERS. ANY ADA COUNTY FEES OR PERMITS OR RIGHT OF WAY.</p>		

PRICE GOOD FOR 45 DAYS FROM DATE. NO WARRANTY ON LABOR OR MATERIAL NOT SUPPLIED BY B&B ELECTRIC. ONLY ITEMS ON ITEMIZED LIST INCLUDED IN ESTIMATE.

ALL MATERIALS REMAIN PROPERTY OF B&B ELECTRIC UNTIL FINAL BILL IS PAID IN FULL. B&B ELECTRIC RESERVES THE RIGHT TO REMOVE MATERIAL THAT HAS NOT BEEN PAID FOR.

Signature 

Total \$53,121.00



9839 W. Cable Car St. Suite 101 Boise, ID 83709 ~ (208) 895-8858 ~ Fax (208) 895-0714

SUBCONTRACT

This SUBCONTRACT made, effective as of March 21, 2017, by and between Trilogy Development Inc., hereinafter sometimes referred to as "CONTRACTOR," Challenger Development, Inc., hereinafter sometimes referred to as "OWNER" and

**Eloy & Sons Landscape Construction Inc.
1765 S. Robinson Blvd.
Nampa, ID 83686**

hereinafter sometimes referred to as "SUBCONTRACTOR," as follows:

1. *DESCRIPTION OF WORK.*

- (a) This SUBCONTRACTOR shall provide all licenses, labor, material, equipment and supervision necessary to construct the project according to the CONTRACT DOCUMENTS.
- (b) The project, location and principle CONTRACT DOCUMENTS are:

Memory Ranch #1

Per landscape plan from Jensen Belts 9/14/16.

Proposal by Eloy & Sons Landscape Construction Inc. dated 3/14/2015 -- see attached.

- (c) SUBCONTRACTOR shall perform all work in strict accordance with the CONTRACT DOCUMENTS.

2. *CONTRACT PRICE AND PAYMENT*

- (a) This contract is a lump sum contract for the total lump sum amount of \$75,728.00.
- (b) On or before the 25th day of each month SUBCONTRACTOR shall deliver a request for payment to CONTRACTOR's office. Payment will be made by the OWNER by the 10th of the month following the payment request, subject to CONTRACTOR's approval. **REQUESTS FOR PAYMENT RECEIVED AFTER THE 25TH WILL BE REJECTED FOR PAYMENT FOR THAT PAY CYCLE.**
- (c) SUBCONTRACTOR will break out the material costs included in the current bill and payment will be in the form of a two party check, payable to the SUBCONTRACTOR and his material supplier. This will continue until the material supplier provides the CONTRACTOR with a lien release indicating all materials have been paid in full.

- (d) OWNER shall pay to SUBCONTRACTOR ninety five percent (95%) of that portion of the payment request relating to SUBCONTRACTOR's work that is approved.
- (e) Final payment, including retainage, will be made to the SUBCONTRACTOR within thirty (30) days of satisfactory completion of the project and acceptance by the OWNER. Final payment will not be made until all punch lists and deficiencies are corrected and approved by all government jurisdictions and the CONTRACTOR. **SUBCONTRACTOR will provide a lien release related to the project as the final step to receiving the final payment.**
- (f) Payment will be in the form of a two party check, payable to the SUBCONTRACTOR and his material supplier.
3. *INDEPENDENT INVESTIGATION BY SUBCONTRACTOR.* The SUBCONTRACTOR agrees that he has thoroughly investigated the site and completed all quantification and cost to complete all construction of the project per plans and specifications within the lump sum price.
4. *EXTRAS.* It is understood and agreed that the SUBCONTRACTOR shall not perform any additional work under this agreement for which the CONTRACTOR is to be invoiced without written authorization in the form of an executed Change Order to this agreement.
5. *TIME SCHEDULE.* The SUBCONTRACTOR shall abide by and shall perform all construction tasks in a timely manner in order to complete all work within the framework of the work schedule previously submitted to and approved by the Contractor.
6. *FAILURE TO PERFORM.* The CONTRACTOR reserves the right terminate the SUBCONTRACTOR's right to proceed with the work should it determine that SUBCONTRACTOR shall not have made adequate provision for the prompt and faithful performance of this SUBCONTRACT, or that SUBCONTRACTOR HAS fallen behind in his portion of the work, or if the subcontractor shall furnish defective and/or improper materials or work, or if shall appear that SUBCONTRACTOR is not paying his obligations when such become due. CONTRACTOR has the right to proceed to finish the work by himself or otherwise, with the right to retain the damages thereby occasioned out of any money in his hands due the SUBCONTRACTOR and/or to sue for any loss. CONTRACTOR shall also have the right to enter upon the premises and take possession of all materials, tools and appliances belonging to SUBCONTRACTOR and OWNER may refrain from making any further payments to SUBCONTRACTOR until the entire project shall be fully completed and finished as determined by the CONTRACTOR, at which time only if the unpaid balance of the amount to be paid under this SUBCONTRACT exceeds the damages sustained by OWNER (including, but not limited to, wages of watchmen, superintendents, overhead interest and consequential damages) shall such excess be paid to SUBCONTRACTOR.
7. *INSURANCE.* SUBCONTRACTOR shall provide to CONTRACTOR and pay for an appropriate certificate of insurance, before performance of, or payment for, any work at the job site, with insurance coverages of the kind required by CONTRACTOR, and in the minimum limits and coverages and for such period of time as designated by CONTRACTOR. Subject to the requirement to provide greater coverages as may be specified in the CONTRACT DOCUMENTS, such insurance shall include, without limitation, the following:
- (a) Workers' compensation as required by all applicable laws including employer's liability with a limit of \$1,000,000 each person and \$1,000,000 each occurrence.
1. Broad form comprehensive general liability, including CONTRACTOR's liability, contingent liability, contractual liability, completed operations, products liability, and explosion, collapse, and underground property damage all on occurrence basis extended for at least two (2) years after completions of the CONTRACT DOCUMENTS, with limits of \$1,000,000 each occurrence personal injury and \$1,000,000 each occurrence property damage or \$2,000,000 combined single limit.

2. Comprehensive automobile liability, including nonownership and hired vehicle coverage as well as owned vehicles, with limits of \$1,000,000 each occurrence bodily injury \$1,000,000 each occurrence property damage or \$1,000,000 combined single limit.
 3. Both OWNER and CONTRACTOR to be listed as additionally insured on SUBCONTRACTOR policy.
8. *WORK BY OTHERS.* The SUBCONTRACTOR shall coordinate his work with the appropriate Utility Companies, i.e. electrical power, telephone, cable television, water and sewer in the installation of their facilities.
 9. *EXISTING SCHEDULES.* The SUBCONTRACTOR shall be responsible for obtaining all existing utility locations to avoid conflicts/damage to those facilities Damages and any costs associated with the repair of existing utilities shall be borne by the SUBCONTRACTOR.
 10. *TESTING.* The SUBCONTRACTOR shall be responsible for all testing within his scope of work and acceptance of water and sewer lines, compaction, concrete and asphalt as required by the Municipal Utilities Authority. The cost of utilities testing including waterline disinfection performed by the SUBCONTRACTOR is included within the total lump sum amount of this contract.
 11. *PRECEDENCE.* Should there be any discrepancies between the Plans, Standard Specifications, the SUBCONTRACTOR' S Bid Proposal, other Contract Documents and Agreement, the Terms and Conditions of this Agreement shall prevail.
12. *GENERAL*
 - (a) The SUBCONTRACTOR shall abide by all Governmental codes and ordinances required by Federal, State and Local Agencies.
 - (b) The SUBCONTRACTOR shall be duly licensed by all agencies concerned to perform the work scope.
 - (c) All temporary water, sanitary and electrical facilities required shall be the responsibility of the SUBCONTRACTOR.
 - (d) All work performed by the SUBCONTRACTOR is warranted for two (2) years from the date of acceptance by appropriate authorities.
 - (e) The SUBCONTRACTOR shall adhere to all OSHA requirements.
 - (f) The SUBCONTRACTOR shall remove all rubbish, trash and debris accumulated in connection with his work on a continuing basis as work progresses. Trees, brush and all other vegetation accumulated as a result of land clearing shall be removed from the jobsite to a disposal area provided by the SUBCONTRACTOR. The cost of debris removed by the SUBCONTRACTOR is included in the lump sum price.
 13. *SURVEY AND STAKING.* The CONTRACTOR will furnish all construction staking and obtain all as-built information as required. Construction staking furnished by the Contractor will be one-time only. The SUBCONTRACTOR shall take due care during construction so as not to destroy any staking furnished by the CONTRACTOR. Any re-staking performed by the CONTRACTOR required due to negligence by the SUBCONTRACTOR shall be at the SUBCONTRACTOR's expense.
 14. *SPECIAL CONDITIONS*
 - (a) Any damage done by SUBCONTRACTOR's personnel shall be repaired and/or replaced at the sole expense of the SUBCONTRACTOR.

- (b) SUBCONTRACTOR shall protect his work at all times and shall be solely responsible for any damage done to his work and repairs needed to his work.
 - (c) Any additional fees or costs created by SUBCONTRACTOR due to failure to schedule, or re-scheduling of inspections is the sole responsibility of this SUBCONTRACTOR.
 - (d) This SUBCONTRACTOR is responsible for all pavement restoration of existing paved roadways which are disturbed by his work.
15. *ATTORNEY'S FEES.* In the event that any action is filed in relation to this SUBCONTRACT, including but not limited to enforcing an arbitration award or an suit on any bond furnished hereunder, the unsuccessful party in the action shall pay to the successful, in addition to all the sums that either party may be called to pay, a reasonable sum for the successful party's attorney's fees.
 16. *INSOLVENCY OR BANKRUPTCY.* In the event SUBCONTRACTOR commits any act of insolvency or bankruptcy, this SUBCONTRACT may be terminated at the option of CONTRACTOR.
 17. *HEIRS AND ASSIGNS.* This SUBCONTRACT shall inure to the benefit of, and be binding upon, the heirs, executors, administrators, and successors of the respective parties hereto, and the assigns of said CONTRACTOR.
 18. *ENTIRE AGREEMENT – SEVERABILITY.* This SUBCONTRACT shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon either party except to the extent incorporated in this agreement. Any provision of this SUBCONTRACT that is found to be prohibited by law or unenforceable shall not invalidate the remainder of this SUBCONTRACT.
 19. *MODIFICATION OF AGREEMENT.* Except as otherwise provided in this SUBCONTRACT, any modification of this SUBCONTRACT or additional obligations assumed by either party in connection with this agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.
 20. *NOTICES.* Except as otherwise provided in this SUBCONTRACT, all legal notices to be given by either party to the other shall be made in writing by hand delivery or by registered or certified mail, return receipt requested or by other method reasonably capable of proof of receipt thereof and addressed to the parties at their respective addresses first set forth above, or to such other address as either may designate from time to time to the other. Any notice shall be effective as of its date of receipt.
 21. *AUTHORITY TO SIGN AGREEMENT.* The person signing below on behalf of a corporation or other entity represents that he or she has the full power and authority to enter into this SUBCONTRACT on behalf of such entity.

THIS SUBCONTRACT CONSISTS OF FOUR (4) PAGES

Executed in Boise, Idaho March 21, 2017.

SUBCONTRACTOR

CONTRACTOR

VP 
 Title:
 License No.


 Title:
 License No. RCE-29304

Eloy & Sons Landscape Construction Inc.
1765 S. Robinson Blvd.
Nampa, ID 83686

Estimate

Bill to: John Laude Jr.

Date: October 31, 2016

Project Name: Memory Ranch

Address: Ten Mile Road Kuna, ID

Estimate #: 1047

Estimate Includes:

- Fine grading as needed
- Supply and install automatic sprinkler system
- Supply and install 428 shrubs as per plan
- Supply and install 89 trees as per plan
- Supply and install commercial grade weed barrier in planter beds
- Supply and install 1" perma bark or equivalent in planter beds
- Supply and install Kentucky Blue/Rye sod in lawn areas

Total: \$75,728

Note: All work is guaranteed for one full year from time of completion. Thank you



9839 W. Cable Car St, Suite 101 Boise, ID 83709 ~ (208) 895-8858 ~ Fax (208) 895-0714

SUBCONTRACT

This SUBCONTRACT made, effective as of March 21, 2017, by and between Trilogy Development Inc., hereinafter sometimes referred to as "CONTRACTOR," Challenger Development, Inc., hereinafter sometimes referred to as "OWNER" and

Butte Fence, Inc.
2049 W. Wilson Lane
Meridian, ID 83642

hereinafter sometimes referred to as "SUBCONTRACTOR," as follows:

1. *DESCRIPTION OF WORK.*

- (a) This SUBCONTRACTOR shall provide all licenses, labor, material, equipment and supervision necessary to construct the project according to the CONTRACT DOCUMENTS.
- (b) The project, location and principle CONTRACT DOCUMENTS are:
Memory Ranch #1
 Highlighted final plat sent 10/19/16.
 Proposal by **Butte Fence, Inc.** dated 10/20/16 – see attached.
- (c) SUBCONTRACTOR shall perform all work in strict accordance with the CONTRACT DOCUMENTS.

2. *CONTRACT PRICE AND PAYMENT*

- (a) This contract is a lump sum contract for the total lump sum amount of \$49,341.38.
- (b) On or before the 25th day of each month SUBCONTRACTOR shall deliver a request for payment to CONTRACTOR's office. Payment will be made by the 10th of the month following the payment request, subject to CONTRACTOR's approval. **REQUESTS FOR PAYMENT RECEIVED AFTER THE 25TH WILL BE REJECTED FOR PAYMENT FOR THAT PAY CYCLE.**
- (c) SUBCONTRACTOR will break out the material costs included in the current bill and payment will be in the form of a two party check, payable to the SUBCONTRACTOR and his material supplier. This will continue until the material supplier provides the CONTRACTOR with a lien release indicating all materials have been paid in full.

- (d) CONTRACTOR shall pay to SUBCONTRACTOR ninety five percent (95%) of that portion of the payment request relating to SUBCONTRACTOR's work that is approved.
- (e) Final payment, including retainage, will be made to the SUBCONTRACTOR within thirty (30) days of satisfactory completion of the project and acceptance by the CONTRACTOR. Final payment will not be made until all punch lists and deficiencies are corrected and approved by all government jurisdictions and the CONTRACTOR. SUBCONTRACTOR will provide a lien release related to the project as the final step to receiving the final payment.
- (f) Payment will be in the form of a two party check, payable to the SUBCONTRACTOR and his material supplier.
3. *INDEPENDENT INVESTIGATION BY SUBCONTRACTOR.* The SUBCONTRACTOR agrees that he has thoroughly investigated the site and completed all quantification and cost to complete all construction of the project per plans and specifications within the lump sum price.
4. *EXTRAS.* It is understood and agreed that the SUBCONTRACTOR shall not perform any additional work under this agreement for which the CONTRACTOR is to be invoiced without written authorization in the form of an executed Change Order to this agreement.
5. *TIME SCHEDULE.* The SUBCONTRACTOR shall abide by and shall perform all construction tasks in a timely manner in order to complete all work within the framework of the work schedule previously submitted to and approved by the Contractor.
6. *FAILURE TO PERFORM.* The CONTRACTOR reserves the right terminate the SUBCONTRACTOR's right to proceed with the work should it determine that SUBCONTRACTOR shall not have made adequate provision for the prompt and faithful performance of this SUBCONTRACT, or that SUBCONTRACTOR has fallen behind in his portion of the work, or if the subcontractor shall furnish defective and/or improper materials or work, or if shall appear that SUBCONTRACTOR is not paying his obligations when such become due. CONTRACTOR has the right to proceed to finish the work by himself or otherwise, with the right to retain the damages thereby occasioned out of any money in his hands due the SUBCONTRACTOR and/or to sue for any loss. CONTRACTOR shall also have the right to enter upon the premises and take possession of all materials, tools and appliances belonging to SUBCONTRACTOR and CONTRACTOR may refrain from making any further payments to SUBCONTRACTOR until the entire project shall be fully completed and finished as determined by the CONTRACTOR, at which time only if the unpaid balance of the amount to be paid under this SUBCONTRACT exceeds the damages sustained by CONTRACTOR (including, but not limited to, wages of watchmen, superintendents, overhead interest and consequential damages) shall such excess be paid to SUBCONTRACTOR.
7. *INSURANCE.* SUBCONTRACTOR shall provide to CONTRACTOR and pay for an appropriate certificate of insurance, before performance of, or payment for, any work at the job site, with insurance coverages of the kind required by CONTRACTOR, and in the minimum limits and coverages and for such period of time as designated by CONTRACTOR. Subject to the requirement to provide greater coverages as may be specified in the CONTRACT DOCUMENTS, such insurance shall include, without limitation, the following:
- (a) Workers' compensation as required by all applicable laws including employer's liability with a limit of \$1,000,000 each person and \$1,000,000 each occurrence.
1. Broad form comprehensive general liability, including CONTRACTOR's liability, contingent liability, contractual liability, completed operations, products liability, and explosion, collapse, and underground property damage all on occurrence basis extended for at least two (2) years after completions of the CONTRACT DOCUMENTS, with limits of \$1,000,000 each occurrence personal injury and \$1,000,000 each occurrence property damage or \$2,000,000 combined single limit.

2. Comprehensive automobile liability, including nonownership and hired vehicle coverage as well as owned vehicles, with limits of \$1,000,000 each occurrence bodily injury \$1,000,000 each occurrence property damage or \$1,000,000 combined single limit.
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11. *PRECEDENCE.* Should there be any discrepancies between the Plans, Standard Specifications, the SUBCONTRACTOR'S Bid Proposal, other Contract Documents and Agreement, the Terms and Conditions of this Agreement shall prevail.
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 - (a) The SUBCONTRACTOR shall abide by all Governmental codes and ordinances required by Federal, State and Local Agencies.
 - (b) The SUBCONTRACTOR shall be duly licensed by all agencies concerned to perform the work scope.
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 - (b) SUBCONTRACTOR shall protect his work at all times and shall be solely responsible for any damage done to his work and repairs needed to his work.

- (c) Any additional fees or costs created by SUBCONTRACTOR due to failure to schedule, or re-scheduling of inspections is the sole responsibility of this SUBCONTRACTOR.
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15. *ATTORNEY'S FEES.* In the event that any action is filed in relation to this SUBCONTRACT, including but not limited to enforcing an arbitration award or an suit on any bond furnished hereunder, the unsuccessful party in the action shall pay to the successful, in addition to all the sums that either party may be called to pay, a reasonable sum for the successful party's attorney's fees.
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 20. *NOTICES.* Except as otherwise provided in this SUBCONTRACT, all legal notices to be given by either party to the other shall be made in writing by hand delivery or by registered or certified mail, return receipt requested or by other method reasonably capable of proof of receipt thereof and addressed to the parties at their respective addresses first set forth above, or to such other address as either may designate from time to time to the other. Any notice shall be effective as of its date of receipt.
 21. *AUTHORITY TO SIGN AGREEMENT.* The person signing below on behalf of a corporation or other entity represents that he or she has the full power and authority to enter into this SUBCONTRACT on behalf of such entity.

THIS SUBCONTRACT CONSISTS OF FOUR (4) PAGES

Executed in Boise, Idaho March 21, 2017.

SUBCONTRACTOR

CONTRACTOR


 Title: President
 License No. RCE- 2292


 Title:
 License No. RCE-29104



BUTTE FENCE, INC.

2049 E. Wilson Lane
Meridian, ID 83642

Phone (208) 884-0203
Fax (208) 884-8929

ID Cont. # RCE-2292 Nev. Lisc. #0076048 Ore. Lisc. #188340
ID Public Works # PWC-C-15811-B-4

Quote

Built Right, Built to Last

Customer No.: TRILOGY
Quote No.: 60272

Quote To: Trifogy Development
9839 W Cable Car St., Ste. 101
Boise, ID 83709

Phone (208) 409-5200
Fax

Ship To: Memory Ranch
apprx. 1876' of 6' vinyl
apprx. 100' of 4' vinyl
apprx. 398' - 2 rail wrought iron

Date		Ship Via		F.O.B.		Terms	
10/20/16						Payable Upon Receipt	
Purchase Order Number			Sales Person			Required	
			Chuck Elliott			10/20/16	
Quantity		Item Number	Description	Unit Price	Amount		
Required	Shipped					B.O.	
100			4' tan panel priv. per foot	11.15	1115.00		
1876			6' tan vinyl per foot	13.85	25982.60		
398			5' wrought iron - 2 rail per foot	18.91	7528.18		
1			concrete	1898.00	1898.00		
2374.000			installation	5.40	12819.60		
							49341.38
							49341.38

This bid is based upon approximate footage. The final cost may vary according to the actual product used and labor required to complete the job. Permits, sprinkler lines and other unmarked lines are the customers responsibility. Hard soil and digging conditions may increase the price of labor. Any changes on the project must be approved and signed by the customer.

This bid is valid for 30 days from date given.

Customer Signature _____

Date _____

3/21/17

**FINANCING AVAILABLE OAC FOR UP TO 12 MONTHS, SAME AS CASH
TALK TO YOUR SALES REPRESENTATIVE**

**RESOLUTION NO. R29-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE UTILITY RELOCATION AGREEMENT BY AND BETWEEN THE CITY OF KUNA, IDAHO AND CENTURY LINK, INC. TO RELOCATE CENTURY LINK'S COMMUNICATIONS AND/OR FIBER OPTIC LINES AT CENTURY LINK'S EXPENSE.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute the agreement with Century Link, Inc. for the relocation of the communications and/or fiber optic lines at Century Link's expense pursuant to the terms of the agreement, as attached as **Exhibit A**.

PASSED BY THE COUNCIL of Kuna, Idaho this 4th day of April, 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 4th day of April, 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

UTILITY RELOCATION AGREEMENT

KUNA DOWNTOWN REVITALIZATION PROJECT

PHASE 1

ITD PROJECT NO. A020(063)

ITD KEY NO. 20063

ICDBG PROJECT NO. ICDBG-16-III-ED

J-U-B PROJECT NO. 10-16-080

THIS UTILITY RELOCATION AGREEMENT ("Agreement") is made and entered into this 22nd day of March, 2017, by and between the **CITY OF KUNA**, hereinafter referred to as the "CITY", and **CENTURYLINK**, hereinafter referred to as the "COMPANY".

GENERAL DEFINITIONS

Contractor – Individual, partnership, firm, corporation, or any combination thereof including their respective officers, agents, employees and their respective subcontractors including officers, agents and employees that are contracted to the Project.

Project – The work defined by the plans and specifications developed by the CITY as described in paragraph 1 of this Agreement.

PURPOSE:

The CITY proposes to improve Phase 1 of **Main Street** in Kuna, Idaho. It is necessary to relocate or modify COMPANY facilities generally located on or under Main Street and intersecting streets to accommodate the Project. The Project is to be completed over the course of 4 months between April 15th and July 31st, 2017. Utility relocations shall be relocated as a part of the Project in conjunction with the CITY's Contractor. This Agreement sets out the terms and conditions under which the relocation or modification of COMPANY facilities is to be accomplished.

TERMS:

1. Basis of Cost:

A) The COMPANY shall, at its sole expense, relocate its existing underground communication/fiber optic cables (if necessary), provide and install a new fiber optic vault and lid that meets ADA requirements in its current location, and relocate the existing above ground fiber optic marker back to the existing right of way line that are identified in the Project documents

2. Relocation of COMPANY Facilities:

A) The COMPANY shall arrange for all labor, materials, and equipment, including survey services, necessary for the completion of Utility Relocation as shown on the Relocation Plans.

B) Utility Relocation may either be done with COMPANY forces and equipment or by a contract awarded by the COMPANY.

C) Utility Relocation shall be completed either 1) prior to the CITY beginning work on the Project or 2) by coordinating with the CITY's Contractor during construction of the Project. The COMPANY shall either verify that the CITY has acquired right-of-way or make its own arrangement with each property owner before starting Utility Relocation.

D) The COMPANY shall furnish a work schedule, including dates for beginning and end of work, to the CITY prior to the start of Utility Relocation. This work schedule is to include any activities or work required by the CITY or its Contractor necessary for the completion of Utility Relocation. Any revision to the Work Schedule shall be furnished to the CITY by COMPANY. The parties understand that the Work Schedule represents the COMPANY's current good faith estimate for its relocation work for the Project. The COMPANY shall have fifteen (15) business days to complete the work. If the work cannot be completed within fifteen (15) days, the COMPANY shall communicate to the CITY, in writing, the basis for the delay and the material change to the Work Schedule, consult with the CITY, and then the COMPANY shall exercise due diligence in completing the work.

F) The COMPANY shall notify the CITY 48 hours prior to start of Utility Relocation.

G) The COMPANY shall notify the CITY in writing of the date when Utility Relocation is completed.

H) The COMPANY shall coordinate with the CITY's Contractor during the Kuna Downtown Revitalization project for the timing, installation, and location of the power drop for the downtown street lighting.

5. CITY and COMPANY Contact Persons

A) The COMPANY is to submit billings, documents and coordinate all Utility Relocation activities through the CITY contact person of:

Bob Bachman
City of Kuna, Idaho
Post Office Box 13
Kuna, Idaho 83634
(208) 577-8794

The CITY may change its contact person by notifying the COMPANY in writing.

B) The CITY is to coordinate all Utility Relocation activities through the COMPANY's contact person of:

Cindi Davis
CenturyLink
3110 Commercial Way
Caldwell, ID 83605

(208) 571-0816

The COMPANY may change its contact person by notifying the CITY in writing.

6. Choice of Law and Severability

A) This Agreement is governed by the laws of the State of Idaho. If a term of this Agreement is determined to be illegal by competent authority, it will not invalidate the remaining terms of this Agreement.

B) Venue for any lawsuit or litigation against either the CITY or COMPANY shall be Ada County, Idaho.

7. Modifications to Agreement or Utility Relocation

Proposed modifications to this Agreement or Utility Relocation as defined by the Project shall be approved by both parties in advance and in writing by a change order issued from the CITY. Deviation from this Agreement or Utility Relocation as defined by the Project without prior approval by one party will remove that portion of the Utility Relocation from reimbursement under this Agreement, unless the deviation is promptly cured by the deviating party after written notice from the other party.

8. Successors and Assigns

This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns.

IN WITNESS WHEREOF the parties have executed this Agreement by their duly authorized representatives.

CENTURYLINK:

Ethel C Davis
Signature

Ethel C Davis
Print Name

CITY:

Signature

Joe L. Stear, Mayor



City of Kuna

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

Findings of Fact and Conclusions of Law

To: Kuna City Council

Case Number: 16-09-AN
(Annexation)

Location: 1420 W. Hubbard Rd.
Kuna, ID 83634

Planner: Trevor Kesner,
Planner II

Hearing Date: March 21, 2017
Findings: April 4, 2017

Owner/Applicant: Michael Robinson
1420 W. Hubbard Rd
Kuna, ID 83634



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| C. Aerial Map | K. Decision by the Council |
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| F. Staff Analysis | |
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| H. Comprehensive Plan Analysis | |

A. Course of Proceedings

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states annexation is designated as a public hearing with the Planning and Zoning Commission as the recommending body and 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 Land Use Planning Act (LLUPA).

a. Notifications

- | | |
|---------------------------|-------------------|
| i. Neighborhood Meeting | August 19, 2016 |
| ii. Agencies Notified | November 23, 2016 |
| iii. 300' Property Owners | February 10, 2017 |
| iv. Kuna, Melba Newspaper | February 15, 2017 |
| v. Site Posted | February 18, 2017 |

B. Applicant Request:

1. The applicant is requesting approval to annex an approximately 1.0-acre parcel into Kuna City limits. The subject parcel is located at 1420 W. Hubbard Road, Kuna. The applicant requests an 'R-2' (Low Density Residential) zoning designation.

C. Aerial Map



D. History: The parcel is contiguous to City limits and is currently zoned R-1 (Estate Residential) in Ada County. The Robinson’s primary residence is located on the subject site.

E. General Projects Facts:

1. **Comprehensive Plan Designation:** The Future Land Use Map identifies this site as ‘Medium Density Residential’. Staff views this annexation request and the proposed R-2 zoning designation to be consistent with the approved Future Land Use Map.

2. **Surrounding Land Uses:**

North	R-6	Medium Density Residential (Kuna)
South	R-6	Medium Density Residential (Kuna)
East	C-1	Commercial Residential (Kuna)
West	R-6	Medium Density Residential (Kuna)

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

- Approx. 1.0 total acres
- R-1, (Estate Residential) (Ada County)
- Parcel # S1312336075

4. **Services:**

Future Sanitary Sewer –City of Kuna
 Future Potable Water – City of Kuna

Irrigation District –New York Irrigation District (Subject to assessment by the City of Kuna)
 Future Pressurized Irrigation – City of Kuna (KMID)
 Fire Protection – Kuna Fire District
 Police Protection – Kuna City Police (Ada County Sheriff’s office)
 Sanitation Services – J&M Sanitation

5. **Existing Structures, Vegetation and Natural Features:** The subject site is currently used as the applicant’s primary residence. The applicant has not indicated any intention to develop the property at this time.
6. **Transportation / Connectivity:** The parcel is currently not improved with any curb, gutter or sidewalks. The site is accessed directly off Hubbard road.
7. **Agency Responses:** The following agencies returned comments which are included as exhibits with this case file:
 - Exhibit B-1: Central District Health Department (CDHD)
 - Exhibit B-2: Kuna City Engineer
 - Exhibit B-3: Idaho Department of Transportation (ITD)
 - Exhibit B-4: Boise Project Board of Control

F. Staff Analysis:

The applicant requests to annex the 1.0-acre parcel into Kuna City limits with an R-2 zoning designation. Future development of the site or any portions thereof shall be in accordance with the provisions set forth in Kuna City Code (KCC). This includes the possibility that the applicant may sell the subject property to another party, who may intend to develop the site consistent with the adjacent developments.

Staff has determined this annexation 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 # 16-09-AN, subject to the recommended conditions of approval.

G. Applicable Standards:

1. City of Kuna, Title 5 Zoning Ordinance: Annexations.
2. City of Kuna Comprehensive Plan and Future Land Use Map.
3. 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.

Staff Comment: Staff has evaluated this proposed land use action with the Attorney General's criteria and has determined that the property's economic viability remains intact.

2. Comprehensive Plan Future Land Use Map:
 - a. The Comprehensive Plan Future Land Use Map designates the subject site as Medium Density Residential.



I. Findings of Fact:

1. This request appears to be in compliance with all ordinances and laws of the City, including Kuna City Code (KCC).
2. The site is physically suitable for annexation.
3. The annexation is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
4. The annexation application is not likely to cause adverse public health problems.
5. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public, considering the physical features of the site, public facilities and existing adjacent uses.
6. The existing street and utility services in proximity to the site appear to be adequate for the current use; however, any future site improvements as determined by the Ada County Highway

District, the City Engineer and the Planning and Zoning Director, shall comply with the provisions set forth in Kuna City Code (KCC)

7. The Kuna City Council accepts the facts as outlined in the staff report, any public testimony and the supporting evidence as presented.
8. Based on the evidence contained in Case No. 16-09-AN, this proposal appears to comply with the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
9. The Kuna City Council has the authority to approve or deny the annexation application.
10. The public notice requirements were adhered to and the public hearing was conducted within the guidelines of applicable Idaho Code and Kuna City Ordinances.

J. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No 16-09-AN, the Kuna City Council finds Case No. 16-09-AN complies with Kuna City Code.
2. Based on the evidence contained in Case No 16-09-AN, the Kuna City Council finds Case No. 16-09-AN is consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and Kuna City Ordinances.

K. Proposed Decision by the City Council:

Note: This proposed motion is for approval of this request. However, if the Council approves or denies specific parts of the request as detailed in this report, they must be specified.

Based on the facts outlined in staff's report and any public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves* Case No. 16-09-AN, a request for annexation from Michael Robinson with the following conditions of approval:

1. The subject parcel has its own private water and sewer systems and currently does not require City services; however, City services are considered "reasonably available" to the property. With additional development, the site will require municipal sewer and water services. The City Engineer recommends ultimate connection to City facilities when the existing systems fail or in connection with and future development. Applicant will be required to abide by any relevant water or sewer reimbursement policies and agreements and is subject to the relevant connection fees.
2. All future development submittals are required to include the lighting, landscaping, drainage and development plans as required by Planning and Zoning. All site improvements are prohibited prior to approval of the following agencies. The applicant/owner shall obtain written approval on letterhead or may be written/stamped on the approved construction plans from the agencies noted:
 - a. Central District Health Department (CDHD).
 - b. The City Engineer shall approve the future sewer, water and irrigation and drainage construction plans.
 - c. The Kuna Fire District shall approve all site development and building plans.
 - d. The *New York Irrigation District* shall approve any modifications to the existing irrigation system in conjunction with City of Kuna assessments.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to issuance of any building permits.

3. All public rights-of-way shall be dedicated to the City and/or Ada County Highway District. No public street construction may be commenced without the approval and permit from Ada County Highway District:
 - 2.1– With future development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
4. All utilities shall be installed underground (see KCC 6-4-2-W).
5. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction or use on site. Compliance with the requirements of the Boise Project Board of Control is required.
6. Any site improvements shall require the property owner to comply with the provisions set forth in Kuna City Code (KCC).
7. The City Engineer recommends connection to City pressure irrigation facilities at the owner's option. Connection to the City's pressure irrigation system shall constitute an automatic petition for inclusion in the municipal irrigation system and an agreement to the pooling of this property's water rights for delivery purposes appurtenant to the property as administered by the *New York Irrigation District*.
8. Applicant shall follow all staff, City engineer and any other agency recommended requirements as applicable.
9. Applicant shall abide by all applicable federal, state and local laws and ordinances.

DATED: This _____ day of _____, 2017.

Joe Stear, Mayor

ATTEST:

Chris Engels,
Kuna City Clerk

File name:

Springhill Subdivision

Site location:

SE corner of Linder Road and Lake Hazel

Legal Description:

See attached **Exhibit A**.

Current property Owners/developers:

NE Kuna Farm, LLC

Hearing date:

April 4, 2017

Factual background:

On April 23, 2007, the City of Kuna (City) and Powder River Development, Inc. executed a Development Agreement for the above-described property. The property has not been developed and it remains vacant. NE Kuna Farm, LLC (Developer) purchased the property and the is current owner. The Developer is working with the City to revise the layout of the subdivision. In addition, NE Kuna Farm, LLC has been working with ACHD to revise the road layout; ACHD is now requiring that the proposed two (2) access roads off of Lake Hazel Road be re-located to Kay Street, and the three (3) interior roundabouts be removed from the development. ACHD current policy allows roundabouts inside subdivisions, however the roundabouts must be engineered to arterial standards requiring a high engineering cost and land dedication. The proposed roundabouts were more for aesthetics and not traffic control. Consequently, ACHDs requested removal of the roundabouts would contradict the requirements of the Development Agreement.

Legal Requirements:

1. Idaho Code 67-6511A provides that each governing board, may, by ordinance adopted or amended in accordance with the notice and hearing provisions provided under section 67-6509, Idaho Code, require or permit as a condition of rezoning that an owner or developer make a written commitment concerning the use or development of the subject parcel. It further provides that the governing board shall adopt ordinance provisions governing the creation, form, recording, modification, enforcement and termination of conditional commitments.
2. The City of Kuna has adopted Title 5, Chapter 14 Development Agreements in compliance with Idaho Code 67-6511A.
 - 2.1. Kuna City Code, Section 5-14-7 provides that development agreements may be modified by the city council only after complying with the notice and public hearing provisions of section 67-6509 of the Idaho Code.

Recommendations and Conclusions:

1. It is appropriate to amend the Development Agreement, as the property has not been developed and the land sits vacant, the proposed project is inconsistent with the current requirements of the City and other governmental agencies, and if constructed, it does not meet the desires of the market. The current property owner has been in discussions with the City staff, has presented a new proposed project that will be consistent with the City and other governmental entities and market conditions. See **Exhibit B**, attached hereto.

2. As cited, Kuna City Code provides for the procedure to amend a development agreement after the conditions have been satisfied, or if the property should no longer be subject to the development agreement. It is the recommendation of City staff that the development agreement be released from the property.

Dated this 31 day of March 2017.



Richard T. Roats
City Attorney



IDAHO
SURVEY
GROUP

1450 East Watertower St.
Suite 150
Meridian, Idaho 83642

Phone (208) 846-8570
Fax (208) 884-5399

Project No. 05-348-01

May 18, 2006

Springhill Subdivision Prelim. Plat

A parcel of land located in the West 1/2 of Section 1, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: **BEGINNING** at the corner common to Sections 35 and 36 of T.3N., R.1W., and Sections 1 and 2 of T.2N., R.1W., B.M.;

Thence South 89°12'54" East, 2657.99 feet to the 1/4 corner common to said Sections 36 and 1;

Thence along the North-South mid-section line, common to the West lines of Lake Hazel Estates and Pear Blossom Subdivision, as same are recorded in Book 29 of Plats at Page 1800, and Book 85 of Plats at Page 9605, respectively, South 00°54'58" West, 2629.88 feet to the center of said Section 1;

Thence continuing along said North-South mid-section line South 00°21'55" West, 2634.79 feet to the South 1/4 corner of said Section 1;

Thence along the section line North 89°32'42" West, 799.06 feet;

Thence North 38°34'48" East, 609.30 feet to a point in the center of the Mason Creek Feeder;

Thence along the center of said Mason Creek Feeder the following courses and distances:

- North 32°56'16" West, 41.13 feet;
- North 24°37'30" West, 78.89 feet;
- North 21°39'35" West, 44.63 feet;
- North 27°12'47" West, 47.62 feet;
- North 17°42'08" West, 79.89 feet;
- North 16°06'01" West, 74.70 feet;
- North 06°18'31" West, 80.82 feet;
- North 03°58'22" West, 80.04 feet;
- North 10°11'33" West, 89.97 feet;

EXHIBIT A
EXHIBIT

North 09°35'59" West, 50.61 feet;

North 03°44'28" West, 35.56 feet;

North 12°24'16" West, 69.49 feet;

Thence 139.82 feet along the arc of a curve to the left, having a radius of 143.00 feet, a central angle of 56°01'13", and a long chord bearing North 40°24'56" West, 134.31 feet;

Thence North 68°25'33" West, 163.65 feet;

Thence 339.78 feet along the arc of a curve to the right, having a radius of 1082.00 feet, a central angle of 17°59'34", and a long chord bearing North 59°25'46" West, 338.39 feet;

Thence North 50°25'59" West, 87.82 feet;

Thence 108.16 feet along the arc of a curve to the right, having a radius of 1100.00 feet, a central angle of 5°38'01", and a long chord bearing North 47°36'58" West, 108.11 feet;

Thence North 44°47'58" West, 234.52 feet;

Thence 51.55 feet along the arc of a curve to the left, having a radius of 1100.00 feet, a central angle of 2°41'07", and a long chord bearing North 46°08'31" West, 51.55 feet;

Thence North 47°29'04" West, 288.72 feet;

Thence North 47°03'31" West, 292.85 feet;

Thence North 49°17'03" West, 221.73 feet;

Thence North 44°48'15" West, 151.99 feet;

Thence North 47°25'55" West, 231.99 feet;

Thence North 46°10'44" West, 235.17 feet;

Thence North 39°34'33" West, 126.02 feet to a point on the West boundary of said Section 1;

Thence North 00°27'02" West, 2348.70 feet to the Point of Beginning. Containing 225.54 acres, more or less.



Prepared By:
Idaho Survey Group, P.C.

EXHIBIT A



IDAHO SURVEY GROUP

1450 East Watertower St.
Suite 150
Meridian, Idaho 83642

Phone (208) 846-8570
Fax (208) 884-5399

Project No. 05-348-01

May 10, 2006

Rezone Description for A to R-6
Proposed Springhill Subdivision

A parcel of land located in the West 1/2 of Section 1, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: **BEGINNING** at the corner common to Sections 35 and 36 of T.3N., R.1W., and Sections 1 and 2 of T.2N., R.1W., B.M.;

Thence South 89°12'54" East, 2657.99 feet to the 1/4 corner common to said Sections 36 and 1;

Thence along the North-South mid-section line, common to the West lines of Lake Hazel Estates and Pear Blossom Subdivision, as same are recorded in Book 29 of Plats at Page 1800, and Book 85 of Plats at Page 9605, respectively, South 00°54'58" West, 2629.88 feet to the center of said Section 1;

Thence continuing along said North-South mid-section line South 00°21'55" West, 1349.38 feet;

Thence South 89°55'47" West, 652.59 feet to a point in the center of Mason Creek Feeder Ditch;

Thence 69.89 feet along said ditch and the arc of a non-tangent curve to the left, having a radius of 143.00 feet, a central angle of 28°00'15", and a long chord bearing North 54°25'25" West, 69.20 feet;

Thence North 68°25'33" West, 163.65 feet;

Thence 339.78 feet along the arc of a curve to the right, having a radius of 1082.00 feet, a central angle of 17°59'34", and a long chord bearing North 59°25'46" West, 338.39 feet;

Thence North 50°25'59" West, 87.82 feet;

Thence 108.16 feet along the arc of a curve to the right, having a radius of 1100.00 feet, a central angle of 5°38'01", and a long chord bearing North 47°36'58" West, 108.11 feet;

Thence North 44°47'58" West, 234.52 feet;

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KUNA P & Z

Thence 51.55 feet along the arc of a curve to the left, having a radius of 1100.00 feet, a central angle of 2°41'07", and a long chord bearing North 46°08'31" West, 51.55 feet;

Thence North 47°29'04" West, 288.72 feet;

Thence North 47°03'31" West, 292.85 feet;

Thence North 49°17'03" West, 221.73 feet;

Thence North 44°48'15" West, 151.99 feet;

Thence North 47°25'55" West, 231.99 feet;

Thence North 46°10'44" West, 235.17 feet;

Thence North 39°34'33" West, 126.02 feet to a point on the West boundary of said Section 1;

Thence North 00°27'02" East, 2348.70 feet to the Point of Beginning. Containing 208.58 acres, more or less.

Prepared By:
Idaho Survey Group, P.C.



D. Terry Peugh, PLS

RECEIVED

KUNA P & Z



IDAHO SURVEY GROUP

1450 East Watertower St. Suite 150 Meridian, Idaho 83642

Phone (208) 846-8570 Fax (208) 884-5399

Project No. 05-348-01

May 10, 2006

Rezone Description for A to R-20 Proposed Springhill Subdivision

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 1, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: BEGINNING at the South 1/4 corner of said Section 1, from which the Southwest corner of said section bears North 89°32'42" West, 2640.54 feet;

Thence North 89°32'42" West, 799.06 feet;

Thence North 38°34'48" East, 621.37 feet;

Thence South 37°08'12" East, 279.26 feet;

Thence 38.68 feet along the arc of a curve to the left, having a radius of 44.30 feet, a central angle of 50°01'30", and a long chord bearing South 62°08'57" East, 37.46 feet;

Thence South 87°09'42" East, 125.19 feet;

Thence South 74°51'42" East, 89.31 feet to a point on the North-South mid-section line;

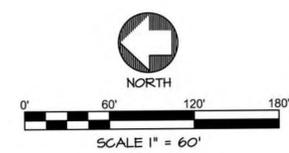
Thence along said line South 00°21'55" West, 222.45 feet to the Point of Beginning. Containing 5.00 acres, more or less.

Prepared By: Idaho Survey Group, P.C.



D. Terry Peugh, PLS

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REVISED		
NO.	DATE	DESCRIPTION

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

DRAWN BY: KCS CHECKED BY: KCS PROJECT: JBA 1723 DATE: 3-20-2017

FINAL PLAT LANDSCAPE PLAN
SPRINGHILL SUBDIVISION NO. 1
NE KUNA FARM, LLC.

SHEET **11**

**RESOLUTION NO. R30-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AUTHORIZING THE MAYOR TO EXECUTE THE DEVELOPMENT AGREEMENT-AMENDMENT, AMENDING THE DEVELOPMENT AGREEMENT FOR THE PROPERTY KNOWN AS SPRINGHILL SUBDIVISION AND OWNED BY N.E. KUNA FARM, LLC.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that the Mayor of the City is hereby authorized to execute the Development Agreement-Amendment, amending the Development Agreement for the property known as N.E. Kuna Farm, LLC, as attached in Exhibit A.

PASSED BY THE COUNCIL of Kuna, Idaho this 4th day of April 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 4th day of April 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Recording Requested By and
When Recorded Return to:

City Clerk
City of Kuna
P.O. Box 13
Kuna, Id 83634

For Recording Purposes Do
Not Write Above This Line

DEVELOPMENT AGREEMENT- AMENDMENT

This *Amendment to Development Agreement* releases the developer and/or its successor in interest from the requirements of paragraph 3.1.6.6 2-scenic roundabouts including rock and water features with landscaping and paragraph 3.1.6.7 1 roundabout or round island including trees and shrubs, as provided for in *Article III* of the **Development Agreement** recorded at the Ada County, Idaho Recorder's Office on May 8, 2007, as **Instrument No. 107066011** against the property known as Springhill Subdivision, which legal description is attached hereto as EXHIBIT A; and is made and entered into by and between the City of Kuna, Idaho, a political subdivision of the State of Idaho (City) and the property owner, NE Kuna Farm, LLC (Owner).

WHEREAS, the Development Agreement provided for three (3) roundabouts- two (2) scenic roundabouts including rock and water features, and one (1) roundabout or round island including trees and shrubs within the subdivision; and

WHEREAS, the original developers' successor in interest, NE Kuna Farm, LLC now owns the property; and

WHEREAS, in reactivating the plat, NE Kuna Farm, LLC has met with the Ada County Highway District (ACHD). ACHD has required DBTV to reconfigure the roadways in the preliminary plat, including the removal of two (2) of the roundabouts. The third roundabout (also not supported by ACHD) may or may not require the re-engineering by a traffic engineer, which would delay the project be up to five (5) weeks; and

WHEREAS, the City has determined that the three (3) roundabouts are better defined as traffic circles and are not needed for traffic control. Their removal would not be a detriment to the City or the development of the subdivision.

NOW THEREFORE, the City and the Developer do enter into this Agreement and for and in consideration of the mutual covenants, duties and obligations herein set forth, it is agreed that paragraph 3.1.6.6 and 3.1.6.7 be removed from the requirements 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 _____ day of _____, 2017.

CITY OF KUNA

By: _____
Joe L. Stear

ATTEST:

Chris Engels, City Clerk

NE Kuna Farm, LLC

By: _____
Timothy W Eck, Member of EAMI, LLC
its: Manager

STATE OF IDAHO)

)ss.

County of Ada)

On this ____ day of _____, in the year 2017, before me, the undersigned, A notary Public in and for said State, personally appeared Timothy W Eck, Member of EAMI LLC, Manager of NE Kuna Farm, LLC, 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.

Notary Public for Idaho
Residing at: _____
My Commission expires: _____

Recording Requested By and
When Recorded Return to:

City Clerk
City of Kuna
P.O. Box 13
Kuna, Id 83634

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT .00 17
BOISE IDAHO 05/08/07 10:50 AM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Kuna City

107066011

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 Powder River Development, Inc., an Idaho corporation whose address is P.O. Box 344, Meridian, Idaho 83680, the owner of the real property described herein and the applicant for Spring Hill Subdivision, hereafter referred to as "Developer".

WHEREAS, the developer has applied to the City for a zone change to "R-6" and R-20" of the property described as attached hereto and incorporated by reference herein on Exhibit A ("Property") to develop a Residential Subdivision. The Property is currently zoned Agricultural (A). The Developer has also applied for a subdivision plat for the same property. The Preliminary Plat as approved by the City Council 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 to 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 of Kuna and The Developer do enter into this Agreement and for and in consideration of the mutual covenants, duties and obligations herein set forth, it is agreed as follows:

**ARTICLE I
LEGAL AUTHORITY**

1.1 This Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Kuna City Code Title 5.

**ARTICLE II
ZONING ORDINANCE AMENDMENT**

2.1 The City will adopt an ordinance amending the Kuna Zoning Ordinance to rezone the property to "R-6" and "R-20". The Ordinance will become effective after its passage, approval, and publication and the execution and recordation of this Development Agreement.

**ARTICLE III
CONDITIONS ON DEVELOPMENT**

3.1 The sole uses(s) allowed and restrictions pursuant to this conditional rezone as reflected in this Agreement are as follows:

- 3.1.1: R-6 zone shall contain single-family residential use.
- 3.1.2: R-20 zone shall contain multi-family residential use.
- 3.1.3: Developer shall develop the property subject to the conditions and limitations set forth in the Agreement.
- 3.1.4: Developer agrees to plat no more than 702 R-6 buildable lots and 2 R-20 buildable lots (maximum of 78 dwelling units in the R-20 zone) on the 225.54 acres of the property for a maximum total density of 3.46 dwelling units per acre located west of Kay Avenue, east side of Linder, between Lake Hazel and Columbia Roads.
- 3.1.5: Executive homes shall be a minimum of 2,200 square-feet. Traditional homes shall be a minimum of 1,800 square-feet. Village homes shall be a minimum of 1,400 square-feet.
- 3.1.6: Developer agrees to provide 42.26 acres of common area and parks and pathways.

- 3.1.6.1: 2- community pools (minimum 30-foot by 60-foot in size, each) each within proposed common areas with changing rooms, parking, landscaping and tot lot play equipment. Play equipment shall be submitted and approved by staff.
- 3.1.6.2: 1- tot lot playground including play equipment, grass, trees and shrubs.
- 3.1.6.3: An open space area located in the northern end of the subdivision which includes a park, gazebo and a paved asphalt pathway (in the Idaho Power easement).
- 3.1.6.4: Approximately $\frac{3}{4}$ mile of Mason Creek pathway to include a 10-foot wide paved asphalt surface, grass, trees and shrubs.
- 3.1.6.5: Approximately 2,000 ft of interconnecting pathways 20-foot wide with a 5-foot wide paved asphalt surface and landscaping throughout the Springhill Neighborhood.
- 3.1.6.6: 2-scenic roundabouts including rock and water features with landscaping.
- 3.1.6.7: 1-roundabout or round island including trees and shrubs.
- 3.1.6.8: Developer shall provide two basketball courts to be located within the common areas, outside of any drainage swale or drainage facilities. The basketball courts and locations shall be submitted and approved by staff.

3.1.7: Perimeter landscape lots shall be maintained by the homeowners' association and shall be the following dimensions:

- 3.1.7.1: 25-feet wide adjacent to Lake Hazel Road with a five-foot meandering sidewalk.
- 3.1.7.2: 30-feet wide adjacent to Kay Avenue with a five-foot meandering sidewalk. The buffer width may be reduced in the location abutting the developed portion of Pear Blossom Subdivision, where the developer will construct the full street section. The reduced buffer width shall be submitted and approved by staff.
- 3.1.7.3: 25-feet wide adjacent to Linder Road with an eight-foot meandering sidewalk.
- 3.1.7.4: 25-feet wide adjacent to Columbia Road with a five-foot meandering sidewalk.
- 3.1.7.5: 20-feet wide adjacent to Monet Drive with a five-foot detached sidewalk.

3.1.8: Fencing shall be as follows (a composite material or equal may replace where vinyl fencing is required):

- 3.1.8.1: Lake Hazel Road, Kay Avenue, Columbia Road and Linder Road shall consist of a five-foot vinyl fence constructed atop a three-foot high earthen berm for a total minimum screening height measured from the back of the adjacent sidewalk of eight-feet.
- 3.1.8.2: Pedestrian pathway fencing shall be six-foot tall wrought iron fence.
- 3.1.8.3: Fencing along the Mason Creek Greenbelt shall be six-foot tall wrought iron fence.
- 3.1.8.4: Fencing along Monet Drive shall be six-foot vinyl fence or equal.
- 3.1.8.5: Fencing along the internal landscaped buffers shall be six-foot vinyl or five-foot wrought iron.
- 3.1.8.6: Fencing along the common lots shall be five-foot wrought iron.

3.1.9: For the interior streets north of Monet Drive shall include a five-foot wide detached sidewalk located within an easement to the Ada County Highway District, off from the back of curb by five-feet. The eight-foot landscape area shall include grass and trees installed by the developer and maintained by the homeowners association.

3.1.10: Kay Avenue shall be constructed with a full street section to include curb, gutter and sidewalk on both sides abutting the developed portion of Pear Blossom Subdivision.

3.1.11: Brick, stone or stucco and durable siding material shall be included on all structures within the R-20 zone area.

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 subdivision shall be constructed as shown on the plan attached hereto and incorporated herein as Exhibit "B". Failure to construct the development consistent with this Agreement and the 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 the 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 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 An affidavit of all owners of the Property agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code Section 67-6511A and Kuna City Code shall be provided and is incorporated herein by reference.

**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 of the terms and conditions included in the Agreement, this Agreement may be modified or terminated by the Kuna City Council upon compliance with the requirements of 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 the Kuna City Code, determines that this Agreement shall be terminated, the zoning of the property shall revert to Agricultural (A) zoning. All uses of property, which are not consistent with "R-6" and "R-20" zoning, shall cease. Nothing herein shall prevent the Developer from applying for any nature of use permit consistent with "R-6" and "R-20" 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 reversion of the subject property to Agricultural (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 Applicant. 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 and the Applicant and owners, 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 only be 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 as 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 jurisdiction 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 by 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.

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

Developer: Powder River Development, Inc.
660 E. Franklin Road, Suite 240
P.O. Box 344
Meridian, ID 83680

or such other address 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 if by 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 of the 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 23rd day of April, 2007

CITY OF KUNA:

By: O. Dean Obray
O. Dean Obray, Mayor

DEVELOPER:

Powder River Development, Inc.
By: Gregory B. Johnson
Gregory B. Johnson, President

ATTEST:

CITY CLERK

By: Lynda Burgess
Lynda Burgess, City Clerk



State of Idaho)

County of Ada)

Subscribed and sworn to (or affirmed) before me this 23 day of April 2007.

And who personally appeared before me

Sean Bray

Notary Public [Signature]

My Commission Expires on 2/9/2011



State of Idaho)

County of Ada)

Subscribed and sworn to (or affirmed) before me this 25th day of March 2007.

And who personally appeared before me Greg Johnson.

Seal



Notary Public [Signature]

My Commission Expires on July 23, 2011

REZONE VICINITY MAP FOR SPRINGHILL SUBDIVISION

A PORTION OF THE WEST 1/2 OF SECTION 1
 TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
 KUNA, ADA COUNTY, IDAHO
 2006



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KUNAP & Z

EXHIBIT B

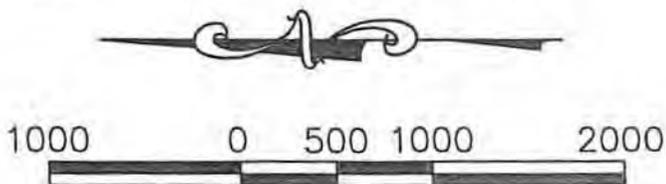


EXHIBIT B

SCALE IN FEET

REVISED		 CIVIL ENGINEERING PLANNING CADD <small>1800 E. IRON EAGLE DRIVE EAGLE, ID 83618</small>
NO.	DATE DESCRIPTION	
DRAWN BY: JAM	CHECKED BY: DAVID A. BAILEY P.E.	PROJECT NO. C25094 DATE: 05-17-06
REZONE VICINITY MAP SPRINGHILL SUBDIVISION POWDER RIVER DEVELOPMENT LLC		<small>TEL: 208-938-0013 FAX: 208-938-0518</small> 



Housing Types Summary

- (A) - Executive Homes
- (B) - Traditional Homes
- (C) - Village Homes
- (D) - Multi- Use

SPRINGHILL SUBDIVISION
 KUNA, IDAHO

JUNE 14, 2006



Balley Engineering, Inc.
 Civil Engineering / Professional CAD/CAM
 7201 27th Street

JENSEN BELTS
 4100 N. 11th St.
 Kuna, ID 83642

EXHIBIT B



IDAHO
SURVEY
GROUP

1450 East Watertower St.
Suite 150
Meridian, Idaho 83642

Phone (208) 846-8570
Fax (208) 884-5399

Project No. 05-348-01

May 18, 2006

Springhill Subdivision Prelim. Plat

A parcel of land located in the West 1/2 of Section 1, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: **BEGINNING** at the corner common to Sections 35 and 36 of T.3N., R.1W., and Sections 1 and 2 of T.2N., R.1W., B.M.;

Thence South 89°12'54" East, 2657.99 feet to the 1/4 corner common to said Sections 36 and 1;

Thence along the North-South mid-section line, common to the West lines of Lake Hazel Estates and Pear Blossom Subdivision, as same are recorded in Book 29 of Plats at Page 1800, and Book 85 of Plats at Page 9605, respectively, South 00°54'58" West, 2629.88 feet to the center of said Section 1;

Thence continuing along said North-South mid-section line South 00°21'55" West, 2634.79 feet to the South 1/4 corner of said Section 1;

Thence along the section line North 89°32'42" West, 799.06 feet;

Thence North 38°34'48" East, 609.30 feet to a point in the center of the Mason Creek Feeder;

Thence along the center of said Mason Creek Feeder the following courses and distances:

- North 32°56'16" West, 41.13 feet;
- North 24°37'30" West, 78.89 feet;
- North 21°39'35" West, 44.63 feet;
- North 27°12'47" West, 47.62 feet;
- North 17°42'08" West, 79.89 feet;
- North 16°06'01" West, 74.70 feet;
- North 06°18'31" West, 80.82 feet;
- North 03°58'22" West, 80.04 feet;
- North 10°11'33" West, 89.97 feet;

EXHIBIT A
EXHIBIT

North 09°35'59" West, 50.61 feet;

North 03°44'28" West, 35.56 feet;

North 12°24'16" West, 69.49 feet;

Thence 139.82 feet along the arc of a curve to the left, having a radius of 143.00 feet, a central angle of 56°01'13", and a long chord bearing North 40°24'56" West, 134.31 feet;

Thence North 68°25'33" West, 163.65 feet;

Thence 339.78 feet along the arc of a curve to the right, having a radius of 1082.00 feet, a central angle of 17°59'34", and a long chord bearing North 59°25'46" West, 338.39 feet;

Thence North 50°25'59" West, 87.82 feet;

Thence 108.16 feet along the arc of a curve to the right, having a radius of 1100.00 feet, a central angle of 5°38'01", and a long chord bearing North 47°36'58" West, 108.11 feet;

Thence North 44°47'58" West, 234.52 feet;

Thence 51.55 feet along the arc of a curve to the left, having a radius of 1100.00 feet, a central angle of 2°41'07", and a long chord bearing North 46°08'31" West, 51.55 feet;

Thence North 47°29'04" West, 288.72 feet;

Thence North 47°03'31" West, 292.85 feet;

Thence North 49°17'03" West, 221.73 feet;

Thence North 44°48'15" West, 151.99 feet;

Thence North 47°25'55" West, 231.99 feet;

Thence North 46°10'44" West, 235.17 feet;

Thence North 39°34'33" West, 126.02 feet to a point on the West boundary of said Section 1;

Thence North 00°27'02" West, 2348.70 feet to the Point of Beginning. Containing 225.54 acres, more or less.



Prepared By:
Idaho Survey Group, P.C.

EXHIBIT A



IDAHO SURVEY GROUP

1450 East Watertower St.
Suite 150
Meridian, Idaho 83642

Phone (208) 846-8570
Fax (208) 884-5399

Project No. 05-348-01

May 10, 2006

Rezone Description for A to R-6
Proposed Springhill Subdivision

A parcel of land located in the West 1/2 of Section 1, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: **BEGINNING** at the corner common to Sections 35 and 36 of T.3N., R.1W., and Sections 1 and 2 of T.2N., R.1W., B.M.;

Thence South 89°12'54" East, 2657.99 feet to the 1/4 corner common to said Sections 36 and 1;

Thence along the North-South mid-section line, common to the West lines of Lake Hazel Estates and Pear Blossom Subdivision, as same are recorded in Book 29 of Plats at Page 1800, and Book 85 of Plats at Page 9605, respectively, South 00°54'58" West, 2629.88 feet to the center of said Section 1;

Thence continuing along said North-South mid-section line South 00°21'55" West, 1349.38 feet;

Thence South 89°55'47" West, 652.59 feet to a point in the center of Mason Creek Feeder Ditch;

Thence 69.89 feet along said ditch and the arc of a non-tangent curve to the left, having a radius of 143.00 feet, a central angle of 28°00'15", and a long chord bearing North 54°25'25" West, 69.20 feet;

Thence North 68°25'33" West, 163.65 feet;

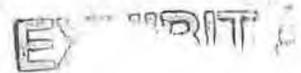
Thence 339.78 feet along the arc of a curve to the right, having a radius of 1082.00 feet, a central angle of 17°59'34", and a long chord bearing North 59°25'46" West, 338.39 feet;

Thence North 50°25'59" West, 87.82 feet;

Thence 108.16 feet along the arc of a curve to the right, having a radius of 1100.00 feet, a central angle of 5°38'01", and a long chord bearing North 47°36'58" West, 108.11 feet;

Thence North 44°47'58" West, 234.52 feet;

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KUNA P & Z

Thence 51.55 feet along the arc of a curve to the left, having a radius of 1100.00 feet, a central angle of 2°41'07", and a long chord bearing North 46°08'31" West, 51.55 feet;

Thence North 47°29'04" West, 288.72 feet;

Thence North 47°03'31" West, 292.85 feet;

Thence North 49°17'03" West, 221.73 feet;

Thence North 44°48'15" West, 151.99 feet;

Thence North 47°25'55" West, 231.99 feet;

Thence North 46°10'44" West, 235.17 feet;

Thence North 39°34'33" West, 126.02 feet to a point on the West boundary of said Section 1;

Thence North 00°27'02" East, 2348.70 feet to the Point of Beginning. Containing 208.58 acres, more or less.

Prepared By:
Idaho Survey Group, P.C.



D. Terry Peugh, PLS

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KUNA P & Z



IDAHO SURVEY GROUP

1450 East Watertower St. Suite 150 Meridian, Idaho 83642

Phone (208) 846-8570 Fax (208) 884-5399

Project No. 05-348-01

May 10, 2006

Rezone Description for A to R-20 Proposed Springhill Subdivision

A parcel of land located in the SE 1/4 of the SW 1/4 of Section 1, T.2N., R.1W., B.M., Ada County, Idaho, more particularly described as follows: BEGINNING at the South 1/4 corner of said Section 1, from which the Southwest corner of said section bears North 89°32'42" West, 2640.54 feet;

Thence North 89°32'42" West, 799.06 feet;

Thence North 38°34'48" East, 621.37 feet;

Thence South 37°08'12" East, 279.26 feet;

Thence 38.68 feet along the arc of a curve to the left, having a radius of 44.30 feet, a central angle of 50°01'30", and a long chord bearing South 62°08'57" East, 37.46 feet;

Thence South 87°09'42" East, 125.19 feet;

Thence South 74°51'42" East, 89.31 feet to a point on the North-South mid-section line;

Thence along said line South 00°21'55" West, 222.45 feet to the Point of Beginning. Containing 5.00 acres, more or less.

Prepared By: Idaho Survey Group, P.C.



D. Terry Peugh, PLS

RECEIVED KUNAP & Z



City of Kuna

Staff Memo - Council

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

To: City Council

Case Numbers: 16-12-AN (Annexation)
Renascence Farms and
Mason Creek Farms

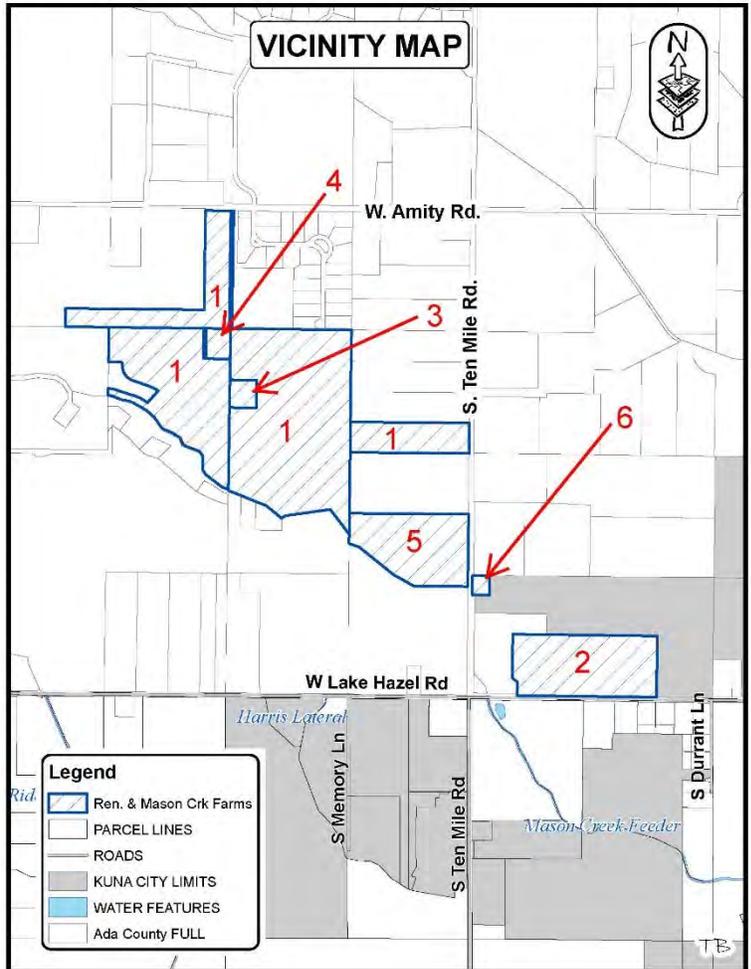
Location: Near the northwest and northeast Corner of Ten Mile and Lake Hazel Roads, Meridian, Idaho 83642

Planner: Troy Behunin, Planner III

Hearing Date: April 4, 2017

Engineer: **KM Engineering**
 Kirsti Grabo
 9233 W. State St,
 Boise, ID 83714
 208.639.6930
KGrabo@kmengllp.com

Owners (6): **1-Renascence Farm, LLC**
 and
2-Mason Creek Farm, LLC,
 6152 W. Half Moon Ln.
 Eagle, ID, 83616



3-Roy & Jeanne Spaulding **4-Brent & Leslie Anderson** **5-Alan & Kathryn Colson** **6-Doug & Susan Roberts**
 3975 W. Amity Rd. 3985 W. Amity Rd. 5975 S. Ten Mile Rd. 6020 S. Ten Mile Rd.
 Meridian, ID 83642 Meridian, ID 83642 Meridian, ID 83642 Meridian, ID 83642

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| D. Site History | L. Proposed Idaho Code Analysis |
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| H. Procedural Background | |

A. Process and Noticing:

1. Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states that annexations are designated as public hearings, with the P & Z Commission as a recommending body and City Council as the decision making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|------------------------------------|--|
| i. Neighborhood Meeting | October 19, 2016 (13 persons attended)
January 4, 2017 (2 persons attended) |
| ii. Agency Comment Request | December 15, 2016 |
| iii. 315' + Property Owners Notice | March 20, 2017 |
| iv. Kuna, Melba Newspaper | March 8, 2017 |
| v. Site Posted | March 22, 2017 |

B. Applicant's Request:

On behalf of Renaissance Farm, LLC, Mason Creek Farm, LLC, Melvin and Jeanne Spaulding, Brent and Leslie Anderson, Alan and Kathryn Colson and Doug and Susan Roberts, the applicant Kirsti Grabo with KM Engineering, requests approval to annex approximately 165 acres into Kuna City with an R-6 (Medium Density Residential) zone. Approximately 139 acres of the application are located between Ten Mile and Black Cat Roads, south of Amity Road. Approximately 26 acres are located east of Ten Mile and north of Lake Hazel near the NEC of Ten Mile and Lake Hazel Roads. *These lands are not seeking development entitlements at this time.*

C. Aerial Map:



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D. Site History:

These parcels are currently in the County, with varying historical uses, ranging from residential to farming.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. In January of 2017, Kuna received approval for an Area of City Impact Boundary line (ACI) expansion by Ada County Board of County Commissioners. With that approval, the new ACI boundary has been extended to Lake Hazel Road. The Comprehensive Plan Map guides development for lands within the City limits and lands within the ACI. This application is for lands north of Lake Hazel and as such, this project has no Comprehensive Plan Map designations for these lands.
2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail through the NEC of the site, situated along the Mason Creek feeder among other water bodies in the area. Accordingly, it is the City’s goal and desire to increase the number of trails and pathways in Kuna. It is necessary for each parcel to develop trails and pathways along frontages of their canals and ditches to comply with the Master Plan’s goals by either starting a pathway, or extending one in that area at time of development.



3. Surrounding Land Uses:

North	RUT	Rural Urban Transition – Ada County
South	A	Agriculture – Kuna City
East	RR	Rural Residential – Ada County
West	C-1	Neighborhood Commercial – Kuna City

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

Property Owner	Parcel Size (Approximately)	Current Zone: (RUT) Rural Urban Transition	Parcel Number
Mason Creek Farms, LLC	24.61 acres	RUT – Ada County	S1235347051
Renascence Farms, LLC	14.96 acres	RUT – Ada County	S1234212935
Renascence Farms, LLC	0.44 acres	RUT – Ada County	S1234212405

<i>Renascence Farms, LLC</i>	0.44 acres	RUT – Ada County	S1234121105
<i>Renascence Farms, LLC</i>	0.20 acres	RUT – Ada County	R0967660151
<i>Renascence Farms, LLC</i>	30.38 acres	RUT – Ada County	R0967660155
<i>Renascence Farms, LLC</i>	57.12 acres	RUT – Ada County	R0967660156
<i>Renascence Farms, LLC</i>	10 acres	RUT – Ada County	S1234142350
<i>Anderson, Brent & Leslie</i>	2 acres	RUT – Ada County	S1234244200
<i>Spaulding, Melvin & Jeanne</i>	2 acres	RUT – Ada County	S1234131300
<i>Colson, Alan & Kathryn</i>	20.07 acres	RUT – Ada County	S1234417520
<i>Roberts, Doug & Susan</i>	1 acre	RUT – Ada County	S1235336450

* Using current Ada County Records.

5. **Services:**

Sanitary Sewer– City of Kuna (*at time of development*)
 Potable Water – City of Kuna (*at time of development*)
 Irrigation District – Boise-Kuna Irrigation District, and the Nampa & Meridian Irrigation District
 Pressurized Irrigation – City of Kuna (KMID) (*at time of development*)
 Fire Protection – Kuna Rural Fire District
 Police Protection – Kuna Police (Ada County Sheriff’s office)
 Sanitation Services – J&M Sanitation

6. **Existing Structures, Vegetation and Natural Features:**

Approximately 154 acres of the land is being used for agricultural purposes. The remaining lands are being used as residential. Applicant anticipates that the land will continue the historic agricultural uses on the lands until development occurs. The current residences will remain as residential uses.

7. **Transportation / Connectivity:**

The applicant has not proposed connection to public streets at this time, as the application is solely for annexation into Kuna City limits. At the time of future development, access points will need to follow design standards according to City and ACHD (Ada County Highway Dist.) codes in place at that time. Current legal points of access being used at this time by any of these land owners may remain until development requires a change.

8. **Environmental Issues:**

Staff is not aware of any environmental, health or safety conflicts.

9. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.) *Exhibit B 1*, Ada County Highway District (Stacey Yarrington) *Exhibits B 2 & 3*, Boise Project Board of Control (Bob Carter) *Exhibit B 4*, Central Dist. Health Dept. (Lori Badigian), *Exhibit B 5*, COMPASS Idaho, (Carl Miller) *Exhibit B 6*, and Nampa & Meridian Irrigation Dist. (Greg Curtis), *Exhibit B 7* which are included with this case file and are included with this report.

F. **Staff Analysis:**

The applicant is only interested in annexation of the Renascence Farms and Mason Creek Farms sites, however, in the future when development is desired, the project will be required to submit for subdivision and design review approvals and follow the public hearing process for that entitlement.

The properties are adjacent to Kuna City limits as demonstrated within *Exhibit A 2 c*. This project is adjacent to three principle arterials, Ten Mile, Amity and Lake Hazel Roads. All major public utilities are approximately 700 feet south of Lake Hazel Road. Applicant has been made aware that development of the Renascence and Mason Creek Farm parcels will require connection to city services and will be subject to connection fees for

that purpose. It is anticipated when Renaissance Farms and Mason Creek Farms lands move forward with development *in the future*, it will require a number of phases for complete build-out.

Among the Category ‘A’ annexation requirements for annexing lands into the city, a land owner must submit an request for annexation. Furthermore, it requires that parcels must touch current city limits. The following land owners have submitted a “consent to annex” letter, which has been recorded with Ada County records and these consent letters are included as exhibits with this memo – See Exhibits C 5, C 6, C 7 and C 8.

<u>Exhibit C 5</u>	<u>Exhibit C 6</u>
<i>Brent & Leslie Anderson</i> 3985 W. Amity Rd. Meridian, ID 83642 APN - S1234244200	<i>Alan & Kathryn Colson</i> 5975 S. Ten Mile Rd. Meridian, ID 83642 APN - S1234417520
<u>Exhibit C 7</u>	<u>Exhibit C 8</u>
<i>Doug Roberts & Susan Hickman</i> 6020 S. Ten Mile Rd. Meridian, ID 83642 APN - S1235336450	<i>Jeanne & Melvin Spaulding</i> 3975 W. Amity Rd. Meridian, ID 83642 APN - S1234131300

It is important to outline the annexation pathway relied upon for this application. The Roberts’ property touches current city limits. The Coulson property touches the Roberts’ property (across Ten Mile Road – public Rights-Of-Way do not block a touch). The Renaissance Farm, LLC, property touches the Coulson property. The Anderson and Spaulding properties are completely surrounded by the Renaissance Farm properties. The Mason Creek Farm property touches the City limits on its north and east side. The pathway is depicted on the map of page one of this memo.

These lands are north of Lake Hazel Road and Kuna’s recently approved ACI boundary. However, it is noted that Tim Eck (Renaissance and Mason Creek Farms, LLC’s), met with the City of Meridian and notably, Mayor de Weerd, about this annexation request prior to application submittal. The City of Meridian has agreed to support the annexation of these properties (See *Exhibit C 1*).

Staff has reviewed Kuna’s Comprehensive Plan (Comp Plan), and found that the Comp Plan encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. Staff will work with the applicant as future applications come forward for a preliminary plat to ensure technical compliance with Kuna City Code (KCC), as required. Staff would recommend that the applicant work with Kuna City, ACHD, and Kuna Rural Fire District (KRFD) to conform to each agency’s requirements.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan document; and forwards a recommendation of approval for Case No’s 16-12-AN, subject to any conditions of approval outlined by Kuna’s Commission and City Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13.
2. City of Kuna Comprehensive Plan, adopted September 1, 2009.
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On April 4, 2017, the Kuna City Council considered the case, including the application, agency comments, staff’s memo, the application exhibits and public testimony presented or given.

I. Proposed Factual Summary:

This parcels are located near the northeast and northwest corners of Ten Mile and Lake Hazel Roads. The project consists of 165 (approx.) acres that are adjacent to City limits and all parcels are currently zoned RUT (Rural Urban Transition – County). Applicant requests to annex the same parcels into Kuna City with the R-6 (Medium Density Residential) zone for each parcel. All parcels in this application are adjacent to either Ten Mile Road, Lake Hazel Road or Amity Road; all roads are classified as principle arterials.

J. Proposed Findings of Fact:

Based upon the record contained in Case No. **16-12-AN**, including the Comprehensive Plan, Kuna City Code, staff's memorandums, including the exhibits, and the testimony during the public hearing, the Council hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 16-12-AN, a request for annexation into Kuna City limits by the applicant follows:

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

1. The Council accepts the facts as outlined in the staff memo, the public testimony and the supporting evidence list presented.

Comment: *The Council held a public hearing on the subject applications on April 4, 2017, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

2. Based on the evidence contained in Case No. 16-12-AN, this proposal appears to *generally* comply with the Comprehensive Plan.

Comment: *The Comp Plan has listed numerous goals for providing single-family and multi-family housing in Kuna. The Comp Plan describes this property as Medium Density. As this project proposes to accommodate single-family residential uses the project generally follows the goals of the Comp Plan.*

3. The Council has the authority to approve / deny this application.

Comment: *On April 4, 2017, the Council voted to approve/deny case No. 16-12-AN.*

4. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on April 4, 2017.*

K. Proposed Comprehensive Plan Analysis:

Council determines the proposed annexation and zoning request for the *site* is consistent with the following Comp Plan components:

Housing:

Residents expressed interest in a mix of residential type dwellings applications; including a variety of housing. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 Comprehensive Plan [CP]).

Comment: *The Comp Plan provides for a mix of residential uses. This project has proposed a zone that provides an opportunity for a variety of densities, therefore it generally conforms to the Comp Plan goals and policies.*

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

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

Comment: *Utilizing the Idaho Attorney General's criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the Economic value is intact.*

Economic Development Goals and Objectives - Section 5 - Summary:

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

Comment: *The Comp Plan encourages an adequate mix of housing for all income levels and calls for increasing pedestrian connections. The requested zoning for this project provides an opportunity for a number of additional housing types to Kuna's inventory and quality housing. At time of development, this project should be conditioned to add to the City's pedestrian network for non-motorized transportation, by proposing pathway connections for development to connect to in the future.*

Land Use Goals and Objectives - Section 6 - Summary:

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

Comment: *The requested zoning provides for quality housing opportunities and multiple housing varieties to the City's inventory for all types of lifestyles, ages and economic groups.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly development while discouraging development of land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

Comment: *With the requested zoning, applicant proposes a future high quality development with a variety of dwelling types, densities, and price points for all income levels as encouraged by the Comp Plan. In the future, this project could significantly add to the City's overall network of, utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and could avoid increased municipal services costs and sprawl.*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create well planned neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2 and 2.1[CP]).

Comment: Applicant should be conditioned to offer good community and urban design principles through creation of greenspaces, add to the pedestrian pathway network and add to the City's sidewalk network. At time of future development, applicant shall improve classified roadways, which add to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). At time of development, the applicant should be conditioned to incorporate landscape buffers creating a sense of place for citizens. In the future, applicant should be conditioned to follow sound community design concepts and comply with the Comp Plan goals and help strengthen Kuna's image.

L. Proposed Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Council analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, **or** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.
3. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

M. Proposed Conclusions of Law:

The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

1. The Council feels the site *is* physically suitable for development in the future.

Comment: *The 165 acre (approximate) proposal appears to be suitable for annexation, as proposed.*

2. The zoning request is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

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

Comment: *The annexation of the property would generally comply with the Comp Plan. In the future, the project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *Through correspondence with public service providers and application evaluation, this annexation request appears to avoid detriment to surrounding uses. Council did consider the annexation and the location of the property with adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site are suitable *or* adequate for future residential purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for a future project at this location.*

6. Based on the evidence contained in Case No. 16-12-AN, Council finds Case No. 16-12-AN adequately complies with Kuna City Code.
7. Based on the evidence contained in Case No. 16-12-AN, Council finds Case No. 16-12-AN generally complies with Kuna's Zoning Code.

N. Recommended Conditions of Approval:

On February 14, 2017, the Planning and Zoning Commission voted 3-0, recommending conditional *approval* for Case No. 16-12-AN, based upon the facts outlined in staff's memo, the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation, public testimony and discussion at the at the February 14, 2017, public hearing, and the Kuna Commission voted to recommend approval for Case No. 16-12-AN with the following conditions of approval at time of development in the future:

- Applicant shall follow all conditions noted in the staff report, and applicable agency comments.
- Applicant shall receive the R-4 zone, as accepted by the applicant, for the properties west of Ten Mile, also known as the Renaissance Farms properties (as outlined in the staff report).
- The applicant shall work with staff during the preliminary plat and consider amenities, including paths as discussed, especially along the proposed greenbelt area along Mason Creek.
- Applicant shall provide transition lots nearest the Bitter Creek subdivision – Between 1.0 and .85 acre in size.

O. Recommended Council Order of Decision:

On April 4, 2017, the Council voted to *approve / deny* Case No. 16-12-AN, based upon the facts outlined in staff's memo, the Comp Plan, Kuna City Code, the record before the Council, the applicant's presentation, public testimony and discussion at the at the April 4, 2017, public hearing. The Council hereby votes to approve / deny Case No. 16-12-AN with/without the following conditions of approval at time of development in the future:

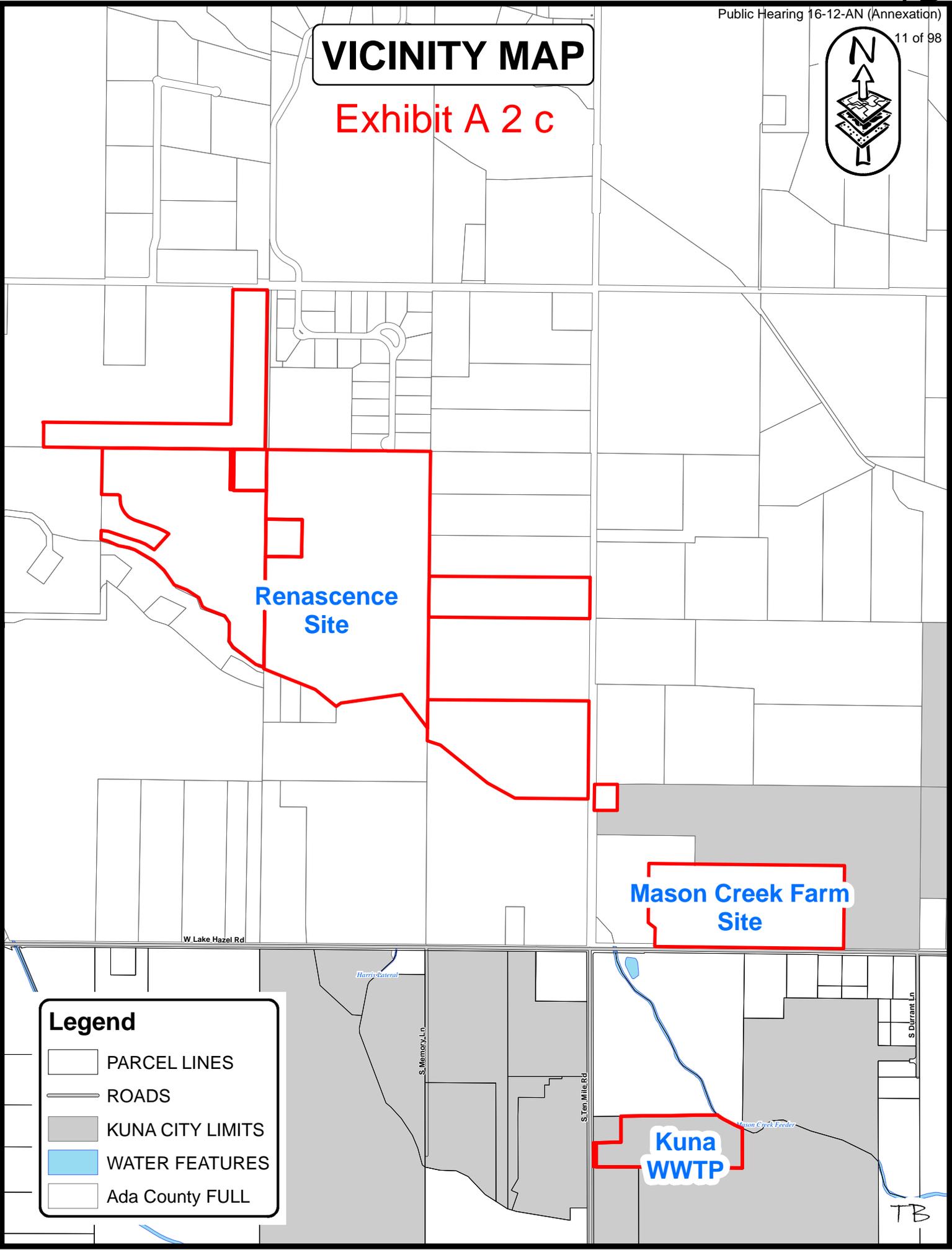
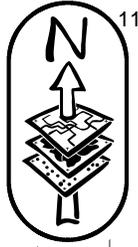
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are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

- e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.
 - 2.1– With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
6. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
9. All signage within/for the project shall comply with Kuna City Code and shall be approved in the design review process with all new commercial and multi-family.
10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
13. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This ____ day of _____, 2017.

VICINITY MAP

Exhibit A 2 c



Renaissance Site

Mason Creek Farm Site

Kuna WWTP

Legend

-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES
-  Ada County FULL



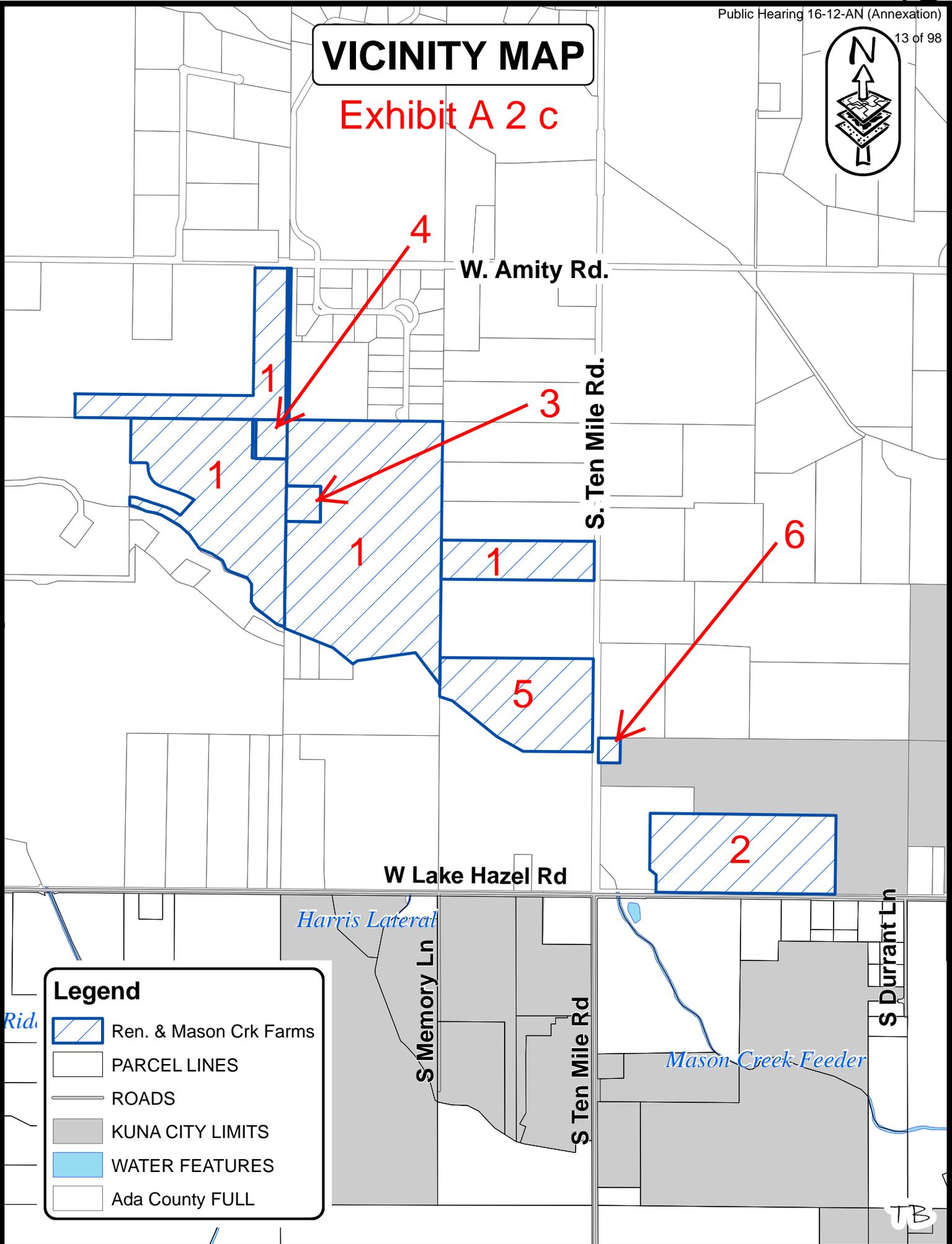
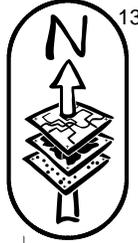
Subject Parcels

Subject Parcels

Kuna WWTP

VICINITY MAP

Exhibit A 2 c



Legend

-  Ren. & Mason Crk Farms
-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES
-  Ada County FULL

Troy Behunin

From: Timothy Eck <timothyeck@me.com>
Sent: Friday, January 20, 2017 12:54 PM
To: Troy Behunin
Subject: Meridian Support of Annexation into Kuna

Troy:

There is significant history behind the pending annexation application that must be understood.

Bitter creek Meadows was developed into 24 residential lots. This development was approved in the county with a sole stand alone, domestic water supply system, a stand alone pressure irrigation system and a temporary waste water treatment system, to serve for what was anticipated to be a short term. The Approval required the developer to bring domestic water from Meridian to the site and connect it into the sole stand alone system. The city of Meridian was going to build a lift staton and force main to service the homes taking the entire temporary system off line and decommission it.

As a result of the economic downturn and revised growth patterns the developer determined it was not in his financial best interest to proceed with the domestic water extension. Without the domestic water extension from Meridian to Bittercreek and including to the anticipated lift station the lift station could not be built. After some intense negotiation between the developer and Meridian it was determined to be prudent to scrap the plans for the domestic water extension and the lift station.

This left the owners at Bittercreek with a sole stand alone domestic water system and a temporary waste water treatment facility with no ability to permanently address the wastewater. As a result the homeowners filed suit against Meridian and the developer. Their temporary wastewater treatment facility would some day become unacceptable and they would have no way to dispose of or treat their wastewater.

Owning the majority of the property in the current annexation application and having been intensely involved in the Kuna LID i was aware of the fact that Kuna had entered an agreement with Key Bank to allow wastewater connections from outside the annexed city limits. I proposed and worked closely with the cities of Meridian and Kuna to facilitate a wastewater connection for the Bittercreek homes to the Kuna Wastewater treatment facility. Of course the only way to accomplish this is to allow their connection into a lift station that we will build that will pump to Kuna. The only viable way to develop this property, build the lift station connected to Kuna and connect the Bittercreek homes is through a City of Kuna Annexed plat. Extensive negotiation took place and it was understood by Meridian that the development of the property, construction of the lift station, connection of the Bittercreek homes to Kuna sewer and settlement of the litigation between the Bittercreek HOA and Meridian required annexation of our property into Kuna and in addition to our properties there would be a couple additional properties that would require annexation to obtain our annexation corridor (Coulson & Roberts).

It has taken several years to secure the annexation corridor by recorded consents to annexation on the Coulson and Roberts properties. Shortly after we obtained the annexation corridor I suggested a meeting with Meridian Mayor to bring her up to date. The meeting was conducted in chambers on October 4, 2016 at 3:15. Present was Mayor DeWeerd, City Attorney, a couple council members and I believe their facilities director. I explained that I had obtained my annexation corridor and was preparing to proceed with application. I proposed that there were some additional properties that I would like to include in the application and several other property owners that had expressed in annexing with our application.

The 2 properties that I wanted to include were Anderson's and Spaulding's. These are both 2 acre parcels that are fully within the boundaries of our property and application. Since they would be fully surrounded by property annexed into Kuna it made sense for them to be included. Mayor DeWeerd and all present at the meeting supported my annexation into Kuna and in addition had no opposition to Anderson and Spaulding annexing. They recognized the needed annexation corridor and supported the annexation of the Coulson and Roberts properties.

At the time of that meeting they could not voice an opinion on weather they would support annexation of the neighboring properties that wanted to annex with us. They indicated that there had already been considerable

discussion with city council about our annexation that was supported as the means to settle their litigation with the Bittercreek homeowners but that they would have to have meetings with their long term facilities planner and city council members to develop a position on the additional surrounding properties.

It is my understanding the Meridian fully supports the annexation application of the Renaissance properties including the addition of Anderson, Spaulding, Coulson and Roberts.

The Mason Creek parcel included in this application is a parcel we also own through another entity. It is predominantly surrounded by Kuna annexed land and is currently in the process of being Platted as part of the Caspian Sub. Layouts for Caspian have been completed and pre-application meetings have been held with Kuna P&Z and ACHD. Modifications the the Caspian plat have been completed to meet all recommendations of Kuna P&Z and ACHD. The traffic impact study has been completed and submitted to agencies. The Preliminary Plat application is in process and we hope to see it in front of P&Z commission within the next few weeks. Since this parcel is the only parcel Owned by Mason Creek Farms LLC that owns all of the parcels within Caspian that is not annexed it made sense to include the annexation of this parcel with this application.

Sincerely

Timothy W Eck
Member of Manager of
Renaissance Farm LLC and
Mason Creek Farm LLC



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

November 7, 2016
Project No.: 16-152

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

**RE: Renaissance Farm and Mason Creek Farm Parcels – Ada County, ID
Annexation Application**

Dear Mr. Behunin:

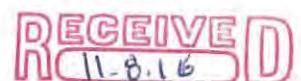
On behalf of Renaissance Farm, LLC, and Mason Creek Farm, LLC, we are pleased to submit the attached application and required supplements for an annexation of the parcels referenced above.

Renaissance Farm Parcels

The majority of the subject property is approximately 114 acres of agricultural ground located south of Amity Road between Ten Mile and Black Cat Roads. The parcels are presently located in Ada County, but a path of annexation is available via two properties, the owners of which have recorded annexation consent forms on file with the City. The site is currently zoned RUT in the County with a comprehensive plan designation of Medium-Density Residential. As a part of this application, we are requesting to annex the property into the City of Kuna with the R-6 zone, which is consistent with the comprehensive plan. The table below outlines the information for the Renaissance Farm parcels, including the parcels providing the path for annexation.

Parcel Number	Address	Owner	Approximate Acreage
R0967660156	S. Bittercreek Ave.	Renaissance Farm, LLC	57.12
R0967660155	S. Bittercreek Ave.	Renaissance Farm, LLC	30.38
S1234142351	5561 S. Ten Mile Rd.	Renaissance Farm, LLC	9.64
R0967660151	S. Bittercreek Ave	Renaissance Farm, LLC	0.20
S1234212935	W. Amity Rd.	Renaissance Farm, LLC	14.97
S1234244310	S. Bittercreek Ave.	Renaissance Farm, LLC	0.42
S1234121105	W. Amity Rd.	Renaissance Farm, LLC	0.44
S1234212405	W. Amity Rd.	Renaissance Farm, LLC	0.44
			113.61
S1234417520	5975 S. Ten Mile Rd.	Colson (Consent)	20.07
S1235336450	6020 S. Ten Mile Rd.	Roberts (Consent)	1.0

The majority of these parcels have been contemplated for development in the past. With the economic downturn, the ownership group elected to postpone further entitlements until market conditions recovered and availability of utility services was better understood. With this property's location between Meridian and Kuna, it was unknown until now which municipality could provide services. With Kuna's extension of sewer and water facilities in Ten Mile Road, annexation into Kuna makes the most sense. This will not only provide enhanced



development opportunities for the property, but will also aid the City in expanding vital infrastructure for its growing population.

Mason Creek Parcel

The remainder of the subject property is approximately 23 acres of agricultural ground located north of Lake Hazel Road east of Ten Mile Road. This parcel is also presently located in Ada County, but is contiguous to City limits on the north and east. This parcel is also currently zoned RUT in the County with a comprehensive plan designation of Medium-Density Residential. As a part of this application, we are requesting to annex this property into the City of Kuna with the R-6 zone, which is consistent with the comprehensive plan. Information for this parcel is as follows.

Parcel Number	Address	Owner	Approximate Acreage
S1235347051	3068 W. Lake Hazel Rd.	Mason Creek Farm, LLC	22.87

This parcel is intended to become part of the neighboring Mason Creek Subdivision project currently under development.

Public Utilities

The owner has conducted multiple meetings with Kuna's City Engineer to understand sewer, water, and pressure irrigation facilities, all of which are available for connection in Ten Mile Road with development of this site. As the project progresses, we will also work with the remaining public utilities including power, gas, phone, and cable to ensure that adequate utilities are provided.

Schedule

It is our intention to follow this application package with a preliminary plat submittal in the coming months. Before expending resources to prepare the full preliminary plat, we felt it prudent to obtain the City's feedback on the zoning for the Renaissance project.

Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,
KM Engineering, LLP



Kirsti Grabo
Development Coordinator

cc: Renaissance Farm, LLC
Mason Creek Farm, LLC



**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

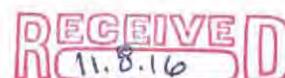
For Office Use Only	
File Number (s)	16-12-AN
Project name	RENASCENCE Farms
Date Received	11.8.16
Date Accepted/ Complete	12.2.16
Cross Reference Files	-
Commission Hearing Date	1.24.17
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Renascence Farm, LLC</u>	and Phone Number: <u>Mason Creek Farm, LLC</u>
Address: <u>6152 West Half Moon Lane</u>	E-Mail: _____
City, State, Zip: <u>Eagle, ID 83616</u>	Fax #: _____
Applicant (Developer): <u>same</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>KM Engineering</u>	Phone Number: <u>208.639.6939</u>
Address: <u>9233 West State Street</u>	E-Mail: <u>kgrabokmenqllp.com</u>
City, State, Zip: <u>Boise, ID 83714</u>	Fax #: <u>208.693.6930</u>

Subject Property Information

Site Address: <u>West Amity, South Ten Mile, & 3068 West Lake Hazel</u>	
Site Location (Cross Streets): <u>South of Amity between Ten Mile & Black Cat</u> <u>and North of Lake Hazel east of Ten Mile</u>	
Parcel Number (s): <u>see letter</u>	
Section, Township, Range: <u>Section 34 & 35, T3N, R1W</u>	
Property size: <u>+/- 114.4 acres (Renascence) and +/- 24.6 acres (Mason Creek)</u>	
Current land use: <u>Agricultural</u>	Proposed land use: <u>Residential</u>
Current zoning district: <u>Ada County RUT</u>	Proposed zoning district: <u>R6</u>



Project Description

Project / subdivision name: Renascence Subdivision and Mason Creek Subdivision

General description of proposed project / request: annexation and zoning for future residential development

Type of use proposed (check all that apply):

Residential _____

Commercial _____

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

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

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

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

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

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

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Hours of operation (days & hours): _____ Building height: _____

Total number of employees: _____ Max. number of employees at one time: _____

Number and ages of students/children: _____ Seating capacity: _____

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

Proposed Parking:

a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

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

Applicant's Signature: [Signature] Date: 11-7-16



00304759201601166030050050

**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, the city limits of the city of Kuna, Idaho are contiguous to the real property as described herein, however said real property is not within the city limits of the City of Kuna, Idaho.

NOW THEREFORE, Brent and Leslie Anderson, being first duly sworn upon oath, deposes and states:

1. I am the record owner of the property described below, and I hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 3985 W Amity Rd Meridian ID 83642

Legal Description: See attached

Location Map: See attached **Exhibit A**.

2. I understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. I understand and agree that this annexation is a Category A Annexation and I do not have a right to have it judicially reviewed by any court.

signature page follows

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EXHIBIT A

PARCEL A

A tract of land in the Southeast quarter of the Northwest quarter of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho; more particularly described as follows:

Commencing at the quarter section corner common to Sections 27 and 34, Township 3 North, Range 1 West, Boise Meridian, thence
South 0 degree 06'54" West, along the North-South mid-section line, of said Section 34, 1,327.14 feet to a steel pin at the Northeasterly corner of the Southeast quarter of the Northwest quarter of said Section 34, THE REAL POINT OF BEGINNING; thence continuing
South 0 degree 06'54" West 330.60 feet to a steel pin; thence
South 89 degrees 55' West along the centerline of a certain irrigation ditch, 263.60 feet to a steel pin; thence
North 0 degree 06'54" East 330.66 feet to a steel pin on the North line of said Southeast quarter of the Northwest quarter; thence
North 89 degrees 55'43" East along said line, 263.60 feet to the REAL POINT OF BEGINNING.

PARCEL B

A private road 30 feet in width, 15 feet on each side of the half section line running North and South from the Northwest corner of the Southwest quarter of the Northeast quarter of Section 34, Township 3 North, Range 1 West of the Boise Meridian, Ada county, Idaho to the North section line of said section.

247607
CP/WO

ADA COUNTY RECORDER J. DAVID NAVARRO AMOUNT 6.00 2
BOISE IDAHO 09/17/04 04:30 PM
DEPUTY Vicki Allen
RECORDED - REQUEST OF Pioneer
104119812



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

CORPORATE WARRANTY DEED

FOR VALUE RECEIVED,

Federal National Mortgage Association

a corporation duly organized and existing under the laws of The United States of America, grantor, does hereby Grant, Bargain, Sell and Convey unto

Edgar Gathagan and Susan Gathagan, husband and wife

whose address is: 3985 W. Armuty Road, Meridian, ID 83642, grantee, the following described real estate, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO current years taxes, irrigation district assessment, public utility easements, subdivision, restrictions, U.S. patent reservations, easements of record and easements visible upon the said premises.

TO HAVE AND TO HOLD The said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that it is the owner in a fee simple of said premises; that they are free from all encumbrances and that it will warrant and defend the same from all lawful claims whatsoever.

IN WITNESS WHEREOF, The Grantor, by a resolution of its Board of Directors has caused its corporate name to be hereunto subscribed by _____ day of September, 2004.

Federal National Mortgage Association

By: Donna Ghassemi, Vice President



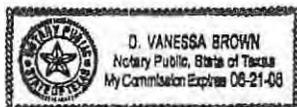
Sheryl Martin
Assistant Secretary

STATE OF TEXAS, County of Dallas, ss.

On this 15th day of September, in the year of 2004, before me the undersigned, a notary public, personally appeared Donna Ghassemi, known or identified to me to be the Vice President of the corporation that executed the instrument or the person/persons who executed the instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

[Signature]

Notary Public of Texas
Residing at DALLAS
Commission expires:



Gathagan - original deed

RECORD OF SURVEY NO. 779

A TRACT OF LAND IN THE SE 1/4 NW 1/4 AND THE NE 1/4 SW 1/4 OF SECTION 34, T.3 N., R.1 W., B.M. ADA COUNTY, IDAHO

Exhibit C 5

SECTION CORNER
BRASS CAP
C.R. & F. INST. NO. 841210

1/4 COR. 27
34 T.3 N., R.1 W., B.M.
BRASS CAP
C.R. & F. INST. NO. 8137334

INSTRUMENT NUMBER 8542117
BOOK NUMBER E PAGE NUMBER 791
SURVEY INDEX NUMBER 314-34-1-3

LEGEND
○ 3/8" STEEL PIN

SURVEYOR'S CERTIFICATE

I, DON G. PAYNE DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS SKETCH WAS PREPARED FROM THE NOTES OF AN ACTUAL SURVEY MADE ON THE GROUND IN 1976 BY TUDOR ENGINEERING COMPANY. I FURTHER CERTIFY THAT I HAVE COMPLIED WITH TITLE 55, CHAPTER 15, IDAHO CODE.

DON G. PAYNE
IDAHO NO. 887

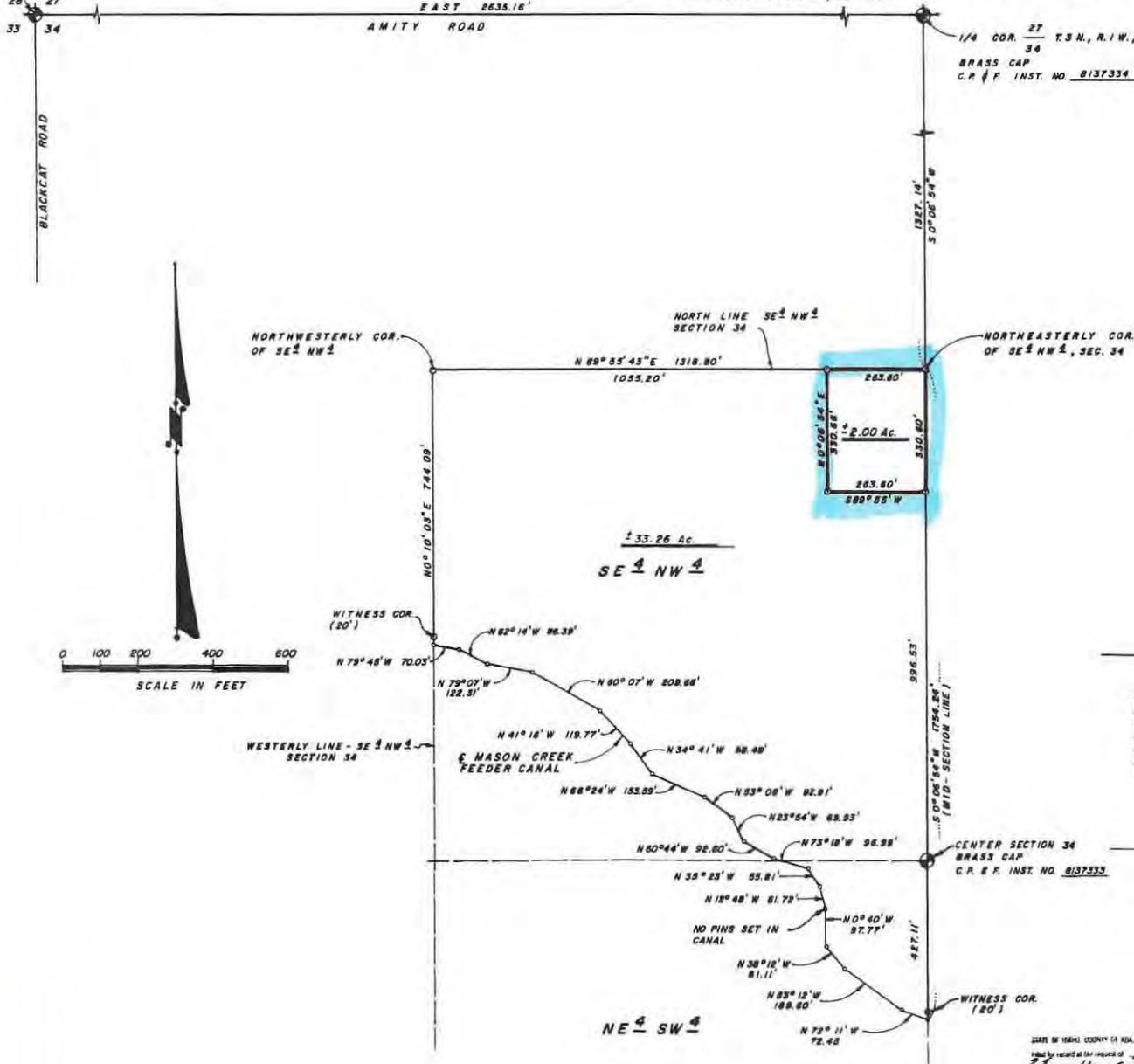


FOR SAM PARKER

AUG. 7, 1985

TODD MAN-ORTON ENGINEERING CO.
1802 N. 35th STREET
BOISE, IDAHO-83703
PHONE: 208-342-5511

STATE OF IDAHO COUNTY OF ADA, ID
I hereby certify as the request of
Don G. Payne, a Registered Land Surveyor, No. 887,
that the above is a true and correct copy of the
original filed in my office on August 7, 1985.
By Deborah Miller Deputy Clerk
\$ 500 fee



EX A



00278497201600914830040043

**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record of owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to annex the same into the City of Kuna, Idaho; and

WHEREAS, said real property will be contiguous to the city limits of the City of Kuna, Idaho upon the City Council for the City of Kuna, Idaho approving the annexation of several parcels of property, including ours; and

WHEREAS, upon these several parcels of properties making application to the City of Kuna, Idaho for annexation, we agree to make or join in the consolidated application to annex into the City of Kuna, Idaho, at the same time; and

WHEREAS, it is our desire to annex into the City of Kuna, Idaho.

NOW THEREFORE, G. Alan Colson and Kathryn A. Colson, husband and wife, being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 5975 S. Ten Mile Road, Meridian, Idaho 83642

Legal Description: See attached **Exhibit A**.

Location Map: See attached **Exhibit B**.

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce me into signing this Consent to Annex agreement, and the decision to sign is of our own free will.
4. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.



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

Colson Legal Description

May 2, 2006

A portion of the Southeast Quarter of the Southeast Quarter and a portion of the Northeast Quarter of the Southeast Quarter of Section 34, Township 3 North, Range 1 West, B.M., Ada County, Idaho, more particularly described as follows:

Commencing at the Southeast Corner of said Section 34; thence $N00^{\circ}03'36''E$, 1,202.83 feet along the East boundary of said Section 34 to the Point of Beginning;

Thence $N89^{\circ}56'22''W$, 611.00 feet to the center-line of Mason Creek;

Thence the following courses and distances along the center-line of Mason Creek:

$N61^{\circ}12'09''W$, 257.06 feet;

$N51^{\circ}37'32''W$, 483.98 feet;

$N72^{\circ}13'56''W$, 107.15 feet to the westerly boundary of the Northeast Quarter of the Southeast Quarter of said Section 34;

Thence $N00^{\circ}12'31''E$, 330.96 feet along the westerly boundary of the Northeast Quarter of the Southeast Quarter of said Section 34;

Thence $S89^{\circ}55'03''E$, 1,317.36 feet to the East boundary of the Northeast Quarter of the Southeast Quarter of said Section 34;

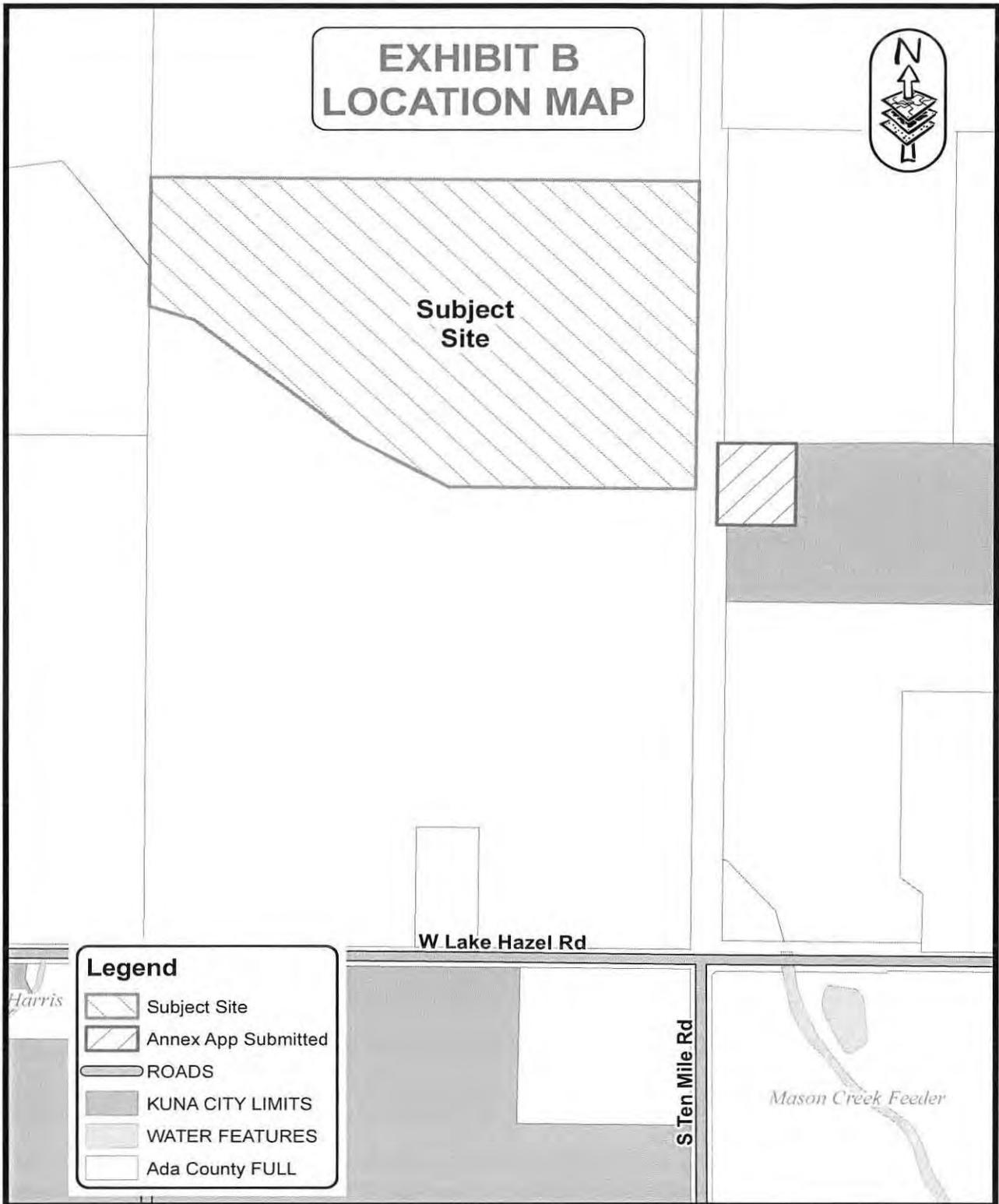
Thence $S00^{\circ}03'38''W$, 663.17 feet along the East boundary of the Northeast Quarter of the Southeast Quarter of said Section 34 to the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 34;

Thence $S00^{\circ}03'38''W$, 123.52 feet along the East boundary of the Northeast Quarter of the Southeast Quarter of said Section 34 to the Point of Beginning.

Comprising 20.08 acres more or less.

Page 2 of 4

Description was written from the record of survey ROS # recorded in Ada County.





**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, We are the record of owners of the real property as described herein; and

WHEREAS, said real property is not currently within the city limits of the City of Kuna, Idaho; and

WHEREAS, as the record owners of said real property, it is our desire to annex the same into the City of Kuna, Idaho; and

WHEREAS, said real property is contiguous to the city limits of the City of Kuna, Idaho upon the City Council for the City of Kuna, Idaho approving the annexation of several parcels of property, including ours; and

WHEREAS, upon these several parcels of properties making application to the City of Kuna, Idaho for annexation, we agree to make or join in the consolidated application to annex into the City of Kuna, Idaho, at the same time; and

WHEREAS, it is our desire to annex into the City of Kuna, Idaho.

NOW THEREFORE, Douglas H. Roberts, an unmarried man and Susan Hickman, an unmarried woman, being first duly sworn upon oath, depose and state:

1. We are the record owners of the property described below, and we hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 6020 South Ten Mile Road, Meridian, Idaho 83642

Legal Description: See attached **Exhibit A**.

Location Map: See attached **Exhibit B**.

2. We understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
3. We understand and agree that our decision to annex into the City of Kuna, Idaho is voluntary on my part; no promises or threats have been made to induce me into signing this Consent to Annex agreement, and the decision to sign is of our own free will.
4. We understand and agree that this annexation is a Category A Annexation and we do not have a right to have it judicially reviewed by any court.

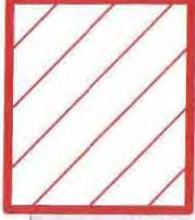
EXHIBIT A

A tract of land in the Southwest quarter of Section 35, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

Beginning at a point which is North along the section line, 1,111.71 feet from the section corner common to Sections 34 and 35, in Township 3 North, Range 1 West, Boise Meridian, and Sections 2 and 3 in Township 2 North, Range 1 West, Boise Meridian; thence North 208.72 feet; thence North 89°48' East, 208.72 feet; thence South 208.72 feet; thence South 89°48' West, 208.72 feet to the PLACE OF BEGINNING.

Exhibit C 7

EXHIBIT B LOCATION MAP



W Lake Hazel Rd

S Ten Mile Rd



Mason Creek Feeder

Legend

-  Subject Site
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES
-  Ada County FULL

**CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO**
Idaho Code §50-222

WHEREAS, the city limits of the city of Kuna, Idaho are contiguous to the real property as described herein, however said real property is not within the city limits of the City of Kuna, Idaho.

NOW THEREFORE, Leanne Spaulding, being first duly sworn upon oath, deposes and states:

1. I am the record owner of the property described below, and I hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 3975 W. Amity Rd. Meridian, ID 83642

Legal Description: PAR # 1300 OF NE 4 - Sec 34 3N1W # 2725R

Location Map: See attached **Exhibit A**.

2. I understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.

3. I understand and agree that this annexation is a Category A Annexation and I do not have a right to have it judicially reviewed by any court.

signature page follows

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ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=5 BONNIE OBERBILLIG
KUNA CITY

2016-121896
12/16/2016 09:18 AM
NO FEE



00310294201601218960050052

CONSENT TO ANNEXATION
INTO THE CITY OF KUNA, IDAHO
Idaho Code §50-222

WHEREAS, the city limits of the city of Kuna, Idaho are contiguous to the real property as described herein, however said real property is not within the city limits of the City of Kuna, Idaho.

NOW THEREFORE, Melvin A Spaulding, being first duly sworn upon oath, deposes and states:

- 1. I am the record owner of the property described below, and I hereby consent (agree) to the annexation of said property into the City of Kuna, Idaho, pursuant to Idaho Code §50-222(3)(a) Category A Annexation.

Physical Address: 3975 W. Amity Rd Meridian, ID 83642

Legal Description: PAR # 1300 of NE 4 - Sec 34 3 N 1 W # 2725R

Location Map: See attached **Exhibit A**.

- 2. I understand and agree that the City of Kuna has a right under Idaho Law to annex lands that are reasonably necessary to assure the orderly development of the City in order to allow efficient and economically viable provision of tax-supported and fee-supported municipal services, to enable orderly development of private lands that benefit from the cost-effective availability of municipal services in urbanizing areas, and to equitably allocate the costs of public services in management of development on the urban fringe.
- 3. I understand and agree that this annexation is a Category A Annexation and I do not have a right to have it judicially reviewed by any court.

signature page follows

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Exhibit C 8

EXHIBIT A LOCATION MAP



 **Subject Site**

W Lake Hazel Rd

Harris-Eateral

S Memory Ln

S Ten Mile Rd

Legend

-  Spaulding Parcel
-  PARCEL LINES
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES
-  Ada County FULL

ADA COUNTY RECORDING
200 W. Front Street
Room 1207
Boise ID 83702

Receipt #: 175313
Station: 13
Receipt Name: KUNA CITY

Receipt Date: 12/16/2016 09:19 AM
Cashier: AUOBERBB

Comments:

RECORDING

Document #	Recording Date	Doc Type	Doc Fee	Add A/R	Other	Total No Fee
2016-121896	12/16/2016 09:18:28 AM	REC-915: KUNA ANNEXATION				
Totals:			\$0.00	\$0.00	\$0.00	\$0.00

Thank You

Receipt Total \$0.00



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

GORDON N. LAW
CITY ENGINEER

Telephone (208) 287-1727; Fax (208) 287-1731
Email: glaw@kunaid.gov

MEMORANDUM

TO: Director of Kuna Planning and Zoning

FROM: Gordon N. Law
Kuna City Engineer

RE: Renascence Farms
North of Lake Hazel, East and West of Ten Mile Roads
Annexation
16-12-AN

DATE: December 16, 2016

The City Engineer has reviewed the annexation request of the above applicant dated December 9, 2016. It is noted that specific development plans are not provided except those implied as allowed or permitted in a “R-6” zone.

The recommendation of the City Engineer is to proceed with this annexation and address the more specific issues of extending the City services in connection with the future land-use actions. Accordingly, the City Engineer provides the following comments:

1. Sanitary Sewer Needs

- a) The applicant’s property to be annexed is presently used for agricultural and scattered residential purposes, has multiple private sewer systems and does not require immediate City service. With additional development, it will require municipal sewer service. The City Engineer recommends ultimate connection to City facilities at such time as existing systems fail or in connection with future development.
- b) Wastewater from the applicant’s property has the future option of being treated at the North Treatment Plant which has sufficient capacity to serve this site. The nearest point of connection for the Renascence property is in the Memory Lift Station adjacent to Ten Mile Road approximately 400 feet south of Lake Hazel Road. The Lift Station and associated pipelines are presently under construction. When connecting to the sewer system, the applicant will need to abide by any relevant sewer reimbursement policies and agreements and any relevant connection fees.
- c) For assistance in locating existing facilities and understanding issues associated with connection, please contact the City Engineer at 287-1727.

2. Potable Water Needs

- a) The applicant's property to be annexed is presently used for agricultural and scattered residential purposes, has multiple private water system and does not require immediate City service. With additional development, it will require municipal water service. The City Engineer recommends ultimate connection to City facilities at such time as existing systems fail or in connection with future development.
- b) The nearest point of connection for the Renaissance property is in Ten Mile Road approximately 700 feet south of Lake Hazel Road. When connecting to the water system, the applicant will need to abide by any relevant water reimbursement policies and agreements and any relevant connection fees.
- c) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.

3. Pressure Irrigation

- a) The property's irrigation needs are presently served from surface water rights delivered through local canals and from private wells and does not require immediate City service. With additional urban development, it will require municipal pressure irrigation service. The City Engineer recommends ultimate connection to City facilities in connection with future development.
- b) The nearest point of connection for the Renaissance property is in Ten Mile Road approximately 700 feet south of Lake Hazel Road. When connecting to the pressure irrigation system, the applicant will need to abide by any relevant pressure irrigation reimbursement policies and agreements and any relevant connection fees.
- c) As a condition related to paragraph 3(a), connection to pressure irrigation shall constitute an automatic petition for inclusion in the municipal irrigation system and an agreement to the pooling of this property's water rights for delivery purposes.
- d) For assistance in locating existing facilities, please contact the City Engineer at 287-1727.

4. Grading and Storm Drainage

The following is not required for annexation but will be required when alteration of surface features is proposed (such as grading or paving) in connection with future land use applications:

- a) Please provide a grading and drainage plan which supports and maintains all upstream drainage rights and all downstream irrigation delivery rights as they presently exist for this property.
- b) If impervious area is increased, please provide a storm water disposal plan acceptable to the City Engineer which accounts for the increased storm water drainage. Please provide detail drawings of drainage facilities for review.
- c) Any increase in quantity or rate of runoff or decrease in quality of runoff from the site compared to historical conditions must be detained, treated and released at rates no greater than historical amounts.

- d) If offsite disposal of storm water in excess of historical rates or conditions is proposed, or disposed at locations different than provided historically, the approval of the affected entities is required.

5. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to water (and perhaps irrigation) services, this property will be placing demand not only on constructed facilities but on water rights provided by others. It is the reasonable expectation, in return, that this property transfer to the City at time of connection (ie development) any conveyable water rights by deed and “Change of Ownership” form from IDWR that are presently associated with the property. The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts.
- c) Verify that existing and proposed elevations match at property boundaries such that a slope burden is not imposed on adjacent properties.
- d) State the vertical datum used for elevations on all drawings.
- e) Provide engineering certification on all final engineering drawings.

6. Inspection Fees

An inspection fee will be required for City inspection of the construction of any **public** water, sewer and irrigation facility associated with this development. The developer will still require a qualified responsible engineer to do sufficient inspection to justly certify to DEQ the project was completed in accordance with approved plans and specifications and to provide accurate as-built drawings to the City. The developer’s engineer and the City’s inspector are permitted to coordinate inspections as much as possible. The current inspection fee is \$1.00 per lineal foot of sewer, water and pressure irrigation pipe and payment is due and payable prior to City’s approval of final construction plans. **If no public water, sewer and irrigation construction work is done (such as with a stand-alone annexation), no fees are required.**

7. Right-of-Way

The subject property fronts on existing section line arterial streets (Lake Hazel and Ten Mile Roads). The following conditions are related to these classified streets and future quarter line classified streets and apply at the time of additional development:

- a) Sufficient half right-of-way on the quarter line and section line for existing and future classified streets should be provided pursuant to City and ACHD standards.
- b) It is recommended new approaches onto the classified streets comply with ACHD approach policies.
- c) It is recommended sidewalk, curb and gutter, street widening and any related storm drainage facilities, consistent with city code and policies, are provided at the time of land-use change or re-development.

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 before occupancy or final plat approval is granted. **If no public facilities are constructed (such as with a stand-alone annexation), no as-built drawings are required.**

9. Property Description

a) The applicant provided a metes and bounds property description of the subject parcel.



Paul Woods, President
Rebecca W. Arnold, Vice President
Kent Goldthorpe, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

January 12, 2017

To: Tim Eck
DB Development, LLC
6152 W. Half Moon Lane
Eagle, ID 83616

Subject: KUNA16-0021/ 16-12-AN
Lake Hazel Road east of Ten Mile Road
Annexation & Rezone for Mason Creek Farm

This application is for annexation & rezone only. Listed below are some of the relevant policies that the District may administer when it reviews a future development application (additional policies may be considered with a specific redevelopment application):

A. Findings of Fact

1. Lake Hazel Road

a. Policy:

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

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

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are

to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. The segment of Amity and Ten Mile Roads abutting the site is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

- b. Staff Comments/Recommendations: The applicant should be required to dedicate right-of-way to total 48-feet from the centerline of Lake Hazel Road abutting the site.

The applicant should be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 42-feet from the centerline of Lake Hazel Road abutting the site.

Additionally, the applicant should be required to widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site on Lake Hazel Road.

2. Access

a. Policy

Collector Street Intersection Spacing on Principal Arterials: District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting principal arterials is one half-mile.

Local Street Intersection Spacing on Principal 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 1,320-feet as measured from all other existing roadways as identified in Table 1b (7205.4.7).

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).

- b. Staff Comments/Recommendations: All access and roadway offsets within the site should comply with the policies listed above.

3. Traffic Impact Study

a. Policy

Traffic Impact Study: District policy 7106.1 requires a traffic impact study for developments which generate 100 or more PM peak hour trips. This equates to 100 single family dwelling units.

b. Staff Comments/Recommendations: A traffic impact study will be required for this application. The applicant's engineer should schedule a scoping meeting with ACHD staff prior to starting the study.

B. Traffic Information

Trip Generation

A single family dwelling unit is estimated to generate 9.52 vehicle trips per daybased, with 1 trip in the PM peak hour based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways: Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Lake Hazel Road	1,500-feet	Principal Arterial	76	Better than "E"

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

Average Daily Traffic Count (VDT): *Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for Lake Hazel Road east of 1,031 on 2/29/12.

C. Attachments

1. Vicinity Map
2. Standard Conditions of Approval
3. Request for Appeal of Staff Decision

If you have any questions, please feel free to contact me at (208) 387-6178.

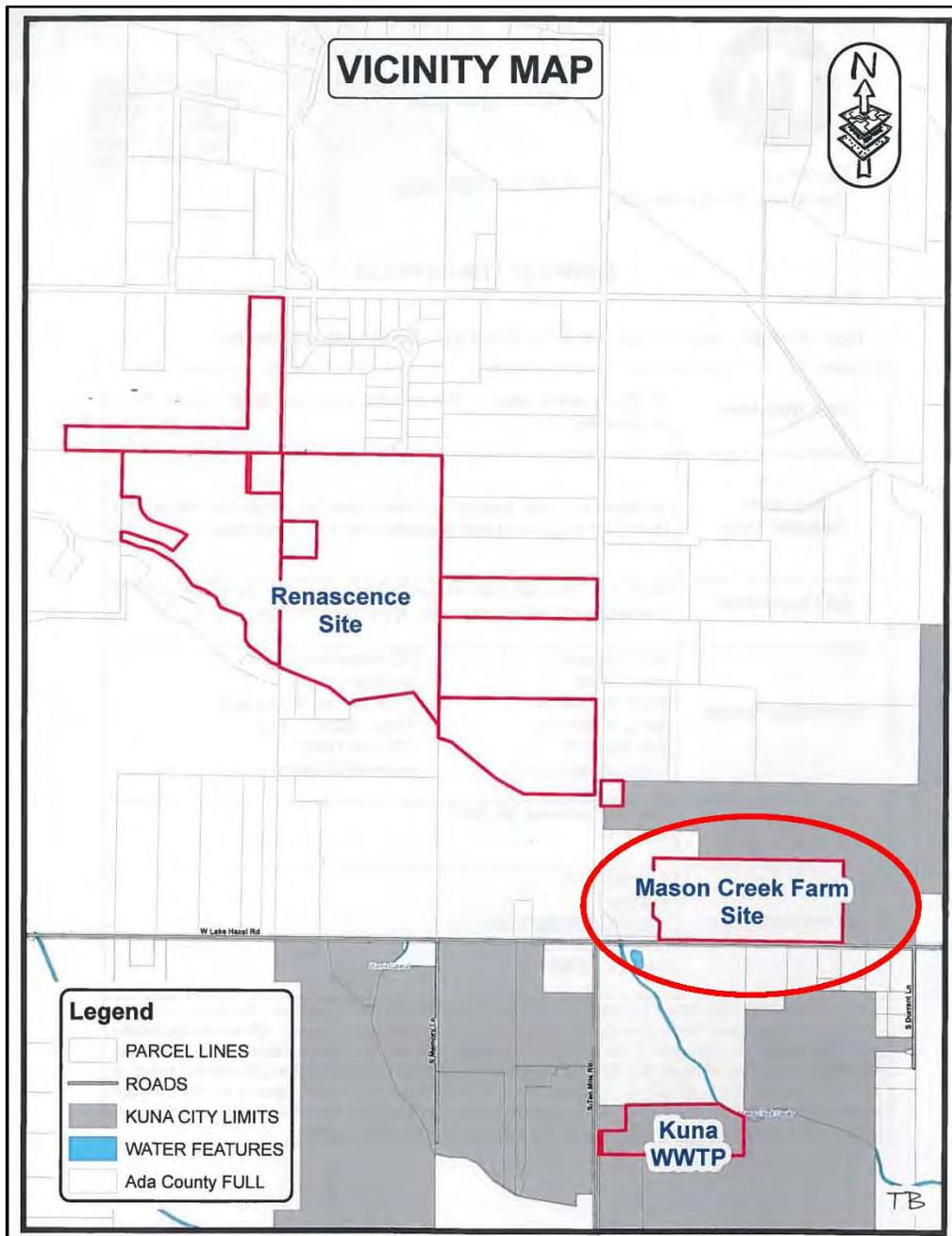
Sincerely,



Mindy Wallace, AICP
Planner III
Development Services

cc: City of Kuna

VICINITY MAP



Standard Conditions of Approval

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

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.



Paul Woods, President
Rebecca W. Arnold, Vice President
Kent Goldthorpe, Commissioner
Sara M. Baker, Commissioner
Jim D. Hansen, Commissioner

January 12, 2017

To: Tim Eck
DB Development, LLC
6152 W. Half Moon Lane
Eagle, ID 83616

Subject: KUNA16-0021/ 16-12-AN
South of Amity Road and west of Ten Mile Road
Annexation & Rezone for Renaissance Farm

This application is for annexation & rezone only. Listed below are some of the relevant policies that the District may administer when it reviews a future development application (additional policies may be considered with a specific redevelopment application):

A. Findings of Fact

1. Amity & Ten Mile Roads

a. Policy:

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

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

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are

to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. The segment of Amity and Ten Mile Roads abutting the site is designated in the MSM as a Residential Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

- b. Staff Comments/Recommendations: The applicant should be required to dedicate right-of-way to total 48-feet from the centerline of both Amity Road and Ten Mile Roads abutting the site.

The applicant should be required to construct a 5-foot wide detached concrete sidewalk located a minimum of 42-feet from the centerline of Amity Road and Ten Mile Roads abutting the site.

Additionally, the applicant should be required to widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site on Amity Road and Ten Mile Road.

2. Mid-Mile Collectors

- a. Policy:

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.

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. Two new collector roadways are identified on the MSM with the street typology of Residential Collector. One of the new collectors roadways should intersect Amity Road Road an at the half mile and run north/south to Columbia Road. The second should intersect Ten Mile Road and run east/west to Black Cat Road. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, a 36-foot street section within 54-feet of right-of-way.

- b. Staff Comments/Recommendations: The applicant should be required to construct north/south and east/west residential collector roadways through the site as recommended on the MSM. The residential collectors should be constructed as 36-foot street sections with vertical curb, gutter, and 7-foot wide attached (or 5-foot wide detached) concrete sidewalks.

3. Access

a. Policy

Collector Street Intersection Spacing on Principal Arterials: District policy 7205.4.2 states that the optimum spacing for new signalized collector roadways intersecting principal arterials is one half-mile.

Local Street Intersection Spacing on Principal 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 1,320-feet as measured from all other existing roadways as identified in Table 1b (7205.4.7).

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).

b. Staff Comments/Recommendations: All access and roadway offsets within the site should comply with the policies listed above.

4. Traffic Impact Study

a. Policy

Traffic Impact Study: District policy 7106.1 requires a traffic impact study for developments which generate 100 or more PM peak hour trips. This equates to 100 single family dwelling units.

b. Staff Comments/Recommendations: A traffic impact study will be required for this application. The applicant's engineer should schedule a scoping meeting with ACHD staff prior to starting the study.

B. Traffic Information

Trip Generation

A single family dwelling unit is estimated to generate 9.52 vehicle trips per day based, with 1 trip in the PM peak hour based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

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
Amity Road	270-feet	Principal Arterial	469	Better than "E"
Ten Mile Road	1,120-feet	Principal Arterial	340	Better than "E"

* Acceptable level of service for a two-lane principal arterial is "E" (690 VPH).

Average Daily Traffic Count (VDT): *Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for Amity Road east of Black Cat was 6,078 on 6/22/16.

- The average daily traffic count for Ten Mile Road south of Amity Road was 6,203 on 8/16/16.

C. Attachments

1. Vicinity Map
2. Standard Conditions of Approval
3. Request for Appeal of Staff Decision

If you have any questions, please feel free to contact me at (208) 387-6178.

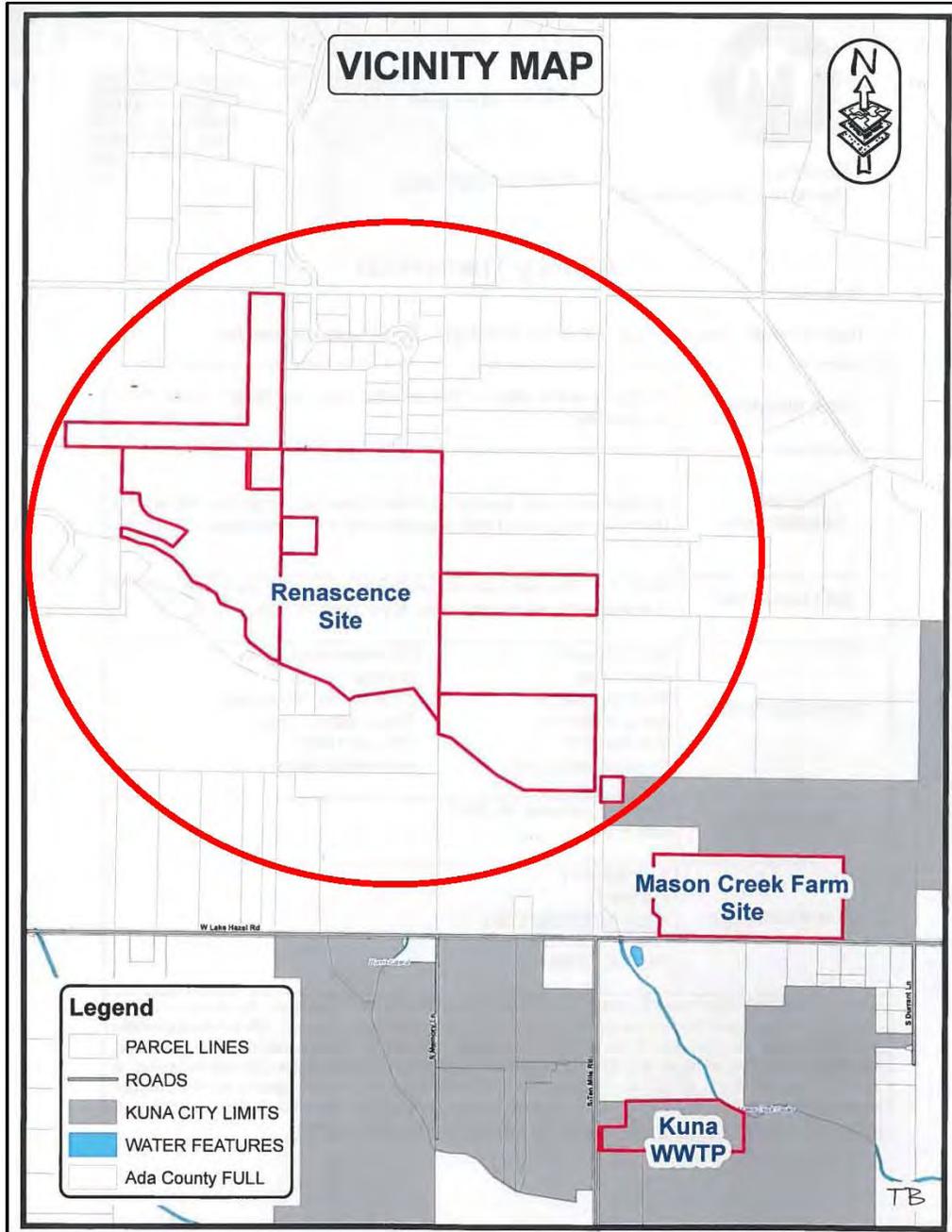
Sincerely,



Mindy Wallace, AICP
Planner III
Development Services

cc: City of Kuna

VICINITY MAP



Standard Conditions of Approval

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

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1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
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 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.

RON PLATT
CHAIRMAN OF THE BOARD

RICHARD MURGOITIO
VICE CHAIRMAN OF THE BOARD

TIMOTHY M. PAGE
PROJECT MANAGER

ROBERT D. CARTER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

JERRI FLOYD
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

09 January 2017

City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

RECEIVED
JAN 13 2017
CITY OF KUNA

RE: Renascence Farm & Mason Creek Farm
N.W. Corner of Ten Mile and Lake Hazel
Nampa-Meridian Irrigation District NM-1581-1-15, NM-1583B,
Rawson Canal 436+40 NM-1584B, NM-1592A, NM-1597,
Jamison Lateral 23+00,23+10,36+20,36+30 NM-1597A
Catherine Lateral 37+00
Sec. 34 & 35, T3N, R1W, BM.

Troy Behunin, Planner II:

The United States' Mason Creek Feeder Canal lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert this federal easement 37 feet northerly and 35 feet southerly of the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

Project easements must be called out on any future preliminary and final plats.

Fencing (as may be required) must be constructed just off the canal easement.

The Boise Project does not approve landscaping (other than grass) within its easements.

The Boise Project Board of Control does not approve of pathways within our easements. We are constantly trying to uphold these federal easements in order to perform our obligation to operate, maintain and deliver surface irrigation water to our patrons. The introduction of pedestrians, cyclists, etc. into our work area, becomes a burden on our personnel trying to perform their duties. The Project maintains its facilities with large vehicles and heavy equipment, to include dump trucks, dozers, graders, backhoes and long booms with counter weights. Although our operators possess the highest regard for

safety, this machinery offers many blind spots that limit visibility. Project work easements are barely wide enough for this equipment. These proposed pathways should be relocated outside of our easements and segregated from canal maintenance operations.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the lateral is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Storm Drainage and/or Street Runoff must be retained on site.

Whereas this property lies within the Nampa-Meridian Irrigation District it is important that representatives of this development contact the NMID office as soon as possible to discuss the pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

If the irrigation system will be incorporated into the City of Kuna's pressure system, we will require confirmation from both the City of Kuna and the Nampa-Meridian Irrigation District.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by appropriate easements.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Boise Project Board of Control requests a full set of plans for our review and approval when applicable.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Bob Carter
Assistant Project Manager, BPBC

bdc/bc

cc: Clint McCormick Watermaster, Div; 2 BPBC
Greg Curtis Water Superintendent, NMID
File



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
Boise
Eagle
Garden City
Kuna
Meridian
Star

Rezone # 16-12-AN

Conditional Use #

Preliminary / Final / Short Plat

sect. 34

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

14. Reviewed By: Row Bay

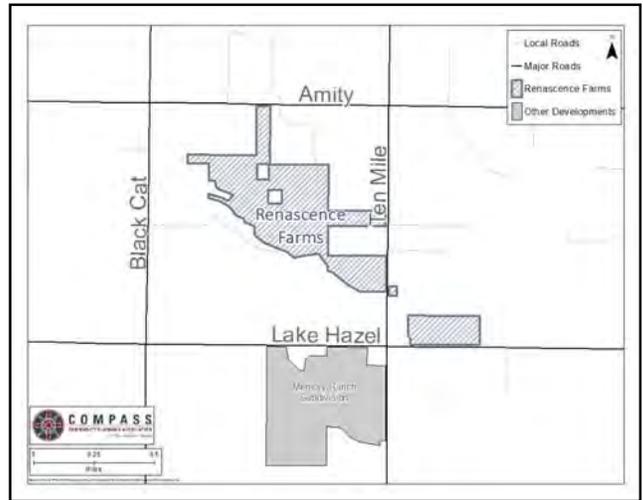
Date: 12/20/16

RECEIVED
DEC 27 2016
CITY OF KUNA

Exhibit
85

Communities in Motion 2040 Development Checklist

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this checklist as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040* (CIM 2040), the regional long-range transportation plan for Ada and Canyon Counties. CIM 2040 was developed through a collaborative approach with COMPASS member agencies and adopted by the COMPASS Board on **July 21, 2014**.



&OLFNI RU GHWDLOHG PDS

This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals, objectives, and performance measures. A checklist user guide is available [here](#); and more information about the CIM 2040 goals can be found [here](#); and information on the CIM 2040 Vision can be found [here](#).

Name of Development: Renaissance Farm and Mason Creek Farm Annexations.

Summary: Annexation into Kuna City with an R-6 (Medium Density) zoning over approximately 143.2 total acres for up to 834 residential units near the intersection of Ten Mile and Lake Hazel Roads. This proposal exceeds the growth forecasted in the regional transportation plan for this neighborhood. The proposal meets 4 CIM 2040 checklist items and does not meet 15 checklist items. Consider public parks, schools, and pathway requirements when the project is considered for platting. Additional bicycle and pedestrian comments are included on page 3.

Land Use

In which of the [CIM 2040 Vision Areas](#) is the proposed development? **(Goal 2.1)?**

- | | | | |
|--|--|---|---------------------------------|
| <input type="radio"/> Downtown | <input type="radio"/> Employment Center | <input type="radio"/> Existing Neighborhood | <input type="radio"/> Foothills |
| <input checked="" type="radio"/> Future Neighborhood | <input type="radio"/> Mixed Use | <input type="radio"/> Prime Farmland | <input type="radio"/> Rural |
| <input type="radio"/> Small Town | <input type="radio"/> Transit Oriented Development | | |

Yes No N/A The proposal is within a CIM 2040 Major Activity Center. **(Goal 2.3)**

Neighborhood (Transportation Analysis Zone) Demographics

Existing		Existing TAZ + Proposal		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
37	20	871	20	275	60

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this neighborhood. **(Goal 2.1)**

Area (Adjacent Transportation Analysis Zone) Demographics

Existing		Existing TAZs + Net Proposed		2040 Forecast	
Households	Jobs	Households	Jobs	Households	Jobs
181	197	1,277	197	1,683	390

Yes No N/A The number of jobs and/or households in this development is consistent with jobs/households in the CIM 2040 Vision in this area. **(Goal 2.1)**



More information on COMPASS and *Communities in Motion 2040* can be found at:

www.compassidaho.org

Email: info@compassidaho.org

Telephone: (208) 475-2239



COMPASS
COMMUNITY PLANNING ASSOCIATION
of Southwest Idaho

Communities in Motion 2040 Development Checklist

Transportation

- Attached N/A An Area of Influence Travel Demand Model Run is attached.
- Yes No N/A There are relevant projects in the current Regional [Transportation Improvement Projects](#) (TIP) within one mile of the development.

Comments: _____

- Yes No N/A The proposal uses appropriate access management techniques as described in the [COMPASS Access Management Toolkit](#).

Comments: _____

- Yes No N/A This proposal supports Valley Regional Transit's [valleyconnect](#) plan. See [Valley Regional Transit Amenities Development Guidelines](#) for additional detail.

Comments: The proposed zoning allows less than transit density (7 DU/acre). Future demand response services are proposed for the area.

The **Complete Streets Level of Service (LOS) scoring** based on the proposed development will be provided on an separate worksheet (**Goals [1.1](#), [1.2](#), [1.3](#), [1.4](#), [2.4](#)**):

- Attached N/A Complete Streets LOS scorecard is attached.
- Yes No N/A The proposal maintains or improves current automobile LOS.
- Yes No N/A The proposal maintains or improves current bicycle LOS.
- Yes No N/A The proposal maintains or improves current pedestrian LOS.
- Yes No N/A The proposal maintains or improves current transit LOS.

- Yes No N/A The proposal is in an area with a [Walkscore](#) over 50.

Housing

- Yes No N/A The proposal adds [compact housing](#) over seven residential units per acre. (**Goal [2.3](#)**)
- Yes No N/A The proposal is a mixed-use development or in a mixed-use area. (**Goal [3.1](#)**)
- Yes No N/A The proposal is in an area with lower transportation costs than the [regional average](#) of 26% of the median household income. (**Goal [3.1](#)**)
- Yes No N/A The proposal improves the jobs-housing balance by providing housing in employment-rich areas. (**Goal [3.1](#)**)

Community Infrastructure

- Yes No N/A The proposal is infill development. (**Goals [4.1](#), [4.2](#)**)
- Yes No N/A The proposal is within or adjacent to city limits. (**Goals [4.1](#), [4.2](#)**)
- Yes No N/A The proposal is within a city area of impact. (**Goals [4.1](#), [4.2](#)**)

Health

- Yes No N/A The proposal is within 1/4 mile of a transit stop. (**Goal [5.1](#)**)
- Yes No N/A The proposal is within 1/4 mile of a public school. (**Goal [5.1](#)**)
- Yes No N/A The proposal is within 1/4 mile of a grocery store. (**Goal [5.1](#)**)
- Yes No N/A The proposal is within 1 mile of a park and ride location. (**Goal [5.1](#)**)

Economic Development

- Yes No N/A The proposal improves the jobs-housing balance by providing employment in housing-rich areas. (**Goal [3.1](#)**)
- Yes No N/A The proposal provides grocery stores or other retail options for neighborhoods within 1/2 mile. (**Goal [6.1](#)**)

Open Space

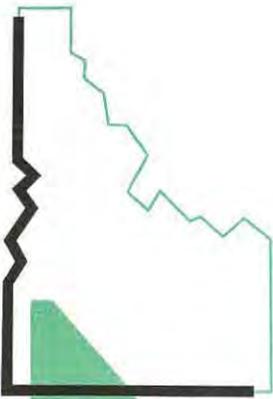
- Yes No N/A The proposal is within a 1/4 mile of a public park. (**Goal [7.1](#)**)
- Yes No N/A The proposal provides at least 1 acre of parks for every 35 housing units. (**Goal [7.1](#)**)

Farmland

- Yes No N/A The proposal is outside "Prime Farmland" in the CIM 2040 Vision. (**Goals [4.1](#), [8.2](#)**)
- Yes No N/A The proposal is outside prime farmland. (**Goal [8.2](#)**)

Bicycle and Pedestrian Summary

Consider accommodating future pathways along the Mason Creek Feeder and adjacent to W Lake Hazel Road per the 2016 City of Kuna Regional Pathway Map and 2015 Meridian Pathways Network Map. Additionally, Ada County Highway District has planned bike lanes along future extensions of S Lindy Lane and W Ballard Lane.



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

January 9, 2017

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

RECEIVED
JAN 17 2017
CITY OF KUNA

RE: 16-12-AN/ Renaissance Farm & Mason Creek Farm

Dear Troy:

Nampa & Meridian Irrigation District (NMID) has no comment in regards to applicants request to be annexed into the City of Kuna on the above-referenced application. However, before final plats are approved for development, NMID will need to be allowed the opportunity to review plans and comment at the time.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,

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

PC: Office/File



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



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

November 4, 2016
Project No.: 16-152

**EXHIBIT A
LEGAL DESCRIPTION FOR
ANNEXATION AND REZONE**

A parcel of land being a portion of Section 34, Township 3 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the northeast corner of said Section 34, thence following the easterly line of the Northeast 1/4 of said Section 34, S00°27'30"W a distance of 2,648.52 feet to a found aluminum cap marking the east 1/4 corner of said Section 34 and being the **POINT OF BEGINNING**.

Thence leaving said easterly line and following the southerly line of the Southeast 1/4 of the Northeast 1/4, N89°25'56"W a distance of 1,315.48 feet to a found 5/8-inch rebar marking the C-E 1/16 corner;

Thence leaving said southerly line and following the easterly line of the Northwest 1/4 of the Southeast 1/4 of said Section 34, S00°40'58"W a distance of 896.49 feet to a point on the northerly subdivision boundary of DreamCatcher Subdivision (a subdivision on file in Book 80, Pages 8639-8641, records of Ada County, Idaho);

Thence leaving said easterly line and following said northerly subdivision boundary the following courses:

1. N37°01'00"W a distance of 340.72 feet ;
2. S81°55'00"W a distance of 493.00 feet;
3. S54°50'00"W a distance of 47.00 feet;
4. N51°00'00"W a distance of 215.00 feet;
5. N68°00'00"W a distance of 444.99 feet;
6. N74°12'00"W a distance of 43.22 feet;
7. N54°50'00"W a distance of 259.00 feet;
8. N32°48'00"W a distance of 69.00 feet;
9. N07°50'00"E a distance of 88.00 feet;
10. N08°42'00"W a distance of 99.00 feet;
11. N69°52'00"W a distance of 225.00 feet;
12. N20°18'00"W a distance of 90.00 feet;
13. N64°28'00"W a distance of 188.00 feet;
14. N36°46'00"W a distance of 172.00 feet;
15. N44°26'00"W a distance of 77.00 feet;
16. N58°40'00"W a distance of 206.00 feet;
17. N74°06'00"W a distance of 276.82 feet to a point on the westerly line of the Southeast 1/4 of the Northwest 1/4 of said Section 34;

Thence leaving said northerly subdivision boundary and following said westerly line, N00°52'46"E a distance of 86.54 feet;

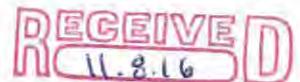
Thence leaving said westerly line, S83°37'10"E a distance of 55.38 feet;

Thence S71°29'04"E a distance of 173.98 feet;

Thence S72°30'29"E a distance of 94.36 feet;

Thence S66°34'34"E a distance of 48.08 feet;

Thence S57°30'33"E a distance of 85.85 feet;



Thence N42°15'35"E a distance of 174.08 feet;
 Thence 132.58 feet along the arc of a circular curve to the left, said curve having a radius of 575.00 feet, a delta angle of 13°12'41", a chord bearing of N64°26'20"W and a chord distance of 132.29 feet;
 Thence N71°02'40"W a distance of 161.80 feet;
 Thence 217.00 feet along the arc of a circular curve to the right, said curve having a radius of 175.00 feet, a delta angle of 71°02'45", a chord bearing of N35°31'20"W and a chord distance of 203.36 feet;
 Thence N00°00'00"E a distance of 18.04 feet;
 Thence 31.23 feet along the arc of a circular curve to the left, said curve having a radius of 20.00 feet, a delta angle of 89°27'26", a chord bearing of N44°43'24"W and a chord distance of 28.15 feet;
 Thence N89°26'47"W a distance of 128.85 feet to a point on said westerly line of the Southeast 1/4 of the Northwest 1/4;
 Thence following said westerly line, N00°52'46"E a distance of 376.45 feet to a found 5/8-inch rebar marking the NW 1/16 corner of said Section 34;
 Thence leaving said westerly line and following the southerly line of the Northwest 1/4 of the Northwest 1/4 of said Section 34, N89°21'57"W a distance of 472.05 feet;
 Thence leaving said southerly line, N00°55'56"E a distance of 184.17 feet;
 Thence N22°14'16"W a distance of 17.20 feet;
 Thence S89°21'57"E a distance of 1,507.19 feet;
 Thence N00°49'37"E a distance of 1,127.18 feet to a point on the northerly line of the Northwest 1/4 of said Section 34;
 Thence following said northerly line, S89°17'12"E a distance of 290.03 feet to a found brass cap marking the north 1/4 corner of said Section 34;
 Thence leaving said northerly line and following the northerly line of the Northeast 1/4 of said Section 34, S89°18'18"E a distance of 15.00 feet;
 Thence leaving said northerly line, S00°49'37"W a distance of 1,326.79 feet to a point on the southerly line of the Northwest 1/4 of the Northeast 1/4 of said Section 34;
 Thence following said southerly line, S89°21'00"E a distance of 1,296.27 feet to a found 5/8-inch rebar marking the NE 1/16 corner of said Section 34;
 Thence leaving said southerly line and following the easterly line of said Northwest 1/4 of the Northeast 1/4, S00°37'47"W a distance of 994.24 feet;
 Thence leaving said easterly line and following the northerly line of the South 1/2 of the South 1/2 of the Southeast 1/4 of the Northeast 1/4, S89°24'57"E a distance of 1,314.49 feet to a point on the easterly line of the Northeast 1/4 of said Section 34;
 Thence following said easterly line, S00°27'30"W a distance of 331.03 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM

A parcel of land being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a brass cap marking the north 1/4 corner of said Section 34, thence following the easterly line of said Northwest 1/4, S00°49'37"W a distance of 1,326.80 feet to a found 5/8-inch rebar marking the C-N 1/16 corner of said Section 34 and being the **POINT OF BEGINNING**.

Thence following said easterly line, S00°49'37"W a distance of 330.59 feet;
 Thence leaving said easterly line, N89°26'47"W a distance of 263.76 feet;
 Thence N00°49'37"E a distance of 330.96 feet to a point on the northerly line of said Southeast 1/4 of the Northwest 1/4;

Thence following said northerly line, S89°21'57"E a distance of 263.76 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM

A parcel of land being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a brass cap marking the north 1/4 corner of said Section 34, thence following the westerly line of said Northeast 1/4, S00°49'37"W a distance of 1,326.80 feet to a found 5/8-inch rebar marking the C-N 1/16 corner of said Section 34;

Thence following said westerly line S00°49'37"W a distance of 558.00 feet to the **POINT OF BEGINNING**.

Thence leaving said westerly line, S89°10'23"E a distance of 290.40 feet;

Thence S00°49'37"W a distance of 300.00 feet;

Thence N89°10'23"W a distance of 290.40 feet to a point on said westerly line of the Northeast 1/4;

Thence following said westerly line, N00°49'37"E a distance of 300.00 feet to the **POINT OF BEGINNING**.

Said parcel contains 114.394 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

TOGETHER WITH

A parcel of land being a portion of the South 1/2 of the Southwest 1/4 of Section 35, Township 3 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho and being more particularly described as follows:

Commencing at a aluminum cap marking the west 1/4 corner of Said Section 35, thence following the westerly line of said Southwest 1/4 of Section 35, S00°04'23"W a distance of 2,652.25 feet to a found aluminum cap marking the southwest corner of said Section 35;

Thence leaving said westerly line and following the southerly line of said Southwest 1/4, S89°47'59"E a distance of 520.09 feet to the **POINT OF BEGINNING**.

Thence leaving said southerly line, N00°54'22"E a distance of 173.77 feet;

Thence N53°21'16"W a distance of 69.90 feet;

Thence N00°04'23"E a distance of 475.26 feet;

Thence S89°47'59"E a distance of 1,568.48 feet;

Thence S00°10'24"W a distance of 690.54 feet to a point on said southerly line of the Southwest 1/4;

Thence following said southerly line, N89°47'59"W a distance of 1,513.66 feet to the **POINT OF BEGINNING**.

Said parcel contains 24.609 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached is **EXHIBIT B** and by this reference made a part of.



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Exhibit A 2 d

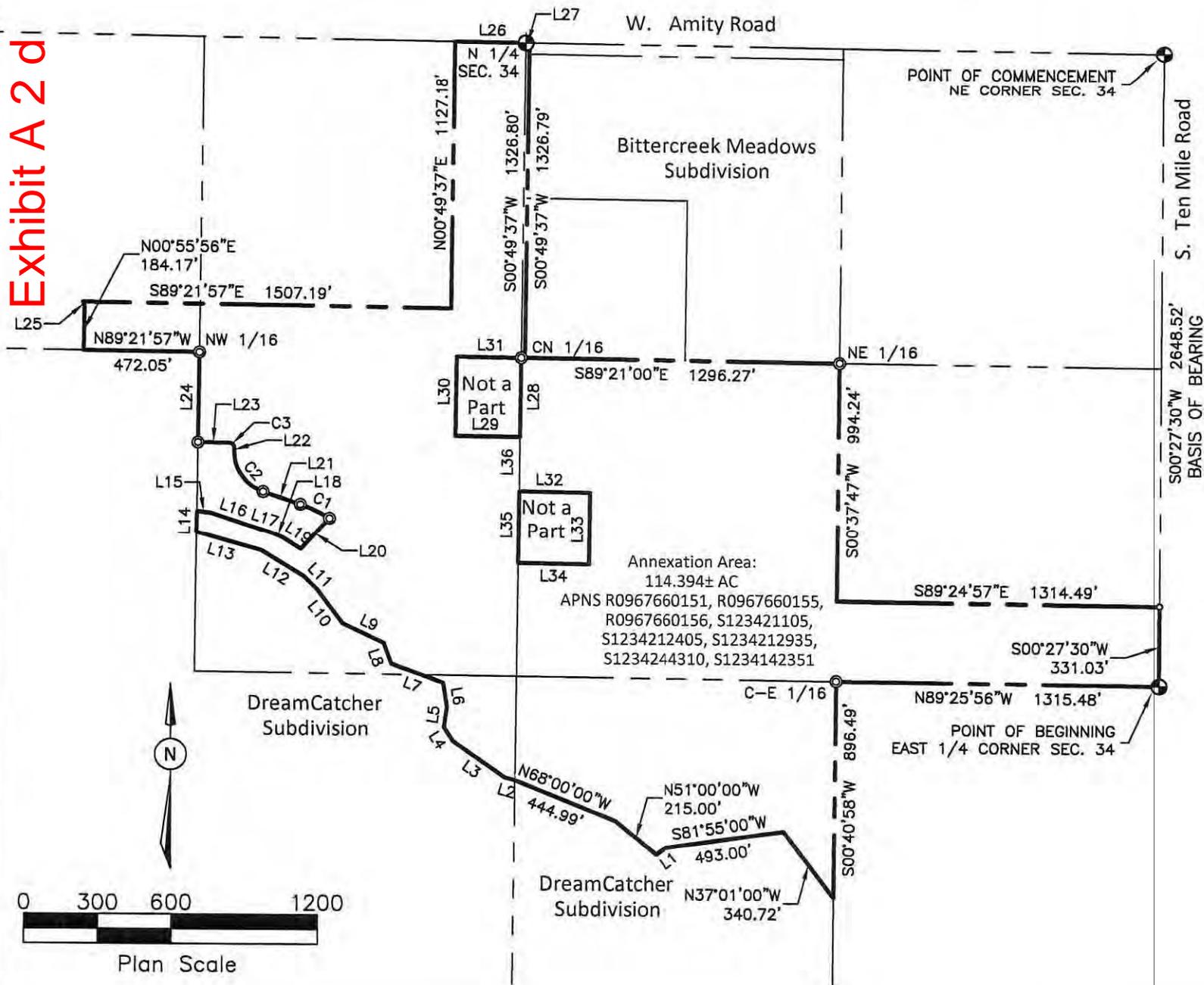
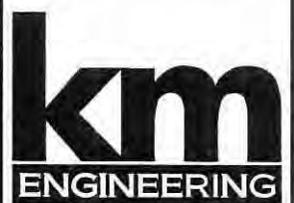


Exhibit B
Annexation and Rezone

A Portion of Section 34, T.3N., R.1W., B.M.
City of Kuna, Ada County, Idaho

DATE:	11/4/2016
PROJECT:	16-152
SHEET:	1 OF 3



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

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Exhibit A 2 d

LINE TABLE		
Line	Distance	Bearing
L1	47.00	S54°50'00"W
L2	43.22	N74°12'00"W
L3	259.00	N54°50'00"W
L4	69.00	N32°48'00"W
L5	88.00	N7°50'00"E
L6	99.00	N8°42'00"W
L7	225.00	N69°52'00"W
L8	90.00	N20°18'00"W
L9	188.00	N64°28'00"W
L10	172.00	N36°46'00"W
L11	77.00	N44°26'00"W
L12	206.00	N58°40'00"W
L13	276.82	N74°06'00"W
L14	86.54	N0°52'46"E
L15	55.38	S83°37'10"E
L16	173.98	S71°29'04"E
L17	94.36	S72°30'29"E
L18	48.08	S66°34'34"E
L19	85.85	S57°30'33"E
L20	174.08	N42°15'35"E

LINE TABLE		
Line	Distance	Bearing
L21	161.80	N71°02'40"W
L22	18.04	N0°00'00"E
L23	128.85	N89°26'47"W
L24	376.45	N0°52'46"E
L25	17.20	N22°14'16"W
L26	290.03	S89°17'12"E
L27	15.00	S89°18'18"E
L28	330.59	S0°49'37"W
L29	263.76	N89°26'47"W
L30	330.96	N0°49'37"E
L31	248.76	S89°21'57"E
L32	290.40	S89°10'23"E
L33	300.00	S0°49'37"W
L34	290.40	N89°10'23"W
L35	300.00	N0°49'37"E
L36	227.40	N0°49'37"E

CURVE TABLE					
Curve	Radius	Legnth	Delta	Chord Brg	Chord
C1	575.00'	132.58'	13°12'41"	N64°26'20"W	132.29'
C2	175.00'	217.00'	71°02'45"	N35°31'20"W	203.36'
C3	20.00'	31.23'	89°27'26"	N44°43'24"W	28.15'

Exhibit B
Annexation and Rezone

A Portion of Section 34, T.3N., R.1W., B.M.
City of Kuna, Ada County, Idaho

DATE: 11/4/2016
PROJECT: 16-152

SHEET:
2 OF 3



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P:\16-152\CAD\SURVEY\EXHIBITS\16-152 ANNEXATION PART 2.DWG, TODD ARNOLD, 11/7/2016, KYOCERA TASKALFA 4550CI KX.PC3, 08.5X11L

Exhibit A 2 d

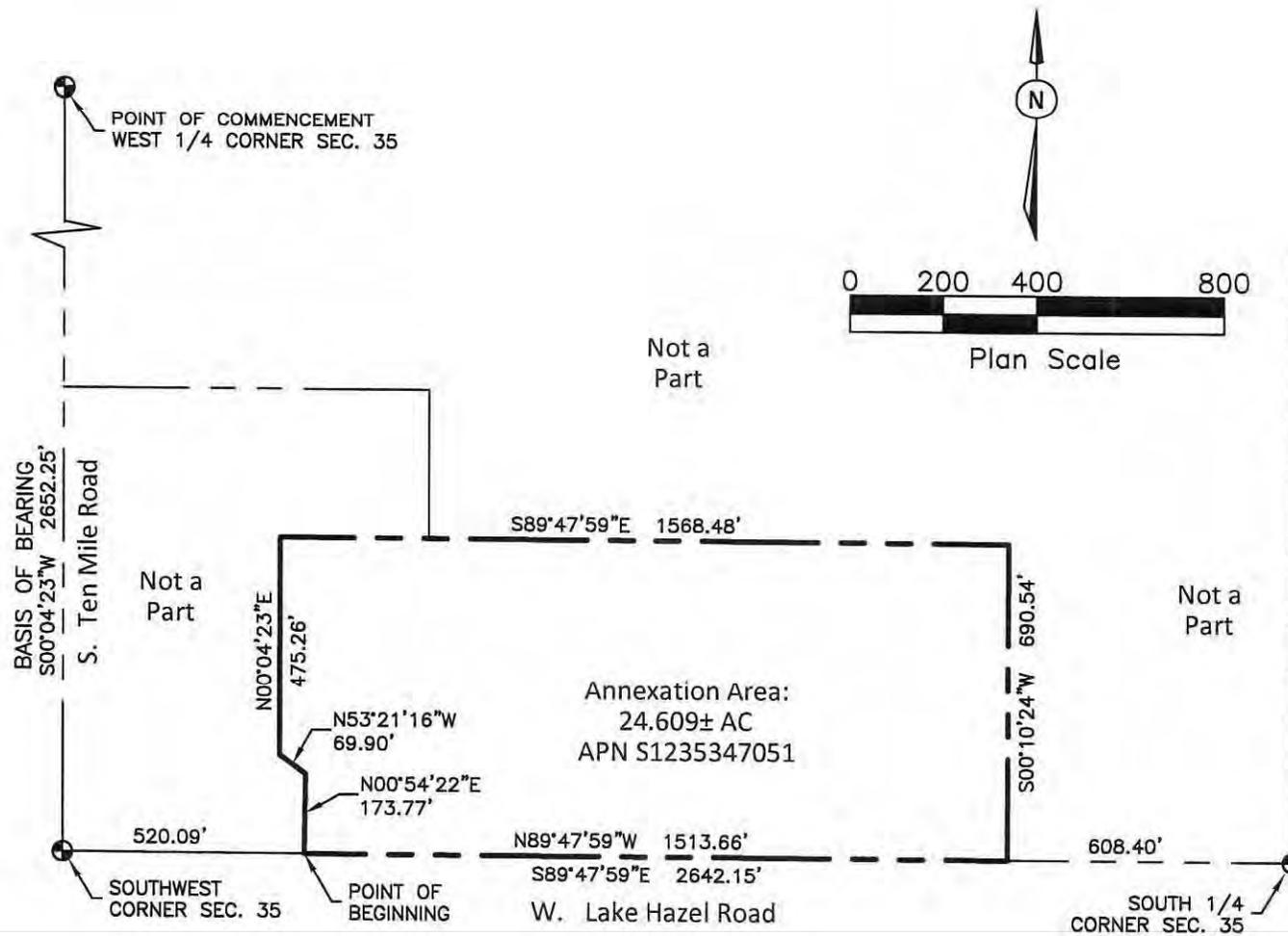


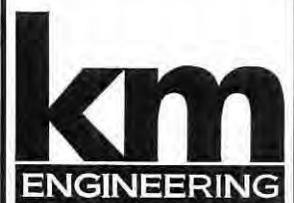
Exhibit B Annexation and Rezone

A Portion of the South 1/2 of the SW 1/4 of
Section 35, T.3N., R.1W., B.M., City of Kuna, Ada County, Idaho

DATE: 11/4/2016

PROJECT: 16-152

SHEET:
3 OF 3



ENGINEERS . SURVEYORS . PLANNERS

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FAX (208) 639-6930

Steve & Carla Glover

4050 W. Legacy Ln.
Meridian, ID 83642
208-871-2390
sncglover@q.com

February 7, 2017

Kuna Planning and Zoning Commission
751 W. 4th St.
Kuna, Idaho

Dear Commission Members,

We are strongly against the annexation of the 139 acres known as Renaissance Farm into the City of Kuna. Not only are these 139 acres not included in the Kuna Area of City Impact (ACI), they are not part of the Kuna Comprehensive Plan (2015). Therefore, how can the applicant be in compliance with the City of Kuna's zoning regulations when it's not even part of the comprehensive plan? Not only that, but paragraph 2 of the Proposed Findings of Fact states that, "The Comp Plan Map designates this property as Medium Density." The applicant, KM Engineering (Kirsti Grabo), also states that "The site is currently zoned RUT in the County with a comprehensive plan designation of Medium Density." This is simply not true. Even the most recent Kuna Comp Plan Map from August 2016, which was approved by the Ada County Commissioners in January 2017 (201601428 CPA-ZOA-ZC) does not designate this property as medium density because it is outside the approved ACI-B (2016 Boundary) amendment, therefore not zoned Medium Density (R6). Even the Staff Memo admits that "this project has no Comprehensive Plan Map designations for these lands." Annexing properties outside a city's ACI may be legal (according to Idaho Code), but so's abortion; that doesn't make it right.

The majority of the people who live in this area, live here because they want to live in Ada County; not Kuna, not Meridian. Moreover, those of us who purchased our homes in recent years did so because the properties were located in the Meridian ACI (October 2016) and zoned Rural/Estate Residential (R1) or Low Density (R2). My Wife and I worked our entire lives (50+ years) to purchase our home, and we purchased it specifically in an area that was zoned rural, so to now have to fight the annexation of property that's not even part of Kuna's ACI, City Limits or Comprehensive Plan, and then for those properties to be zoned R6 in an area that is zoned R1 or R2, is maddening. What's the point of taking the time, effort and money to design Comprehensive Plans if they aren't followed? Do they mean anything at all? To me, an average citizen, this appears to be a land grab by the City of Kuna. The residents North of Lake Hazel are against this (except for those bought out by Tim Eck), Ada County's against this and the City of Meridian was against this until they decided it was financially advantageous to settle with Bitter Creek HOA in order to avoid litigation.

This annexation is for one person and one person only.....Tim Eck! Yet the annexation and future development of Renaissance Farms will negatively impact hundreds. We thank you for the opportunity to comment; please deny this annexation.

Respectfully,

Steve & Carla Glover

RECEIVED
3.27.17

Bittercreek Meadows HOA
P.O. Box 1671
Meridian, ID 83680

City of Kuna
Planning + Zoning Dept.
P.O. Box 13
751 W. 4th Street
Kuna, ID 83634

Bittercreek Meadows Subdivision HOA, Inc.

P.O. Box 1671
Meridian, Id 83680

March 25, 2017

City of Kuna City Council
C/O City of Kuna Planning and Zoning Department
P.O. Box 13
751 W. 4th Street
Kuna, Idaho 83634
Case No. 16-12-AN

Dear Planning and Zoning Commission,

The homeowners within the Bittercreek Meadows Subdivision submit this letter for the record to show that we are adamantly opposed to annexation plan for Renaissance & Mason Creek Farms, Case No. 16-12-AN. We are not opposed to developing this land in general, however, we are opposed to this specific development project as written. We believe that when land development occurs there must be an impeccable balance between the property owners who have already developed their land and the land owner with undeveloped property.

City of Kuna Area of Impact. After an exhaustive search through your web site and comprehensive plan it is difficult to locate any planning products that present visual or written evidence that any consideration has been given to the area east of Black Cat Road, South of Amity Road, west of 10 Mile Road, and North of Lake Hazel Road. The **City of Kuna, Area of City Impact Map** (December 15th, 2015) does not address any land development issues north of Lake Hazel Road. The online **Interactive Zoning Map** (<http://kunacity.id.gov/index.aspx?NID=273>) does provide visual representation north of Lake Hazel Road to Amity Road, but has a disclaimer that this map is for information purposes only. The **City Of Kuna, City Zoning Map** has the planning line at Lake Hazel and area north of Lake Hazel zoned as Rural Urban Transitional (RUT), which is our subdivision's current zoning. This zoning code or a compatible code (except for the R2 zone) is not represented in the Kuna established zoning districts. Two maps were provided from the Kuna Planning and Zoning Department, **Area of City Impact Boundary** (Aug 2016), and **ACI Future Land Use** (December 15th, 2015) neither map addresses planning north of Lake Hazel.

Housing. The 2015 City of Kuna Comprehensive Plan includes a section on Housing Goals/Objectives/Policy. The proposed plan is the antithesis to goal 2, "Encourage logical and orderly residential development". This development is neither logical nor orderly, it is the classical definition of "leapfrog development". Definition: "Leapfrog development occurs when developers build new residences some distance from an existing urban area, bypassing vacant parcels located closer to the city. In other words, developers choose to build on less expensive land farther away from an urban area rather than on more costly land closer to the city".¹ This project stretches along a very narrow land path asking to place medium density housing beyond your area of impact. According to your housing plan, Objective 2.1: "Ensure that development proceeds in a logical and orderly manner so that public services are provided in a cost effective manner". Where is the planning for

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March 25, 2017
Case No. 16-12-AN

needed/expected services that comes with medium density? Current planning only supports low density. We experienced the downside of leapfrog development when Bittercreek Meadows was developed. Because we had a solid commitment from the City of Meridian and our developer that services would be delivered, homes were built and both the developer and the City of Meridian failed. A downturn could happen at any time for a number of reasons, we all need to learn from the City of Meridian's experience with Bittercreek Meadows Subdivision.

Zoning Code – Transition. It is important to illustrate the area in and around Bittercreek Meadows Subdivision is rural in nature and is the edge of both the City of Meridian's and the City of Kuna's planning area. It is our understanding the division line actually is disputed, but falls somewhere between Amity Road and Lake Hazel Road. We have developed and built out our subdivision and are happy with the RUT zoning in which our homes have. Our neighbors outside of our subdivision have developed their properties in a rural or Agriculture environment as well.

The R-6 zoning that is proposed is not appropriate for the area between Amity Road and Lake Hazel Road. This zoning allows for a wide range of housing types (as do most all City of Kuna zoning codes), there is potential for a manufactured housing development being placed on the back fence of a half million dollar homes. We believe an appropriate zoning in this area is Low Density Residential District (R2), even though manufacture housing is still allowed in this district it would not make financial sense. Our Home Owners Association and neighbors would support an R2 zoning district. Furthermore, one of the purposes of the R2 zone is to serve as a transitional buffer between rural areas and higher density urban development. R2 zoning is not intended to provide a full range of urban services which matches the current planning effort from the City of Kuna.

Plat. There is no plat to review to, how can we be happy with an R6 zoning when we have no idea how a new subdivision will be laid out.

Recommendations:

- Respect the development already complete.
- Follow your Housing Goals/Objectives/Policy, especially goal 2, "Encourage logical and orderly residential development".
- Zone properties south of Amity Road, East of Black Cat Road, North of Lake Hazel Road, and west of 10 Mile road R-2.
- Suspend the annexation and zoning assignment until

Thank you.



Sincerely,
Dan Cheney, President
Bittercreek Meadows Homeowners Association
and Neighbors

On Line: Property and Environmental Research Center, URBAN SPRAWL; PRO AND CON
<http://www.perc.org/articles/urban-sprawl-pro-and-con>

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City of Kuna

P & Z Findings of Fact & Conclusions of Law

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

To: Planning and Zoning Commission (**P & Z**)

Case Numbers: 16-12-AN (Annexation)
Renascence Farms and Mason Creek Farms

Location: Near the northwest and northeast Corner of Ten Mile and Lake Hazel Roads,
Meridian, Idaho 83642

Planner: Troy Behunin,
Planner III

Hearing Date: February 14, 2017
Findings of Fact: *February 28, 2017*

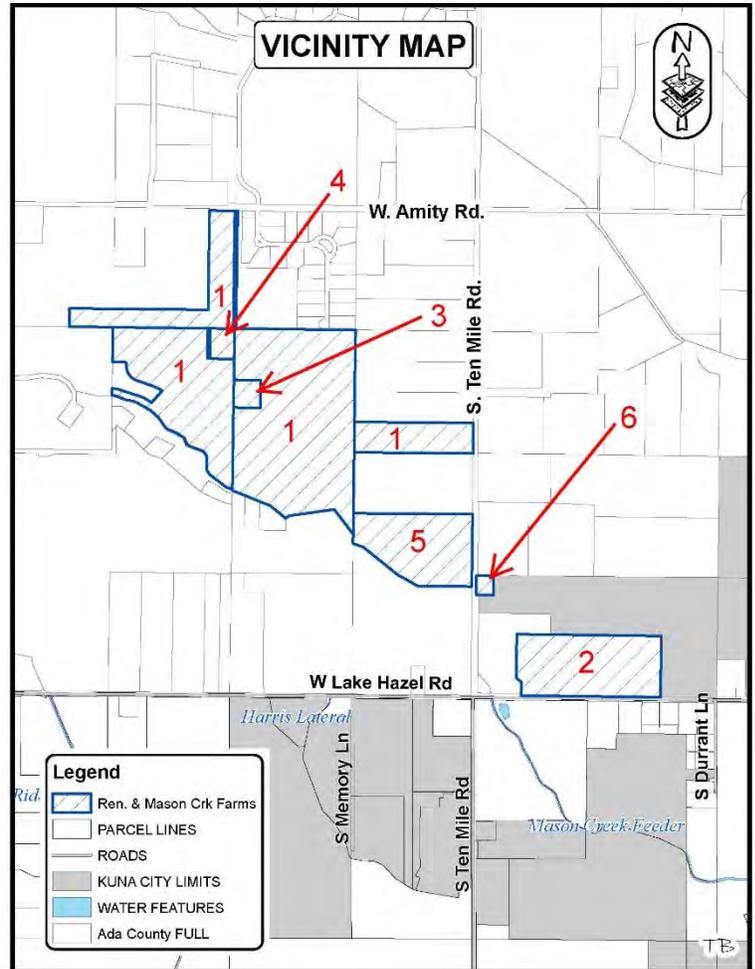
Engineer: **KM Engineering**
Kirsti Grabo
9233 W. State St,
Boise, ID 83714
208.639.6930
KGrabo@kmengllp.com

Owners (6): **1-Renascence Farm, LLC and**
2-Mason Creek Farm, LLC,
6152 W. Half Moon Ln.
Eagle, ID, 83616

3-Roy & Jeanne Spaulding **4-Brent & Leslie Anderson** **5-Alan & Kathryn Colson** **6-Doug & Susan Roberts**
3975 W. Amity Rd. 3985 W. Amity Rd. 5975 S. Ten Mile Rd. 6020 S. Ten Mile Rd.
Meridian, ID 83642 Meridian, ID 83642 Meridian, ID 83642 Meridian, ID 83642

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D. Site History:

These parcels are currently in the County, with varying historical uses, ranging from residential to farming.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision making body for the City. The Comp Plan map indicates land use designations generally speaking, it is not the actual zone. In January of 2017, Kuna received approval for an Area of City Impact Boundary line (ACI) expansion by Ada County Board of County Commissioners. With that approval, the new ACI boundary has been extended to Lake Hazel Road. The Comprehensive Plan Map guides development for lands within the City limits and lands within the ACI. This application is for lands north of Lake Hazel and as such, this project has no Comprehensive Plan Map designations for these lands.
2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail through the NEC of the site, situated along the Mason Creek feeder among other water bodies in the area. Accordingly, it is the City’s goal and desire to increase the number of trails and pathways in Kuna. It is necessary for each parcel to develop trails and pathways along frontages of their canals and ditches to comply with the Master Plan’s goals by either starting a pathway, or extending one in that area at time of development.



3. Surrounding Land Uses:

North	RUT	Rural Urban Transition – Ada County
South	A	Agriculture – Kuna City
East	RR	Rural Residential – Ada County
West	C-1	Neighborhood Commercial – Kuna City

4. Parcel Sizes, Current Zoning, Parcel Numbers:

Property Owner	Parcel Size (Approximately)	Current Zone: (RUT) Rural Urban Transition	Parcel Number
Mason Creek Farms, LLC	24.61 acres	RUT – Ada County	S1235347051
Renascence Farms, LLC	14.96 acres	RUT – Ada County	S1234212935
Renascence Farms, LLC	0.44 acres	RUT – Ada County	S1234212405

<i>Renascence Farms, LLC</i>	0.44 acres	RUT – Ada County	S1234121105
<i>Renascence Farms, LLC</i>	0.20 acres	RUT – Ada County	R0967660151
<i>Renascence Farms, LLC</i>	30.38 acres	RUT – Ada County	R0967660155
<i>Renascence Farms, LLC</i>	57.12 acres	RUT – Ada County	R0967660156
<i>Renascence Farms, LLC</i>	10 acres	RUT – Ada County	S1234142350
<i>Anderson, Brent & Leslie</i>	2 acres	RUT – Ada County	S1234244200
<i>Spaulding, Melvin & Jeanne</i>	2 acres	RUT – Ada County	S1234131300
<i>Colson, Alan & Kathryn</i>	20.07 acres	RUT – Ada County	S1234417520
<i>Roberts, Doug & Susan</i>	1 acre	RUT – Ada County	S1235336450

5. **Services:**

Sanitary Sewer– City of Kuna (*at time of development*)
 Potable Water – City of Kuna (*at time of development*)
 Irrigation District – Boise-Kuna Irrigation District, and the Nampa & Meridian Irrigation District
 Pressurized Irrigation – City of Kuna (KMID) (*at time of development*)
 Fire Protection – Kuna Rural Fire District
 Police Protection – Kuna Police (Ada County Sheriff’s office)
 Sanitation Services – J&M Sanitation

6. **Existing Structures, Vegetation and Natural Features:**

Approximately 154 acres of the land is being used for agricultural purposes. The remaining lands are being used as residential. Applicant anticipates that the land will continue the historic agricultural uses on the lands until development occurs. The current residences will remain as residential uses.

7. **Transportation / Connectivity:**

The applicant has not proposed connection to public streets at this time, as the application is solely for annexation into Kuna City limits. At the time of future development, access points will need to follow design standards according to City and ACHD (Ada County Highway Dist.) codes in place at that time. Current legal points of access being used at this time by any of these land owners may remain until development requires a change.

8. **Environmental Issues:**

Staff is not aware of any environmental, health or safety conflicts.

9. **Agency Responses:**

The following agencies returned comments: City Engineer (Gordon Law, P.E.) *Exhibit B 1*, Ada County Highway District (Stacey Yarrington) *Exhibits B 2 & 3*, Boise Project Board of Control (Bob Carter) *Exhibit B 4*, Central Dist. Health Dept. (Lori Badigian), *Exhibit B 5*, COMPASS Idaho, (Carl Miller) *Exhibit B 6*, and Nampa & Meridian Irrigation Dist. (Greg Curtis), *Exhibit B 7* which are included with this case file and are included with this report.

F. **Staff Analysis:**

The applicant is only interested in annexation of the Renascence Farms and Mason Creek Farms sites, however, in the future when development is desired, the project will be required to submit for subdivision and design review approvals and follow the public hearing process for that entitlement.

The properties are adjacent to Kuna City limits as demonstrated within *Exhibit A 2 c*. This project is adjacent to three principle arterials, Ten Mile, Amity and Lake Hazel Roads. All major public utilities are approximately 700 feet south of Lake Hazel Road. Applicant has been made aware that development of the Renascence and Mason Creek Farm parcels will require connection to city services and require connection fees for that

purpose. It is anticipated when Renaissance Farms and Mason Creek Farms lands move forward with development *in the future*, it will require a number of phases for complete build-out.

Among the Category ‘A’ annexation requirements for annexing lands into the city, a land owner must submit an request for annexation. Furthermore, it requires that parcels must touch current city limits. The following land owners have submitted a “consent to annex” letter, which has been recorded with Ada County records and these consent letters are included as exhibits with this memo – See Exhibits C 5, C 6, C 7 and C 8.

<u>Exhibit C 5</u>	<u>Exhibit C 6</u>
<i>Brent & Leslie Anderson</i> 3985 W. Amity Rd. Meridian, ID 83642 APN - S1234244200	<i>Alan & Kathryn Colson</i> 5975 S. Ten Mile Rd. Meridian, ID 83642 APN - S1234417520
<u>Exhibit C 7</u>	<u>Exhibit C 8</u>
<i>Doug Roberts & Susan Hickman</i> 6020 S. Ten Mile Rd. Meridian, ID 83642 APN - S1235336450	<i>Jeanne & Melvin Spaulding</i> 3975 W. Amity Rd. Meridian, ID 83642 APN - S1234131300

It is important to outline the annexation pathway relied upon for this application. The Roberts’ property touches current city limits. The Coulson property touches the Roberts’ property (across Ten Mile Road – public Rights-Of-Way do not block a touch). The Renaissance Farm, LLC, property touches the Coulson property. The Anderson and Spaulding properties are completely surrounded by the Renaissance Farm properties. The Mason Creek Farm property touches the City limits on its north and east side. The pathway is depicted on the map of page one of this memo.

These lands are north of Lake Hazel Road and Kuna’s recently approved ACI boundary. However, it is noted that Tim Eck (Renaissance and Mason Creek Farms, LLC’s), met with the City of Meridian and notably, Mayor de Weerd, about this annexation request prior to application submittal. The City of Meridian has agreed to support the annexation of these properties (See *Exhibit C 1*).

Staff has reviewed Kuna’s Comprehensive Plan (Comp Plan), and found that the Comp Plan encourages a variety of housing types for all income levels numerous times throughout the document. Pertinent sections of the Comp Plan that address housing types are included below, in Section K (Comp Plan Analysis) of this report. The City attempts to balance all housing types within the City. Staff will work with the applicant as future applications come forward for a preliminary plat to ensure technical compliance with Kuna City Code (KCC), as required. Staff would recommend that the applicant work with Kuna City, ACHD, and Kuna Rural Fire District (KRFD) to conform to each agency’s requirements.

Staff has determined this application complies with Title 5 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan document; and forwards a recommendation of approval for Case No’s 16-12-AN, subject to any conditions of approval outlined by Kuna’s Commission and City Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5, Chapter 13.
2. City of Kuna Comprehensive Plan, adopted September 1, 2009.
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

On February 14, 2017, the Planning and Zoning Commission considered the case, including the application, agency comments, staff’s memo, the application exhibits and public testimony presented or given.

I. Factual Summary:

This parcels are located near the northeast and northwest corners of Ten Mile and Lake Hazel Roads. The project consists of 165 (approx.) acres that are adjacent to City limits and all parcels are currently zoned RUT (Rural Urban Transition – County). Applicant requests to annex the same parcels into Kuna City with the R-6 (Medium Density Residential) zone for each parcel. All parcels in this application are adjacent to either Ten Mile Road, Lake Hazel Road or Amity Road; all roads are classified as principle arterials.

J. Findings of Fact:

Based upon the record contained in Case No. **16-12-AN**, including the Comprehensive Plan, Kuna City Code, staff's memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Commission hereby recommends *approval* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 16-12-AN, a request for annexation into Kuna City limits by the applicant follows:

The Commission concludes that the applications comply with the City of Kuna's Zoning regulations (Title 5) of KCC and/or the Subdivision regulations outlined in title 6 of KCC.

1. The Kuna Commission accepts the facts as outlined in the staff memo, the public testimony and the supporting evidence list presented.

Comment: *The Kuna Commission held a public hearing on the subject applications on February 14, 2017, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.*

2. Based on the evidence contained in Case No. 16-12-AN, this proposal appears to *generally* comply with the Comprehensive Plan.

Comment: *The Comp Plan has listed numerous goals for providing single-family and multi-family housing in Kuna. The Comp Plan describes this property as Medium Density. As this project proposes to accommodate single-family residential uses the project generally follows the goals of the Comp Plan.*

3. The Kuna Commission has the authority to recommend approval for this application.

Comment: *On February 14, 2017, the Commission voted to recommend approval for case No. 16-12-AN.*

4. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on February 14, 2017.*

K. City Commissions Comprehensive Plan Analysis:

Commission determines the proposed annexation and zoning request for the *site* is consistent with the following Comp Plan components:

Housing:

Residents expressed interest in a mix of residential type dwellings applications; including a variety of housing. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 Comprehensive Plan [CP]).

Comment: *The Comp Plan provides for a mix of residential uses. This project has proposed a zone that provides an opportunity for a variety of densities, therefore it generally conforms to the Comp Plan goals and policies.*

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

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

Comment: *Utilizing the Idaho Attorney General's criteria, and a review by the City Attorney, the proposed project does not constitute a "takings" and the Economic value is intact.*

Economic Development Goals and Objectives - Section 5 - Summary:

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

Comment: *The Comp Plan encourages an adequate mix of housing for all income levels and calls for increasing pedestrian connections. The requested zoning for this project provides an opportunity for a number of additional housing types to Kuna's inventory and quality housing. At time of development, this project should be conditioned to add to the City's pedestrian network for non-motorized transportation, by proposing pathway connections for development to connect to in the future.*

Land Use Goals and Objectives - Section 6 - Summary:

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

Comment: *The requested zoning provides for quality housing opportunities and multiple housing varieties to the City's inventory for all types of lifestyles, ages and economic groups.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly development while discouraging development of land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

Comment: *With the requested zoning, applicant proposes a future high quality development with a variety of dwelling types, densities, and price points for all income levels Kuna as encouraged by the Comp Plan. In the future, this project could significantly add to the City's overall network of, utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and could avoid increased municipal services costs and sprawl.*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create well planned neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and creates a sense of place (Pg.167 – Goal 1 and Pg. 168 – 1.2 and 2.1[CP]).

Comment: Applicant should be conditioned to offer good community and urban design principles through creation of greenspaces, add to the pedestrian pathway network and add to the City's sidewalk network. At time of future development, applicant shall improve classified roadways, which add to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). At time of development, the applicant should be conditioned to incorporate landscape buffers creating a sense of place for citizens. In the future, applicant should be conditioned to follow sound community design concepts and comply with the Comp Plan goals and help strengthen Kuna's image.

L. City Council's Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the Commission analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, **or** would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction.
2. **IC §67-6513** provides that the City provide for mitigation of the effects of subdivision development on the ability of political subdivisions of the state, including school districts, to deliver services without compromising quality of service delivery to current residents or imposing substantial additional costs upon current residents to accommodate the proposed subdivision.
3. Through discussions and comments submitted by public service providers, the project would not create demonstrable adverse impact to quality of emergency service and/or delivery of said services, or impose substantial additional costs to current residents.

M. P & Z Commission's Conclusions of Law:

The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

1. The Commission feels the site *is* physically suitable for development in the future.

Comment: *The 165 acre (approximate) proposal appears to be suitable for annexation, as proposed.*

2. The zoning request is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

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

Comment: *The annexation of the property would generally comply with the Comp Plan. In the future, the project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *Through correspondence with public service providers and application evaluation, this annexation request appears to avoid detriment to surrounding uses. Commission did consider the annexation and the location of the property with adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site are suitable *or* adequate for future residential purposes.

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

6. Based on the evidence contained in Case No. 16-12-AN, Commission finds Case No. 16-12-AN adequately complies with Kuna City Code.
7. Based on the evidence contained in Case No. 16-12-AN, Commission finds Case No. 16-12-AN generally complies with Kuna's Zoning Code.

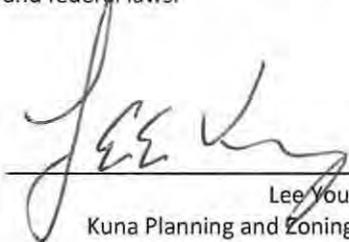
N. Recommended Conditions of Approval:

On February 14, 2017, the Planning and Zoning Commission voted 3-0, recommending conditional *approval* for Case No. 16-12-AN, based upon the facts outlined in staff's memo, the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation, public testimony and discussion at the at the February 14, 2017, public hearing, and the Kuna Commission votes to recommend approval for Case No. 16-12-AN with the following conditions of approval at time of development in the future:

- Applicant shall follow all conditions noted in the staff report, and applicable agency comments.
 - Applicant shall receive the R-4 zone, as accepted by the applicant, for the properties west of Ten Mile, also known as the Renaissance Farms properties (as outlined in the staff report).
 - The applicant shall work with staff during the preliminary plat and consider amenities, including paths as discussed, especially along the proposed greenbelt area along Mason Creek.
 - Applicant shall provide transition lots nearest the Bitter Creek subdivision – Between 1.0 and .85 acre in size.
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the lighting, landscaping, drainage, and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve the drainage and grading plans. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan.
 - c. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District is required.
 - d. The *Boise-Kuna* Irrigation District shall approval any modifications to the existing irrigation system.
 - e. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 2. All public rights-of-way shall be dedicated and constructed to standards of the City, Ada County Highway District and Idaho Transportation Department. No public street construction may commence without the approval and permit from Ada County Highway District and/or Idaho Transportation Department.

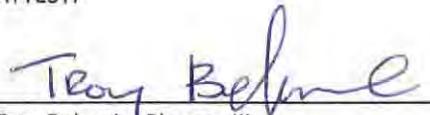
- 2.1- With development and as necessary, dedicate right-of-way in sufficient amounts to follow City and ACHD standards and widths.
- 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
- 4. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
- 5. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation system of the City (KMID).
- 6. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
- 7. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
- 8. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted). Perimeter fencing (and permit) is required prior to requesting final plat signatures from Kuna City Clerk and Engineer.
- 9. All signage within/for the project shall comply with Kuna City Code and shall be approved in the design review process with all new commercial and multi-family.
- 10. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.
- 11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
- 12. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
- 13. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 28 day of Feb., 2017.



 Lee Young, Chairman
 Kuna Planning and Zoning Commission

ATTEST:



 Troy Behunin, Planner III
 Kuna Planning and Zoning Department

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, February 14, 2017**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	X
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	
Commissioner Ron Herther	X	Nancy Stauffer, Planning Technician	X
Commissioner Stephen Damron	Absent		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:00 pm**.

1. CONSENT AGENDA

- a. Planning and Zoning Commission meeting minutes for January 24, 2017
- b. 16-03-CPM (Comprehensive Plan Map Amend) and 16-10-AN (Annexation) Ashton Estates Subdivision; Requesting approval to amend the Comprehensive Plan (Comp Plan) Map, from Medium Density Residential to Mixed-Use General over approximately 50.6 acres into Kuna City with the following zones; C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-20 (High Density Residential). The subject site is located on the south-east corner (SEC) of Meridian and Deer Flat Roads. ***Findings of Fact and Conclusions of Law.***

Commissioner Gealy motions to approve the consent agenda; Commissioner Hennis Seconds, all aye and motion carried 3-0.

1. PUBLIC HEARING

2. 16-12-AN (Annexation) – **Renascence Farm and Mason Creek Farms**; Applicants, Renascence Farm, LLC, Spaulding and Anderson and Mason Creek Farm, LLC, requests approval to annex approximately 165 +/- acres into the City of Kuna. Applicant requests the R-6 (Medium Density Residential) for all properties. 139 acres of the application are located between Ten Mile and Black Cat Roads, south of Amity Road. Approximately 26 acres are located near the NEC of Ten Mile and Lake Hazel Roads, east of Ten Mile and north of Lake Hazel.

Kevin McCarthy: Good evening, my name is Kevin McCarthy address 9233 W. State Street in Boise. Tonight, before you, you have an application for an annexation and zoning for approximately 162 acres near Ten Mile and Amity. 139 of those acres are located south of Amity between Ten Mile and Black Cat roads, and are known as the Renascence property. The other approximate 25 acres is located on the east side of Ten Mile north of Lake Hazel. One of these parcels is known as the Mason Creek parcel, which will become part of the Caspian Estates project, and the other is a small parcel providing the path of annexation for the Renascence parcels. The Mason Creek parcel is contiguous to approximately 168 acres currently annexed into Kuna, along with the entirety of its' east and north property boundary. At this time our client has elected to apply for annexation and

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zoning only with plans to submit a preliminary plat in the coming months, assuming we have a favorable recommendation this evening and ultimate approval from the City Council. We are requesting a zoning of R-6, falling directly in the middle of the density allowed for land identified as medium density residential. This will allow for a variety of lot types across the site consistent with the city's comprehensive plan, which will be our intent when we design the preliminary plat. We appreciate all of the work we have had with Troy to get through the application, we have reviewed the staff report and agency comments and have no objections to the conditions listed. With that I will answer any questions you may have.

"No questions at this time"

Chairman Young: Ok, then we will have Troy come on up.

Troy Behunin: Troy Behunin for the record, Planner III, Planning and Zoning Department. The application before you tonight is 16-12-AN for the Renaissance Farm and Mason Creek Farms annexation application, which includes some other parcels owned by other folks outlined in your packet. That would include the Spalding piece, the Anderson piece, the Kolson piece and also the former Roberts piece, which provides the touch for an annexation. The applicant, Tim Eck, has submitted all necessary items for this application and they have been forthcoming with all of the other requested information from staff to this point. The application has met all required noticing procedures and requirements, including a meeting with land owners that live within 300 feet of the property, actually staff gave the applicant a list that included properties up to about 320 feet, 300 feet is the minimum. Tonight's meeting was also noticed with a flyer to the same people using that 300-foot list that was used for the land owner meeting prior to the application being submitted. The site was properly posted and a legal notice was printed in the Kuna Melba News and the applicant has complied with everything else that staff has asked for up to this point. This annexation request is a category A annexation as defined by the State of Idaho, which states that a land owner may request, from any given city, for annexation into their city limits as long as that property touches current city limits, which this applicant has been able to obtain. Notwithstanding, the fact that any property, at least for the city of Kuna, any property that touches the city limits is still eligible, whether or not it is actually in a defined, approved, or otherwise, any kind of other city impact boundary line. The only two requirements is that a land owner is willing and that they have a touch, which they have secured. The history behind this annexation request is quite a long one. We will sum it up by saying that staff, and when I say staff, I mean me, I have been working with the applicant on this application for more than four years and I have been working with other members of this audience for this annexation for the better half of seven and a half years. The applicant has finally obtained the necessary touch to the city limits and that is the reason why we are having this meeting tonight, because he is requesting this category A annexation. They are seeking an R-6 zone, which is medium density residential, and that is the most common, or the typical zoning type for the city of Kuna and I know that this particular developer rarely hits the maximum allowed units per acre, but I will answer any questions, if there are any questions for him about the densities, but that is the zone that he is seeking, that is smack dab in the middle of the medium density residential definition. This project is not quite a half a mile away from the cities northwest waste water treatment plant on south Ten Mile road, just south of Lake Hazel. During 2008 when the city was going through its comprehensive plan update, the city did envision that this area would be included in the city limits at some point. Suffice it to say that a number of years have passed and there has been a number of contentious points with, not only the city of Meridian, but also with Ada County asking for a common ground on a city impact boundary line, which, in staff's opinion, city impact boundary line is just a line on the map, because as I said before, category A annexation, there are only two

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conditions, willingness by the land owner, and a touch. So, no matter what you hear, or what you have heard from anybody, if there is anybody who questions whether Kuna has the authority to annex this property, let it be known that, by state code, by Ada County code and by Kuna code, as long as the touch is obtained, it can take place. The city has provided for the means to provide sewer and water lines and service for the area s this treatment plant is real close to the project. I might be able to answer some questions later on, right now I hope that you have had a chance to review the packet, review all of the information by the government agencies that have responded and I would stand for any questions you might have at this time.

Chairman Young: I'm not sure if it is really a question for you or the developer in this case. There was mention of a sewer facility out there for the existing subdivision out there and some of it may be somewhat temporary, or can one or the other...

Troy Behunin: I'm sure the developer can actually address that question, but I do know that there is an opportunity for that facilitation to happen, but it is not a requirement. I can also expound on the fact that this area is included in what has been deemed and approved by Ada County as the Meridian City impact boundary. I know first hand and also a letter has been submitted by the developer that he has met, not only with Mayor De Weerd, he has also met with a council member and their lead council. This annexation will not go opposed...it will be supported by Meridian city and they will not have any objections, even though it is in their area of city impact boundary line and there is a really simple reason for it, in order for Meridian to service this area they would have to extend their lines a significant distance and they will also have to provide what's called a lift station in order to do that. This land is gravity flow and will work better with gravity and mother nature for serviceability. But yes, that invitation has been extended to the Bitter Creek subdivision.

Chairman Young: Are there any more questions for staff?

"All No"

Troy Behunin: Staff would also like to point out that there was a typo, it was brought to point out attention early this afternoon, in section J, Item one, it erroneously stated January 24th as the meeting for tonight. That is indeed not eh case. Staff will correct that to reflect tonight's meeting date. I have also received, just tonight, a couple of letters of support, they are late exhibits, I will just give these to you now.

Chairman Young: At this time, we will go ahead and open up the public testimony for those that are signed up. I have two people listed to testify. One didn't indicate whether or not they wanted to. I will mention that, as far as when you come up, please state your name and address for the record and you will have three minutes to present your comments and then the timer will go off and we will ask you to please respect everybody's time when the timer goes off. Afterwards the applicant will have a chance to respond for a few minutes as well. With that in mind I have listed to testify in opposition is Tim Kelly.

Tim Kelly: Tim Kelly, my address is 3891 W. Daisy Creek Street, Meridian Idaho. Chairman and commissioners, I'm here on behalf of Bitter Creek Meadows subdivision, I understand that if I'm representing the whole subdivision I might have 10 minutes, is that correct?

Chairman Young: I will defer to Wendy on that.

Wendy Howell: Inaudible

Tim Kelly: I would just like to illustrate our position in regards to this development. The homeowners within the Bitter Creek subdivision submit this letter for record to show that (inaudible) opposed annexation plan for Renaissance and Mason Creek Farms case #16-12-AN. We are not actually opposed to the development of this land in general, however we are opposed to the specific plan as written. We believe that when the land

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development occurs, there must be an impeccable balance between property owners that have already developed and built and those with undeveloped property. In regards to the city of Kuna impact, I heard some things, I may be uneducated, or don't agree with, but, after an exhaustive search of your website and comprehensive plan, it was difficult to locate anything that represents visual written evidence, that any consideration has been given to the area north of Lake Hazel and south of Amity between Black Cat and Ten Mile. The city of Kuna city impact map, dated 15 December, did not address any land development issues north of Lake Hazel road. The online interactive zoning map does provide visual representation, but everything north of Lake Hazel road is still RUT or there is one small area that has another zoning, but it is not R-6. The city of Kuna city zoning map has planning line at Lake Hazel and the area north of Lake Hazel zone is RUT, which is what we are zoned. The zone code for a compatible zoning code within the cities plan is only an R-2. It is not represented that Kuna established zoning districts, the two maps, I actually called the planning department and got two maps sent to me. One was an area of city boundary dated of August of 16, still nothing north of Lake Hazel and the ACI future land use dated December 15 still nothing that we could see that any planning has been done North of that line. Your housing development the 2015 city of Kuna comprehensive plan includes a section of housing goals, objectives and policies. Proposed plan is actually the antitheses of goal number two, which is to encourage logical and orderly residential development. The development is neither logical or orderly, it is a classic definition of leap frog. That definition, leap frog occurs when developers build new residences some distance from an existing urban area, bypassing vacant parcels located closer to the city. In other words, developers choose to build on less expensive farther land away from urban area that are more costly, and instead of more (inaudible) closer to the city. This project stretches a very long and narrow land path asking to place medium density housing beyond your area of impact. We understand that Ada County understands that your area of impact rests there at Lake Hazel. Your objective 2-1 states that insure the development proceeds a logical and orderly manner so that public services are provided in a cost-efficient manner. I ask where is the planning that supports medium density. Could planning only supports low density because if you look at your zoning code in low density you got exactly what you need there. We actually experienced the downside of leap frog development in Bitter Creek Meadows when it was developed. Because we had a solid commitment from the city of Meridian and our developer that services would be delivered. Homes were built, the developer of the city of Meridian failed us. A down turn could happen at any time for any number of reasons. We all need to learn from our experience with the Bitter Creek Meadow subdivision. As far as zoning, your code, you asked for a transition are between zones. I need to illustrate the area in the ground between the Bitter Creek Meadows subdivision is rural nature and is at both the city of Meridian and the city of Kuna's planning area. It is our understanding the division line is actually disputed, but falls somewhere between Amity and Lake Hazel roads. We have already developed built our subdivision and are happy with the RUT zoning in which our homes have. Our neighbors outside of our subdivision have developed their properties in a rural or agriculture environment as well. The R-6 zoning as proposed is not appropriate for the area between Amity road and Lake Hazel. This zoning allows for a lot of range of housing types as does most of the city of Kuna's zoning codes. There's potential for a manufactured home housing development being placed on our back fence of homes that average half a million dollars. We believe an appropriate zoning in this area is low density residential district, R-2, even though manufacturing homes are still allowed in the R-2, it doesn't make fiscal sense and the risk is greatly reduced. Our home owners' association neighbors would support an R-2 zoning district. Furthermore, one of the purposes of the R-2 zone is to serve as a transitional buffer between rural areas and higher density urban development. R-2 zoning is not intended to provide a full range of urban services, which actually matches your current planning effort from the city of Kuna. Without a plat, which I know this process doesn't require, we have no ability to weigh in on if it

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would even work. Again, we oppose it because we have no idea what the developer is going to do there. Recommendations, respect the development already completed. Follow your housing goals objectives policy established, especially goal 2, encouraging logical and orderly residential development. Zoned property south of Amity road, east of Black Cat, north of Lake Hazel and west of Ten Mile roads should be R-2. We actually ask to suspend this process, the annexation and zoning, until a plat can be developed and there may be some negotiation, at least in our aspect, past our current position. There have been a few noticing issues, we had a meeting last night and I don't have details, but I just put you on notice that there are some people that are not being notified in our subdivision. In regards to the support of the city of Meridian, we have actually talked extensively to a number of people in the city of Meridian's staff. In the applicants letter it refers us to annex C-1. The letter that I got, or the packet I got has no C-1 enclosure, so I cannot see what he is actually representing to have for support from the city of Meridian. We did have or call the Mayor's office and the answer we got back, again, like they said, we are not going to oppose it, but we don't support it. But that will be the only one allowed between Lake Hazel and Amity. So, why this one? Well, there may be another reason with the developer and the EDU connections he currently owns and assessed against it, so, we would like to hear what that status is and if that has anything to do with the push for R-6 zoning in such a rural area that is at the edge of your impact area and some will argue, beyond your impact area.

Thank you.

Chairman Young: Excuse me sir, can you hand me the list of names that you have for that? Thank you.

Is there anybody not on this list that has not signed up that would like to testify? Ok, please step forward and state your name and address for the record, and write your name and address on this for the city record. Thank you.

Tracy Vetter: My name is Tracy Vetter, I'm a recent resident of this area, south 5377 Ten Mile, we are just outside of the proposed annex area. We purchased our property at the end of July this last summer. We did get the meeting notice for tonight's hearing, but we were not contacted by anyone at the city of Kuna for any sort of a property owners meeting. I'm not sure exactly when the meeting that Troy was referencing, when that was happening, but we were not contacted, nor were we aware of it. We got involved in this process pretty late, just recently as a matter of fact. We do have some concerns. We would oppose, as Mr. Kelly from the other subdivision, we have a ten-acre parcel in this area, we would oppose this particular annexation as it is written for a couple of reasons. 1. It, just by the look of it from what I have seen is that it seems to be not a very sensible annexation, and if they work very hard to get this lower section, the only contiguous property there, apparently that is what has held it up for the past four years, it still doesn't make sense you have one tiny parcel here, and then the rest of the annexed property is up in this area and as far as this map goes, which is the only notice that we received regarding this annexation, there is no contiguous land there. There is a leap from this property here, to the next property up above. As Mr. Kelly mentioned, this area right now is currently all in pretty much a rural or rural transitional area, that's what we have, we have ten acres, we have horses, we plan to continue on that property in that fashion until they haul us out on a cart. So, it just doesn't make much sense, both from your own annexation rules and what your requirements are. If you want to annex this part, fine, because it's contiguous, the rest of this isn't. Why would you go to the expense of providing services up here, when you have all of this property down here that is not part of this annexed area. It doesn't make sense for the type of density that he's talking about, and while Troy mentioned this developer is known for going less than the medium R-6 density, well that's all nice and well and good, but, who knows what, there is nothing that is requiring him to do anything less than that type of density. And clearly, this area is not meant for any heavier density than is what Mr. Kelly was talking about, which was the R-2 density. We would be willing to see some sort of annexation

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perhaps in the future if it made sense, if it was truly contiguous, if there was a good reason to provide services to all of this property and it seem to make sense as a group, and if it was a density that was respectful of the properties that are currently there and how they are being used. At this point in time it is not. We think you should start over. Thank you.

Chairman Young: One last time, is there any-body else that is not one here that would like to testify? The list that Mr. Kelly was speaking of.

Wendy Howell: Chairman Young, if you could read the list of people that have signed up and verify that they had Mr. Kelly represent them, just to make sure we don't miss any due process here. And verify that they are on the list at the same time. Thank you. The sign-up list to testify.

Chairman Young: The only other name on the list is David Ferguson who didn't indicate to testify or not.

from the audience, inaudible

Commissioner Hennis: Are we missing a sheet, because we don't have their names on there?

Wendy Howell: Does anyone have a sign-up sheet in their possession?

Troy Behunin: Are there two pages there Lee?

Chairman Young: Yes, nobody else has signed up.

Wendy Howell: Then make sure you ask if anyone else would like to sign up.

Chairman Young: Ok, so, is there anybody else that is not on here that would like to sign up to testify?

from the audience, inaudible

Chairman Young: The list of names that Mr. Kelly gave us for people that he was representing from the subdivision. Then you are not on this list? Ok, then please come forward and sign up. Please state your name and address for the record sir.

David Ferguson: My name is David Ferguson, I live at 3430 Lake Hazel Rd, Meridian Idaho, just up a little bit from the corner down there. We have lived there for quite a long time, long enough that I have seen three floods going on in that flood plane. One of them was quite young, 1951, and then there was another one, maybe, 1970, actually I purchased the farm in 1975. Anyways, we're on the south side of the creek, so we get to see lots of things happening there. I am opposed to the R-6 medium density residential request. So, a fairly large portion of that property is on the flood plane and it's been under water on at least two occasions that I have witnessed. But I have kind of fixed it up because I moved about this much rock off the bottom of that stuff, but I still worry about the fact that people who get on it will be stuck eventually with really high costs for having some insurance on the flood insurance, because I know some of that flood insurance goes pretty high. To make things real short, because of the flood plane, mainly, is, I have talked to the people who are going to do it over the years, they said well, leave it up to the engineers and we'll take care of it, but I don't see that it is actually going to work, especially when you think about what's happened in southern Idaho here. What I really think would be best is to keep farming that place, ok? But beyond that, I think Kuna could use some athletic fields, and that would be a great place to put athletic fields because, even if you get water in there you can still survive without having to put new houses in. Ok thanks.

Chairman Young: Please state your name and address for the record.

Dane Burns: My name is Dane Burns, I live at 5377 S. Ten Mile. On your map here, we are actually the center lot facing Ten Mile road that's inside your proposed annexation. We have a ten-acre lot there, and if I am reading

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this correctly, this R-6 would be six houses per acre, that would be, if we did the same thing to our ten acres, you could put 60 houses in there. For this kind of a rural area, that's crazy, in my opinion it just makes no sense. If you look at the back where you are annexing, that's our back property line, and you could put, I know there's 30-40 acres in there, you could figure out what that is at R-6. If you fill it up, you know the housing development where the gentleman just talked, even for us, that's a pretty tight community in there. If you do that all the way through that, besides being a flood plane, which I know after this last storm, I saw it, it just makes no sense to make that R-6, it's just totally inappropriate for the areas out there. Besides the leap frog effect, that's all I've got. Thank you.

inaudible from audience

Chairman Young: Next I have listed on here is Leslie Anderson, please come forward and state your name and address for the record.

Leslie Anderson: My name is Leslie Anderson, I am here with my husband Brent, 3985 West Amity road. We have a two-acre parcel right smack in the middle of this field, although we have filed a consent to annex, I truly feel the density, the R-6 is too great of a density even if it goes down to four per acre just by the developers own doing, then I believe that it is a rural area and an R-2 zoning makes much more sense at this point. I also wanted to, we walked in about six minutes late due to the detour on Ten Mile and I guess Lake Hazel, sent us quite a bit out of our way and so I don't know if we missed any hand-outs, if there are any views of the actual subdivision, if it's been platted, or any survey information, I mean, we got the green notice, is there any other information that was disseminated publicly?

Chairman Young: No, it has not been platted yet. This is just for an annexation of the property at this point.

Leslie Anderson: Ok, the packets that were described? About submissions of letters that Troy was referencing, are those publicly available here at this meeting?

Chairman Young: They were just entered in.

Leslie Anderson: Ok, I didn't know if they were available, copies.

Commissioner Hennis: On the city website, you can get all of our packets.

Chairman Young: Next up, Mr. Ells.

Christopher Wells: Christopher Wells, 5199 S Bitter Creek. I am in the Bitter Creek Meadows subdivision, I didn't want to negate anything that he said, but I did not receive notice, he has my address as 10046 West Sandy River, which is a previous address from years ago. But our property again, also is abuts up to the proposed annexation, and again, did not receive notice, he went just off of county records, for some reason it still has out old address on there, even though we receive our county bills at our current address at 5199. We did not receive notice. My main concern is, all of that, most of that property is in the West Ada School district. West Ada, I know, school districts don't really change. If that were annexed into the city of Kuna, people would have Meridian addresses, go to meridian schools and pay taxes to Kuna. If it were developed. West Ada schools are playing catch up all the time, they are always behind, and, again, with that high density or medium density development, has there been any consideration for the West Ada schools, again they said the city of Meridian wouldn't oppose it, but they are not the school district. I just wanted to bring that up as a consideration as well that the city of Kuna is trying to, I don't know if it's the city of Kuna, but somebody is trying to annex and develop land that would have a large effect on the West Ada schools without the West Ada schools having any say about it. Thank you.

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Chairman Young: Next we have listed to testify is Linda Lake.

Linda Lake: Linda Lake, my address is 854 n Biltmore Avenue in Meridian, and I own property at 4655 Amity Road. I also represent Herma Sparks, who is my next-door neighbor and I have his consent, and he has 54 acres right adjacent to mine, the corner of Amity and Black Cat, all the way back to Mr. Eck's property. Mr. Man is also here to speak to that, and he is on the south side of Mr. Sparks, and he has 16 acres there. We are in support of this project and my personal opinion is that our properties that are out there are on septic systems and wells and in addition to, so, the sewer being so close to us, our wells are old and our septic are old, and in fact mine has had already problems, and so for us to be that close to the city of Kuna and if our systems fail, it's going to be a huge amount of money to replace those, so, that's one of the reasons, that and the fact that we have held out properties for years and years waiting for the moment to get into the Kuna city, so we would be proud residents of that community as well. We support the density and we think that that is the perfect place for the city to grow to. There is lots of land out there, and I think the system is out there to support that land.

Chairman Young: Next I have listed Clare Bowman.

Clare Bowman: My name is Clare Bowman, I live at 4400 W. Legacy Lane. We are a subdivision on the south side of Mason Creek, immediately adjacent to the subject properties. I'm a very strong believer that a property owner has the right to do everything that is legal with their property, and there are areas like density that you folks get to make a recommendation about. I think the annexation is legal, it works, the density seems very high to me. We are also one and two-acre estate lots all along Legacy Lane. There will be eight of them shortly. We would expect the same kind of separation from dense family housing on our side that Bitter Creek would expect on their side. One of the ways to accomplish that is to use what Dave Ferguson suggested in the way of ball fields and exercise fields, parks, like that. Another is something Dave and I have talked about for years, which is to run a green belt down the north side of Mason Creek. There is well over a half a mile of frontage there that could make an excellent start on a green belt for you out in that vicinity. That's it, thank you very much.

Chairman Young: That is everyone on the list? Is your name on the list and I did not call you? With that I will have the applicant please come forward.

Tim Eck: Good evening Commission, my name is Tim Eck, I live at 6152 W. Half Moon Lane in Eagle. I have a narrative here that I would like to read first, and then I would be glad to spend some time and try to answer some of the many questions they have brought up. There is a lot of history surrounding the property included in this annexation zoning application. For years Kuna's planning are extended to Amity with Meridian's Lake Hazel. This resulted in a one mile overlap. Both cities started planning how to provide services to this one mile overlap, each assuming this mile would eventually annex into, and be serviced by them. At that time the path of annexation to Meridian was over two miles, and to Kuna was about a quarter mile. Today the path to Meridian is about one and a half to two miles, depending on the direction, and to Kuna, the applicant properties are contiguous. The path to Meridian is virtually impossible at this time, and for the extended future. There are significant land owners in the pathway to Meridian with no interest in annexation and opposed to annexing into any city. Meridian entered into an agreement with a developer, where Meridian would build a lift station within this mile that would connect to the Meridian waste water facilities, and the developer would bring domestic water from Meridian to this mile. Kuna researched and decided the best location for the Kuna north waste water treatment plant, would be at its' present location, along the Mason Creek drain, and within the sewer shed, approximately one quarter mile south of this mile. Recognizing that the natural gravitational flow of this mile would bring the sewer to Kuna. As the national economy changed, Meridian and the developer entered into a nullification agreement, releasing each other from any obligations to bring services to this mile. While Kuna proceeded by building a waste water treatment plant at the approximate cost of 30 million dollars, with interest,

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and brought, or is currently bringing sewer and domestic water services to within 800 feet of the Renaissance property, less than a quarter mile. It's obvious that the location of these facilities was with the intent to service this mile. Additionally, all land south of the Rossin canal, which includes all of the applicant properties, will gravity flow towards Kuna waste water treatment plant. Meridian proceeded with expanding their area of city impact to include this mile and, subsequently, abandon all plans to service this mile. Wanting to end the arm wrestling with Meridian, Kuna pulled their line on their comp plan map back to Lake Hazel, having already built the Kuna north waste water treatment plant, several hundred feet south of Lake Hazel, followed by extending sewer and domestic water services several hundred feet north of Lake Hazel. Kuna recognized that Idaho law provides the land owner the right to annex their property into any City that they become contiguous to, regardless of area of city impact lines, or city planning area lines, or comp plan maps. It's the land owners option and right. Prior to pulling back their city planning area to Lake Hazel, ...was included in the Kuna comp plan map, and in the Kuna comp plan text on pages 64 and 125. It is clear that Kuna anticipated this area becoming part of Kuna in the future. At one time, the area had a land use designation of medium density residential. The pull back on the map removed the mile from the map, but it still remains in the Kuna comp plan text. It should be recognized that based on the data from the Compass traffic area zones, and new waste water treatment plant, coupled with the nearby developments already underway, Kuna still identifies land in this application as being part of Kuna's future and being developed with the overwhelming typical density, medium density residential. Kuna defines medium density residential as R-4 to R-8, that is 4-8 dwelling units per acre. We are not attempting to push the maximum density, recognized in medium density residential, we are simply asking for R-6 as a maximum number of homes per acre. In order to offer a variety of housing and comply with the goals and policies of the Kuna Comp plan. In addition to the land we own, there are four additional parcels that have recognized the importance of being in Kuna who have signed consents to annexation. One parcel we have under contract to purchase, the other three parcels have agreed to annexation to pursue their best interest, as annexation is the best way to allow them access to the city services, sewer, water, pressurized irrigation, that will be brought to, or near their properties as the applicants' land is approved. I'll speak to a couple of those properties. The Anderson's property is a two-acre parcel with problems. One side of their house is within feet of the property line, they have structures on the west side of their property that are actually straddling their property line, that is significantly on our property. We will fix that. We will do property boundary adjustments with them to get all of the structures on their property fully within their adjusted property boundary and be in compliance with Kuna city codes. It's just the right thing to do. The other two acre parcel the Spaldings' own. We have surveyed every building on their property, as well as every building on the Anderson's property at extensive costs. We have to design around what they've got to make it fit. It's a lot of work to make that work. We have a sewer main that comes from the Bitter Creek Meadows subdivision that runs through our property. We have to build a road over that sewer main, I just can't have it running under houses. The location of that road or that sewer main is going to require us to do what we intended to do anyway, we will build a series of buffer lots between our higher density and the Bitter Creek Meadows homeowners lots. My engineers are estimating that these will be approximately one acre lots, so they will see a very large lot buffer between them and our higher density product. Along the Mason Creek, there will be a pathway, as mentioned. I believe it is the cities policy. We will have a green belt and pathway on our side of the canal. My engineer will step up and speak later to the measures to be taken to analyze the flood plane, the flood zone, and everything necessary to make sure that we are not building residences on lots in the flood plane. The Bitter Creek home owners lost their connectivity to the city of Meridian for domestic water and city sewer when that nullification agreement happened between the city of Meridian and the developer. I was involved because I own the adjacent land and I got drug into the litigation.

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Our project will build a waste water lift station. At the end, or slightly past the end of the existing gravity sewer main that comes out of the Bitter Creek Subdivision. I worked extensively and relentlessly with the past Mayor, the city engineer, to make sure that they would be willing to accept waste water from the 24 homes in Bitter Creek, without the requirement of annexation. That has been agreed to, so when we develop and build our lift station, it will be at the end of the sewer line, they will then be able to take all of their microbial plants off line and drain their waste water right down the gravity sewer main into our lift station pumped back to Kuna. Their problem is fixed for them. The concern about the EDU's, we have a lot of EDU's. Are you familiar with the EDU's from the LID? We have a lot of EDU's. We have land for three times as many EDU's as we have, not counting this land. I have structured a deal with Meridian to work with them. They are actually going to cooperate with us, to a small extent, in the cost of the lift station, and they are going to secure EDU's and all the homeowners in Bitter Creek will be connected to Kuna sewer without annexation. They will not get city water, they will not get pressurized irrigation from the city because to get pressurized irrigation from the city they have to be annexed, or it's water spreading and the city cannot do that. The offer is there if they wanted to annex, we will connect them. If they don't want to annex that's fine. So their sewer problems are resolved. We will facilitate getting the Andersons' property, all their structures on their revised lot. We will have one acre lots, approximately, don't shoot me if they come back at .85. But, very large lots buffering the Bitter Creek lots, following the existing sewer line. We will work with the Saldings' to try and figure out the best way to do a property boundary adjustment for them on their land. They have a two acre square, it doesn't split up easy. They want to be able to split it up and get their son living next to them. We can help them with property boundary adjustments to give them a piece of land that's dividable. It's a foot of dirt for a foot of dirt. We're actually solving a lot of problems. The city of Meridian, I have had several meetings with them. The last meeting I had, they understand my annexation. They sat in chamber meetings with the city of Kuna, recognizing the fact that they have to support our annexation as a condition of their settlement agreement from the litigation that took place with the Bitter Creek homeowners to get them sewer, and the only way to get them sewer is by working with me in this development. I agreed to help them, I didn't have to. I agreed to help them, Meridian is paying all of their sewer connection fees, we are going to reach a point we're going to be able to turn that lift station on, all of their sewer problems are gone. With that, I stand for any questions, like I said, there is 8-10 years of history with this project, about four since we have owned it, but I learned a lot about the project through the litigation we were drug into between the Bitter Creek home owners' association and the city of Meridian and the developer that developed Bitter Creek Meadows. I don't see this a leap frog when we are contiguous. The sewer, the project that is being built right now, there will be a gravity sewer main and water within 800-700, I'm not exactly sure how far they are bringing it north on Ten Mile, there were budgetary constraints with them, but from that point on, we'll take it.

Chairman Young: are there any questions for Mr. Eck at this time? No.

Tim Eck: I would like to allow my engineer to step up and he can maybe make a few notes on the flood plane and how that's addresses.

inaudible from the audience

Chairman Young: He was just responding to your comments. That was his chance to respond to your comments.

Tim Eck: An equivalent dwelling unit is a portion of a prepaid sewer connection. It's based on the cost of building the waste water treatment plant each property that was involved was assessed a certain number of EDU's, each EDU is \$3233.75 toward your \$4239.00 sewer connection fee.

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Troy Behunin: Lee, at this time, I'm not sure that you closed the public hearing, so, you need to make sure that you do that.

Chairman Young: Well, I can't close it until after the applicant rebuts, correct?

Troy Behunin: Actually, you can.

Chairman Young: Then, if you would like to come up please. Oh, I apologize, we will let the engineer go first.

Kevin McCarthy: Kevin McCarthy, 9233 W State Street. So, just to answer a couple of questions on the flood plane, and it is always great when somebody has lived near the property for that long, I will talk to him at some point about that and hear his experience on all of that. But there is a Fema flood plan associated with Mason Creek, and on Fema's maps it's a zone A I believe. Meaning that they don't know exactly in a hundred year event what the elevation the water would be in Mason Creek. So, as part of this project in order to develop the property, we need to do that. So, we are in the process of doing a flood study on the property. What that entails is surveying cross sections through the creek, and in doing a hydrolic analysis to establish what those base flood elevations would be and how that compares to the actual elevation of the property. And then from there we determine really how to design the project, that's going to be a heavily influence, where along Mason Creek we can back lots up to. In some cases you have to fill the property, and some cases you don't, and we won't know that until we complete the study. We started the surveying and then the snow hit and so we have not been out there in a while. We are in the process, but we still got a little ways to go. We will have that as part of our, when we move to the preliminary plat, that will have to be done.

Chairman Young: Mr. Burns

...Like Tracy said, we had not been notified for any of this, so I had a couple of questions since the gentlemen are here. We're on the lots against Ten Mile and you were talking about one acre parcels for homes there, really good way to alleviate some anxiety here, is you said you were thinking about doing, although you are not required to by law, if they rezone this, one acre parcels, how many one acre parcels you gonna do up against the housing development and our property? It sounds like you guys have a map, have this drawn out, have an idea of what you are doing for a plan, is that correct? Sounded like...

Cathy Gealy: Excuse me, you, need to address your comments to us and then Mr. Eck will have an opportunity to respond to your questions.

...Ok, I just thought it would be much easier to go straight to the horses' mouth.

Cathy Gealy: I understand, but we have protocol.

...So I need to ask you? Ok, so I would like to know how many lots you have planned for one acre lots there, I would also like to know what you have done for traffic, with the traffic for Kuna decided to do, what Canyon county and Ada county, which are both going to be involved here. Once you put that many houses in there, and I would also like to know the total number of houses, besides the one acre lots, what else you are planning to do. Most importantly, the road access in and out of all of this stuff. That should do it. If you could answer those questions, I would be appreciative.

Chairman Young: I will go ahead and close the public testimony at 7:08 and have Mr. Eck come forward and respond.

Tim Eck: To answer the question about the design, as my engineer said the snow hit, we have been surveying a lot of information on the property, one thing we had to do is go out and dig up every man hole in the field of the existing development. There were a number of record drawings available, and they were all different. So we had to go dig up every man hole and survey every man hole to find out where that sewer main ends. Now we have to build a road over it. Consequently, we know approximately where that road is going to lay and it's going to dictate some pretty good sized lots against Bitter Creek Meadows subdivision. Like I said, probably one acre

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7/8 acre, they are going to be large. There is not enough room between this road and their subdivision. So all we can do is put big lots there. We have a lot of work to do to figure out how we are going to adjust their property to get all of their buildings on and build roads around, the sewer line runs directly south of your property. So there is going to be a road directly south of their property. There is just a lot that has to be done, we got shut down, like everything did when the snow hit, we can't get out there and survey much in the snow. I'll let my engineer come up now and speak to the traffic study that has to take place and the neighborhood meetings that will go through with the preliminary plat process. I stand for any questions.

Kevin McCarthy: Again, just a reminder, tonight we are looking for the annexation rezone. In order to get a preliminary plat with the density and what the lots are all going to look like, we are going to go through this whole process again. We will go through a neighborhood meeting. We have noted the people that were not notified last time, we will make sure that happens this time. At that time, we will have a lot layout that everybody can look at in the neighborhood meeting, then we will go through P&Z and City Council again, to go through that approval process. As Tim mentioned, when we go through that, we will be working with the highway district and others to go through a traffic study, in order to do that, we need to kind of have an idea on what our lot count is going to be, and at this time we don't know that because I really need to figure out where that flood plane is. So there is just kind of a few things we are trying to figure out, but having a zoning in place is obviously a great help. With that I will stand for any questions.

Tim Eck: It is not completely out of procedure, we will never hit R-6, with so much open space for the Renaissance properties, if it would ease everybody's concern, and if it is proper procedure, we would be willing to change our request for R-6 on the Renaissance properties to R-4. You have seen our plats before, they are generally 3-3 1/2. I don't know what we will be able to hit out there because we have, (inaudible) It's Bitter Creek, we got the flood plane against Mason Creek, but it will be a very diverse project and we will never hit R-4, so if that makes everybody feel better, we'd be glad to drop our request for the Renaissance to drop to R-4.

Commissioner Herther: So, you are saying you won't hit R-4?

Tim Eck: No

Commissioner Herther: Then what will you hit?

Tim Eck: Probably in that mid three range. Again, we are going to get out there and we got a lot of work to do determining where the flood plane is going to be, where this road is going to be, how we adjust the other properties, R-4 is greater than we would hit. But I don't think I can ask for an R-3.75.

Wendy Howell: Just to clarify for the commission, you can entertain his change to an R-4, because it's less intensive use. You can make a recommendation on that or the request on the application.

Chairman Young: With that, that brings up our discussion.

Commissioner Herther: This flood study needs to be done a little early.

Troy Behunin: I'm sorry, we are going to have to ask everybody to stop talking because the commission can't hear, staff can't hear and the rest of the audience can't hear, so please be respectful. I'm sorry, go ahead Commissioner Herther.

Commissioner Herther: Well, I'm just concerned, the question was asked about how many lots, a number of houses and about a traffic study and I'm just thinking that there are so many questions that need to be answered before a decision can be made.

Chairman Young: Well that is part of what the platting process is. Right now, we are just considering whether or not to allow this zone to come in.

Commissioner Herther: An it would be zoned at an R-4.

Chairman Young: If that's the recommendation that we come to today.

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Commissioner Hennis: Well, that's going to determine how many houses they are trying to put into that facility, that proposal.

Chairman Young: Then at that time they can design around that number of homes per acre and develop a plan, but until they know what they are going to be zoned for, they can't...

Commissioner Hennis: They can't do a traffic study if they don't know how many houses are going to be in there either.

Commissioner Herther: At this point we need to know that we are looking at an R-4.

Chairman Young: If that turns into our recommendation.

Commissioner Hennis: Yes, that's part of what we are looking at.

Troy Behunin: Staff would like to point out that when a preliminary plat, which is required and it would also require a public hearing, just like tonight, when a subdivision is designed, then a traffic study will be warranted and required at that point and so will flood plane litigation. So, no, this is not premature, this happens all over the state.

Commissioner Gealy: Sometimes we do get an annexation request with something similar to a preliminary plat, but it is not required.

Commissioner Hennis: Now, one thing that they said is the R-4 for the Renaissance, but what about Mason Creek?

Commissioner Gealy: He said it would apply to everything.

Commissioner Hennis: Is it all encompassing? Could I ask the applicant to come up and clarify that?

Tim Eck: The offer was to reduce the density on the Renaissance properties to R-4, leaving the Mason Creek property at R-6. I can tell you we do have a plat layout for that and I believe...

Tim Eck: (speaking to staff): ...Caspian?

Troy Behunin: Yes I have, it's under four, I can , that I do know.

Commissioner Hennis: So then can we say that that R-4 would cover both areas?

Tim Eck: If that engineer was here today I could confirm, if it is a real hang up I think we could say *inaudible* I'm certain the density is under four on Caspian.

Commissioner Hennis: Ok.

Tim Eck: I would like to leave it at six, but if it is a real hanging point we could go to four because I'm pretty sure it's, that preliminary plat application is forthcoming in about a month and a half.

Commissioner Gealy: So, to clarify again, when you say the Renaissance portion, does that include those other four parcels as well. The Spalding, the Anderson, the Roberts and the fourth one. When you say would apply to those as well?

Tim Eck: I can say affirmatively on the Kolson's, because we are buying that property, the Anderson's are here, I guess I would have to defer to them.

Commissioner Gealy: Because you're not building there.

Tim Eck: No, and we are not buying their properties, we are just trying to fix them.

Commissioner Gealy: But when we annex in we have to put a zone on all of the property whether you own it or not.

Tim Eck: The other three applicants are here and R-4 is fine with them.

Commissioner Hennis: Ok, thank you very much. So, I wasn't sure if you could actually split, what you said makes sense, I mean if we access per parcel then we could split it up, it would be easier to keep that all, especially Mason Creek. That was the main thing that I have is, I just, I think we are getting too much of the same R-6

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throughout the city. All of the things we have been seeing lately have been R-6 and above. I'd like to see some larger lots, some open areas in our housing, because we keep saying that we want to have a diverse amount of housing developments, yet, we all have medium density lately in the last two years probably.

Chairman Young: See some more of that transition between...

Commissioner Hennis: I mean, that's the biggest thing for me, I think as long as we can go down into an R-4, and I know Mr. Eck usually tries to give us a lot of nice looking space and border lots and transitions, so, I would feel more comfortable with that because I would like to have some more larger lot type developments in our city. And also, if we annex into the city, I don't think West Ada would be still providing the school services.

Commissioner Gealy: The school district boundaries are different.

Troy Behunin: Commissioners, actually, I got a call today from the Kuna school district, they did not respond in time for their comments to be included with this packet, but I did talk with Kim Bekkedahl, they have indeed met with West Ada school district about this issue and there are other things at play that are going to leave the boundaries where they are right now. There has been no decision to change them, so the properties that are in their respective school district will stay as they are currently defined. The school districts and the cities do not share the same powers.

Commissioner Gealy: The question I would have for staff is, was West Ada school district noticed in this application?

Troy Behunin: They were not noticed. But staff did have a discussion with them and encouraged them to visit with West Ada and they did fulfill that request.

Chairman Young: With changing to an R-4, I did have concerns about an R-6, I still, it is certainly not an R-2 but there, the lots will be a little bit larger and, as you said, we need to start getting a little bit of that transition land between some of the more, especially that far north. I think I would be in support of an R-4 designation in lieu of an R-6 for their comments.

Commissioner Gealy: In looking it over, I had two concerns and I think they were both addressed. One is...I know that you are at the preliminary stages of preliminary plats, but we are looking for amenities in these areas and I would like for you to consider, and you have offered, open space and pathways, especially along Mason Creek, which I think lends itself to. I'm also concerned about transitions between our larger rural areas and our higher density housing, and you mentioned that you were willing to put one acre buffer lots along some of those areas and I think that clearly addresses the concern about transition, so the amenities, the open space and the transitions are all addressed. My question for staff is, do we need to include that in our conditions of approval? Oh, and I also would support the R-4.

Troy Behunin: Staff would request in your conditions of approval that you say that they work with staff when they come in with a preliminary plat. There is nothing for us to put in a concrete answer right now, because we are not looking at a subdivision plat, we don't know what it's going to look like, but you can request that they work with staff to meet all standards, and you can certainly request that they consider things, but there is no reason to make any concrete recommendations.

Wendy Howell: You can state that the applicant shall put in pathways, just don't be very specific because we don't know what the design is.

Chairman Young: then at the time the preliminary plat comes in we can address some of that at the same time I believe.

Commissioner Gealy: It seems better to bring it up before the preliminary plat is drawn, than after the preliminary plat comes in. So, I appreciate the applicants willingness to provide those amenities and transitions.

Chairman Young: Anything else, any thoughts?

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Commissioner Hennis: Mr. Chairman I move to recommend approval of 16-12-AN (Annexation) with conditions noted in the staff report and the revision of the properties being zoned to an R-4 as accepted by the applicant, also for the applicant to work with staff during the preliminary plat to consider some amenities and paths as we have talked about tonight, especially along the proposed greenbelt area along Mason Creek and the transition lots near the Bitter Creek subdivision.
Commissioner Gealy Seconds, all aye and motion carried 3-0.

Wendy Howell: Wendy Howell, Planning and Zoning Director. We have made a decision on a recommendation from the consultants group from the proposals that we had gotten in for the comp plan and that should be going in front of the City Council on their next hearing date, which I believe is next Tuesday. That recommendation will be going forward from the selection committee's decision on who they think is the best fit and to start negotiating a price. We are probably starting right away in March... start actively moving on it.

Commissioner Hennis: I remember it taking like two years last time before we signed.

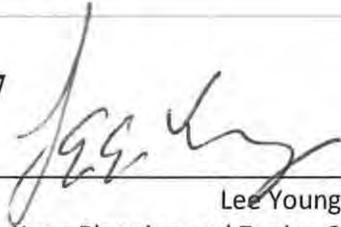
Wendy Howell: I have it proposed for 18 months, and that is with a lot of community involvement, that was in my RFP.

2. ADJOURNMENT:

Commissioner Gealy motions to adjourn at 7:40 pm; Commissioner Hennis Seconds, all aye and motion carried 3-0.

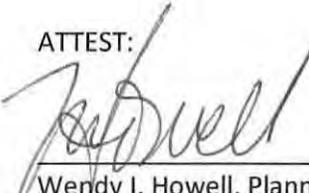
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Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department

CITY OF KUNA

State of Idaho *Proclamation*

FAIR HOUSING MONTH PROCLAMATION

WHEREAS, April 2017 marks the 49th anniversary of the passage of Title VIII of the Civil Rights Act of 1968, commonly known as the Federal Fair Housing Act; and

WHEREAS, the Idaho Human Rights Commission Act has prohibited discrimination in housing since 1969; and

WHEREAS, equal opportunity for all-regardless of race, color, religion, sex, disability, familial status or national origin-is a fundamental goal of our nation, state and city; and

WHEREAS, equal access to housing is an important component of this goal-as fundamental as the right to equal education and employment; and

WHEREAS, housing is a critical component of family and community health and stability; and

WHEREAS, housing choice impacts our children’s access to education, our ability to seek and retain employment options, the cultural benefits we enjoy, the extent of our exposure to crime and drugs, and the quality of health care we receive in emergencies; and

WHEREAS, the laws of this nation and our state seek to ensure such equality of choice for all transactions involving housing; and

WHEREAS, ongoing education, outreach and monitoring are key to raising awareness of fair housing principles, practices, rights and responsibilities; and

WHEREAS, only through continued cooperation, commitment and support of all Idahoans can barriers to fair housing be removed;

NOW, THEREFORE, BE IT RESOLVED that I, Joe L. Stear, Mayor of the City of Kuna, Idaho, hereby proclaim April 2017 to be FAIR HOUSING MONTH in the City of Kuna/Ada County, State of Idaho.

IN WITNESS WHEREOF,
I set my hand on this the 4th day of April
in the year of two thousand and seventeen.



Joe L. Stear
Mayor of Kuna, Idaho

(Space above reserved for recording)

KUNA CITY ORDINANCE NO. 2017-02A
Troost Family Living Trust 04/28/1997

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1314438920 SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex into and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owner of the parcel of real property situated in the unincorporated area of Ada County and as more particularly described in Section 2 of this ordinance, has requested, in writing, annexation of said real property to the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on April 28, 2016, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on July 12, 2016) where it was recommended to the Mayor and Council that the annexation and zoning request be approved with a zoning classification of R-12; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on June 21, 2016, on the proposed annexation and zoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved on July 5, 2016) where it determined that the requested annexation should be granted with a zoning classification R-12; and

WHEREAS, the zoning classification of R-12 is appropriate to meet the requirements of the Kuna City Code and should be granted.

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

Section 1: The Kuna City Council hereby finds and declares that the real property described below is contiguous to the City, that said property can be reasonably assumed to be

used for the orderly development of the City, and that the owner of said property has requested, in writing, annexation thereof to the City.

Section 2: The real property, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly known as Parcel No. **S1314438920**; and more particularly described in “Exhibit A” – Legal Description and “Exhibit B” – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as R-12, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the R-12 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 4th day of April, 2017.

CITY OF KUNA

Joe Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A
TROOST FAMILY LIVING TRUST 04/28/1997
LEGAL DESCRIPTION

A parcel of land being a portion of the SW 1/4 SE 1/4 of Section 14, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County Idaho, more particularly described as follows:

Commencing at a found 3 inch diameter brass disk marking the SW corner of said SW 1/4 SE 1/4, (South 1/4 corner), said corner bears N. 89° 50' 22" W., a distance of 2642.67 feet from a found 5/8 inch diameter iron pin marking the SE corner of said SW 1/4 SE 1/4, (Section corner common to sections 13, 14, 23 and 24);

to the POINT OF BEGINNING, said point monumented with a
Thence along the south boundary of said SW 1/4 SE 1/4, S. 89° 50' 22" E., a distance of 685.46 feet;

Thence N. 00° 04' 01" E., a distance of 25.00 feet to a found 5/8 inch diameter iron pin with no cap marking the northerly right of way of Deer Flat Road and also marking the boundary corner for Saratoga Subdivision as on file in Book 76 of Plats at Page 7878 and 7879 in the Office of the Recorder of Ada County, Idaho. Said corner being the POINT OF BEGINNING;

Thence along the easterly boundary of said Saratoga Subdivision, N. 00° 04' 01" E., a distance of 322.89 feet to a found 5/8 inch diameter iron pin stamped "PLS 6111" marking a boundary angle point of said subdivision;

Thence along the southerly boundary of said Saratoga Subdivision, S. 89° 50' 46" E., a distance of 636.00 feet to a found 5/8 inch diameter iron pin stamped "PLS 6111" marking a boundary angle point of said subdivision and marking a point on the westerly boundary of DeerHorn Subdivision as on file in Book 79 of Plats at Page 8506 through 8508 in the Office of the Recorder of Ada County;

Thence along the westerly boundary of said DeerHorn Subdivision, S. 00° 04' 08" W., a distance of 322.97 feet to the northerly right of way of Deer Flat Road;

Thence leaving said westerly boundary and along the northerly right of way of said Deer Flat Road, N. 89° 50' 22" W., a distance of 635.99 feet to the POINT OF BEGINNING

This parcel contains 4.71 acres or 205,386 square feet more or less.



(Space above reserved for recording)

KUNA CITY ORDINANCE NO. 2017-05
Michael Jordan Robinson & Kathryn Alene Robinson

AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY, TO WIT: PARCEL NO. S1312336075 SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA INTO THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTY; DIRECTING THAT COPIES OF THIS ORDINANCE BE FILED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Kuna, Idaho is a municipal corporation organized and operating under the laws of the State of Idaho and is authorized to annex into and incorporate within the boundaries of the City contiguous real property in the manner provided by Section 50-222, Idaho Code; and

WHEREAS, the owner of the parcel of real property situated in the unincorporated area of Ada County and as more particularly described in Section 2 of this ordinance, has requested, in writing, annexation of said real property to the City of Kuna; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on January 24, 2017 as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on March 14, 2017) where it was recommended to the Mayor and Council that the annexation and zoning request be approved with a zoning classification of R-2; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on March 21, 2017, on the proposed annexation and zoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved on April 4, 2017) where it determined that the requested annexation should be granted with a zoning classification R-2; and

WHEREAS, the zoning classification of R-2 is appropriate to meet the requirements of the Kuna City Code and should be granted.

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

Section 1: The Kuna City Council hereby finds and declares that the real property described below is contiguous to the City, that said property can be reasonably assumed to be

used for the orderly development of the City, and that the owner of said property has requested, in writing, annexation thereof to the City.

Section 2: The real property addressed as 1420 W. Hubbard Road, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly known as Parcel No. **S1312336075**; and more particularly described in “Exhibit A” – Legal Description and “Exhibit B” – Location Map, attached hereto and incorporated herein by reference, is annexed to and incorporated in the incorporated territorial limits of the City of Kuna, Idaho.

Section 3: From and after the effective date of this Ordinance, all property and persons within the boundaries and territory described above shall be subject to all ordinances, resolutions, police regulations, taxation and other powers of the City of Kuna.

Section 4: The zoning land use classifications of the land described in Section 2 above is hereby established as R-2, as provided by the Zoning Ordinance of the City. The Zoning Map of the City is hereby amended to include the real property described in Section 2 above in the R-2 zoning land use classification.

Section 5: The City Clerk is hereby directed to file, within ten (10) days of passage and approval of this Ordinance, a certified copy of this Ordinance with the offices of the Auditor, Treasurer, and Assessor of Ada County, Idaho, and with the Idaho State Tax Commission, Boise, Idaho, as required by Section 50-223, Idaho Code, and to comply with the provisions of Section 63-215, Idaho Code, with regard to the preparation and filing of a map and legal description of the real property annexed by this Ordinance.

Section 6: This Ordinance shall take effect and be in force from and after its passage, approval, and publication as required by law. In lieu of publication of the entire ordinance, a summary thereof in compliance with Section 50-901A, Idaho Code, may be published.

DATED this 4th day of April, 2017.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A**MICHAEL JORDAN ROBINSON & KATHRYN ALENE ROBINSON ANNEXATION**

Legal Description

Part of the Southwest Quarter of the Southwest Quarter of Section 12, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

Beginning at the Southwest corner of Section 12, Township 2 North, Range 1 West, Boise Meridian; thence
North 25 feet; thence
East 25 feet; thence
East along the North right of way of the County Road, 330 feet to the Point of Beginning; thence
continue East along the right of way of the County Road, 330 feet; thence
North 132 feet; thence West 330 feet; thence
South 132 feet to the Point of Beginning.

