

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 83634

City Council Meeting AGENDA Tuesday, September 19, 2017

6:00 P.M. REGULAR CITY COUNCIL

1. **Call to Order and Roll Call**
2. **Invocation:** Stan Johnson, Kuna Life 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, September 5, 2017

B. Accounts Payable Dated September 14, 2017 in the Amount of \$707,955.23

C. Resolutions

1. Consideration to approve Resolution No. R67-2017A

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING RESOLUTION NO. R67-2017 TO ADD MORE SPECIFIC LANGUAGE REGARDING USE OF THE FOREGONE PROPERTY TAX LEVY; AND CERTIFYING THE INTENT OF THE KUNA CITY COUNCIL TO LEVY, AS PART OF THE GENERAL TAX LEVY ADOPTED PURSUANT TO ORDINANCE NO. 2017-14, FOREGONE PROPERTY TAXES.

2. Consideration to approve Resolution No. R69-2017

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING THE CITY OF KUNA PUBLIC UTILITIES EASEMENT BY AND BETWEEN DAVID L. AND TAWNI M. LINESAND (GRANTOR) AND THE CITY OF KUNA, IDAHO (GRANTEE) FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A CITY OF KUNA, IDAHO PUBLIC UTILITIES.

3. Consideration to approve Resolution No. R70-2017

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING THE CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT BY AND BETWEEN DAVID L. AND TAWNI M. LINESAND (GRANTOR) AND THE CITY OF KUNA, IDAHO (GRANTEE) FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A CITY OF KUNA, IDAHO PRESSURIZED IRRIGATION SYSTEM.

4. Consideration to approve Resolution No. R72-2017

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING THE CITY OF KUNA SEWER EASEMENT BY AND BETWEEN DON YOUNG LAND COMPANY INC. (GRANTOR) AND THE CITY OF KUNA, IDAHO (GRANTEE) FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A CITY OF KUNA, IDAHO MUNICIPAL UTILITIES, INCLUDING SEWER AND WATER LINES, A LIFT STATION AND DRIVEWAY.

5. Consideration to approve Resolution No. R73-2017

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING THE CITY OF KUNA SEWER EASEMENT BY AND BETWEEN MACKEY REAL ESTATE HOLDING, LLC (GRANTOR) AND THE CITY OF KUNA, IDAHO (GRANTEE) FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A CITY OF KUNA, IDAHO MUNICIPAL UTILITIES, INCLUDING SEWER AND WATER LINES, A LIFT STATION AND DRIVEWAY.

D. Findings of Fact and Conclusions of Law

1. Consideration to approve Findings of Fact and Conclusions of Law for 17-05-ZC (Rezone) for JSV Development
2. Consideration to approve Findings of Fact and Conclusions of Law for 17-03-S (Subdivision) and 17-03-ZC (Rezone) for Endurance Holdings, LLC

3. Consideration to approve Findings of Fact and Conclusions of Law for 17-04-ZC (Rezone) and 17-04-S (Subdivision) for Ashton Estates
4. Consideration to approve Findings of Fact and Conclusions of Law for 16-11-AN (Annexation) for Kolo, LLC
- E. *Informational Only* Notification of Kuna School District request to include a flyer in with the City's mailed September utility bills

6. Community Reports or Requests:

- A. Ada County Sheriff's Office presenting a Chevy Tahoe to the City of Kuna – Justin Dusseau, Ada County Sheriff's Office and Jon McDaniel, Kuna Police Chief

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

- A. *Staff requests this item be tabled to the public hearing scheduled for Oct. 3, 2017.* Public Hearing and consideration to approve 17-05-S (Preliminary Plat) for Springhill Residential Subdivision – Troy Behunin Planner III

On behalf of NE Kuna Farms (Owner), AJ Lopez with Bailey Engineering, Inc., is requesting approval for a preliminary plat modification for approximately 180 acres (of the previously approved 208.58 ac. approx.), currently zoned R-6 (Medium Density Residential). The applicant proposes to subdivide two properties into 677 buildable lots and 39 common lots with a proposed density of 3.31 Units/acre. The subject site is located on the south-east corner (SEC) of Linder and Lake Hazel Roads. The property address is 1585 W. Lake Hazel Road – Parcel No's S1301212425 and S1301325480.

8. Business Items:

- A. Consideration to approve Resolution No. R71-2017 – Richard Roats, City Attorney

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING AND AGREEING TO BE BOUND BY THE TERMS OF THE MEMORANDUM OF UNDERSTANDING BY AND BETWEEN THE CITY OF KUNA, IDAHO AND DANIEL AND GINA SAFFORD (SAFFORD) FOR THE DEVELOPMENT OF SAFFORD PROPERTY WHEREIN SAFFORD WILL NOT BE REQUIRED TO INSTALL DRY LINE SEWER LINES OR PAY THE SEWER CONNECTION AT THIS TIME; AND APPROVING THE MAYOR'S SIGNATURE AND CLERK'S ATTESTATION ON THE MEMORANDUM OF UNDERSTANDING.

9. Ordinances:

- A. Third Reading and Consideration to approve Ordinance No. 2017-13

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING TITLE 7, CHAPTER 3, SECTION 4 TITLED "HOURS" TO ALLOW FOR PERSONS TO BE ON THE GREENBELT PATHWAY DURING CERTAIN

HOURS WHERE THE CITY HAS INSTALLED LIGHTING, AND PROVIDING AN EFFECTIVE DATE.

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

B. Consideration to approve Ordinance No. 2017-09A

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING ORDINANCE NO. 2017-09 TO ADD PARCEL NO. S1234244310 OWNED BY RENASCENCE FARMS, LLC, WHICH WAS INADVERTENTLY OMITTED FROM THE ORDINANCE THAT ANNEXED CERTAIN REAL PROPERTIES INTO THE CITY OF KUNA, IDAHO, TO WIT:

PARCEL NO. S1235336450 OWNED BY GAVIN & JESSICA KEMPE, SUCCESSORS IN INTEREST TO OWNERS DOUG ROBERTS & SUSAN HICKMAN,

PARCEL NO. S1234417520 OWNED BY WATERS EDGE FARM LLC, SUCCESSOR IN INTEREST TO ALAN & KATHRYN COLSON,

PARCEL NO. R0967660156 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. R0967660155 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234142351 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234212935 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234212405 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234121105 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234244310 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. R0967660151 OWNED BY RENASCENCE FARMS, LLC,

PARCEL NO. S1234244200 OWNED BY BRENT F & LESLIE L ANDERSON,

PARCEL NO. S1234131300 OWNED BY MELVIN A & JEANNE A SPAULDING,

PARCEL NO. S1235347051 OWNED BY MASON CREEK FARMS, LLC.

ALL PROPERTIES SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTIES; 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

C. Consideration to approve Ordinance No. 2017-15

AN ORDINANCE REZONING PARCEL R5070001940; A PORTION OF THE SW ¼ OF THE SW ¼ OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, IDAHO, FROM R-6 TO C-1; SITUATED WITHIN

THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED 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

D. Consideration to approve Ordinance No. 2017-16

AN ORDINANCE REZONING PARCEL R5070501800; LOT 13 OF THE KUNA ORCHARD TRACTS AS SHOWN IN BOOK 6 OF PLATS AT PAGE 291 RECORDS, ADA COUNTY, IDAHO AND ADJOINING RIGHT-OF-WAY, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, IDAHO, FROM A TO R-6; SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED 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

E. Consideration to approve Ordinance No. 2017-17

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF THE NE ¼ OF THE NE ¼ OF SECTION 24, TOWNSHIP 2 NORTH RANGE 1 WEST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND COMMONLY REFERRED TO AS RIDLEY'S FAMILY CENTER SUBDIVISION NO. 2 WHICH IS OWNED BY CJM LIMITED LIABILITY LIMITED PARTNERSHIP, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

F. Consideration to approve Ordinance No. 2017-18

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1314417300, AND REFFERED TO AS ARDELL ESTATES SUBDIVISION NO. 2 WHICH IS OWNED BY DB DEVELOPMENT LLC, INTO THE KUNA

MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

G. Consideration to approve Ordinance No. 2017-19

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1311336210, AND REFERRED TO AS SILVER TRAIL SUBDIVISION NO. 3 WHICH IS OWNED BY DB DEVELOPMENT LLC., INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

H. Consideration to approve Ordinance No. 2017-20

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF THE NW ¼ OF THE NE ¼ OF SECTION 25, TOWNSHIP 2 NORTH RANGE 1 WEST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND COMMONLY REFERRED TO AS THE JOURNEYS END SUBDIVISION NO. 2 WHICH IS OWNED BY BLACK CREEK LTD PARTNERSHIP² INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

I. Consideration to approve Ordinance No. 2017-21

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1314131615, AND REFERRED TO AS ARBOR RIDGE SUBDIVISION NO. 4 WHICH IS OWNED BY CHALLENGER DEVELOPMENT INC., INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

J. Consideration to approve Ordinance No. 2017-22

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF THE SW ¼ OF THE NE ¼ OF SECTION 13, TOWNSHIP 2 NORTH RANGE 1 WEST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND COMMONLY REFERRED TO AS THE GREYHAWK SUBDIVISION NO. 7 WHICH IS OWNED BY GREYHAWK LAND COMPANY LLC., INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NEW YORK IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

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

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 83634

**City Council Meeting
 MINUTES
 Tuesday, September 5, 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:

Chris Engels, City Clerk
 Bob Bachman, Public Works Director
 John Marsh, City Treasurer
 Wendy Howell, Planning & Zoning Director
 Troy Behunin, Planner III
 Trevor Kesner, Planner II

2. Invocation: Karen Hernandez, United Methodist Church**3. Pledge of Allegiance:** Mayor Stear**4. Consent Agenda:**

(Timestamp 00:03:00)

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, August 15, 2017**

B. Accounts Payable Dated August 31, 2017 in the Amount of \$479,713.07

C. Alcohol Licenses:

- 1.** JK Vond, LLC dba Super C at 331 N Avenue D – Off Premise Beer & Off Premise Wine

D. Resolutions

- 1.** Consideration to approve Patagonia Development Inc Reimbursements

- a.** Consideration to approve Resolution No. R60-2017

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER, JOHN MARSH, TO PAY PATAGONIA DEVELOPMENT INC. THE AMOUNT OF \$2,229.23 FOR REIMBURSEMENT PURSUANT TO THE TERMS OF THE PRESSURE IRRIGATION TRUNK REIMBURSEMENT AGREEMENT.

- b.** Consideration to approve Resolution No. R61-2017

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER, JOHN MARSH, TO PAY PATAGONIA DEVELOPMENT INC. THE AMOUNT OF \$34,582.65 FOR REIMBURSEMENT PURSUANT TO THE TERMS OF THE PRESSURE IRRIGATION PUMP STATION REIMBURSEMENT AGREEMENT.

- c.** Consideration to approve Resolution No. R62-2017

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER, JOHN MARSH, TO PAY PATAGONIA DEVELOPMENT INC. THE AMOUNT OF \$14,900.87 FOR REIMBURSEMENT PURSUANT TO THE TERMS OF THE WATER TRUCK REIMBURSEMENT AGREEMENT.

- d.** Consideration to approve Resolution No. R63-2017

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER, JOHN MARSH, TO PAY PATAGONIA DEVELOPMENT INC. THE AMOUNT OF \$2,401.41 FOR REIMBURSEMENT PURSUANT TO THE TERMS OF THE SEWER TRUCK REIMBURSEMENT AGREEMENT.

e. Consideration to approve Resolution No. R64-2017

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER, JOHN MARSH, TO PAY PATAGONIA DEVELOPMENT INC. THE AMOUNT OF \$66,192.07 FOR REIMBURSEMENT PURSUANT TO THE TERMS OF THE SEWER LIFT STATION REIMBURSEMENT AGREEMENT.

2. Consideration to approve Danskin Lift Station Reimbursements

a. Consideration to approve Resolution No. R65-2017

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER, JOHN MARSH, TO PAY COREY BARTON HOMES, INC. DBA CBH HOMES THE AMOUNT OF \$17,099.28 FOR REIMBURSEMENT FOR QUARTER 2-2017 PURSUANT TO THE TERMS OF THE REIMBURSEMENT AGREEMENT.

b. Consideration to approve Resolution No. R66-2017

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER, JOHN MARSH, TO PAY E4 PARTNERSHIP, LLLP THE AMOUNT OF \$4,274.83 FOR REIMBURSEMENT FOR QUARTER 2-2017 PURSUANT TO THE TERMS OF THE REIMBURSEMENT AGREEMENT.

3. Consideration to approve Resolution No. R68-2017

A RESOLUTION OF THE CITY OF KUNA, IDAHO AUTHORIZING THE CITY TREASURER, JOHN MARSH, TO PAY THE INVOICE IN THE AMOUNT \$52,570.20 TO VORTEX USA, INC. REPRESENTING THE THIRTY PERCENT (30%) DOWN PAYMENT FOR THE SPLASH PAD FOR THE CITY'S PARKS DEPARTMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE PURCHASE AGREEMENT.

Council President Cardoza asked about a transaction on the accounts payable.

City Treasurer John Marsh explained it pertained to what was originally a cash performance bond. The City maintained those in an agency fund which was in a separate trust account at the former Bank of the Cascades. The City processed and deposited that amount in that account. When they subsequently reimbursed those developers for those performance bonds the City paid them out of the US Bank account by mistake. The transaction was just the City reimbursing itself from 1 account to the other.

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

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

Voting No: None

Absent: None

Motion carried 4-0.

5. Community Reports or Requests:

(Timestamp 00:04:46)

- A. Ada County Sheriff's Office presenting a Chevy Tahoe to the City of Kuna – Justin Dusseau, Ada County Sheriff's Office and Jon McDaniel, Kuna Police Chief

Council Member Buban-Vonder Haar moved to table the presentation until the September 19, 2017 City Council Meeting. Seconded by Council Member McPherson. Motion carried 4-0.

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

- A. Public Hearing and consideration to approve Ordinance No. 2017-14 and Resolution No. R67-2017 – Annual Appropriations – John Marsh, City Treasurer

(Timestamp 00:05:18)

1. Public Hearing and consideration to approve Ordinance No. 2017-14

AN ORDINANCE ENTITLED THE ANNUAL APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2017 AND ENDING SEPTEMBER 30, 2018, APPROPRIATING THE SUM OF \$26,723,318 TO DEFRAID EXPENSES AND LIABILITIES OF THE CITY OF KUNA FOR SAID FISCAL YEAR; AUTHORIZING A LEVY OF A SUFFICIENT TAX UPON THE TAXABLE PROPERTY; SPECIFYING THE OBJECTS AND PROPOSED EXPENSES FOR WHICH SAID APPROPRIATION IS MADE; AND PROVIDING AN EFFECTIVE DATE.

Consideration to waive three readings

Consideration to approve ordinance

Consideration to approve a summary publication of ordinance

City Treasurer John Marsh recapped the changes to the budget based on final amounts. The total budget for the General Fund was set at \$6,107,435.00.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar asked if funds had been approved for an SUV and if they were being removed if the City received an SUV.

Mr. Marsh replied no.

Mayor Stear added it was not removed but the money did not have to be spent if the transaction took place. The transaction had not officially taken place yet so that was the reason for keeping it in the budget.

Council Member Jones addressed Council and Mayor about concerns he had about the Economic Development position. He said he hadn't located a city in the Treasure Valley that currently had an Economic Development Director.

Mayor Stear explained it was not a director position. The Economic Development person would be under Planning & Zoning Director Wendy Howell. They had discussed in the Economic Development Committee the importance of someone spending a lot of time keeping up on things and making contacts with businesses to find out what could be done to help and promote. He was very hopeful an Economic Development position would end up paying for itself in the long run.

Council Member Jones clarified there would be guidelines, goals, and accountability for that position to report to Council.

Mayor Stear responded that would actually be under Ms. Howell. They could certainly do reports through the Economic Development Committee. As that expanded they would give Council updates.

Council Member Jones agreed the influx of business into the community needed to be continued but they had recently been getting good influx without a director. Retail brought itself a bit but he agreed the industrial park needed help. He hoped they could figure out a plan to get that industrial park going. He figured they could discuss it further when they were creating the position but he had trouble with it because he was not seeing that director position in other cities and he felt Kuna was getting a good influx of businesses without it. It was a lot of money to spend on a position that could be hard to remove in the future if it did not pan out the way they wanted.

Mayor Stear reiterated it was not a director position but an employee position so if there were things that did not work out they could resolve those issues without a lot of effort.

Council Member Buban-Vonder Haar moved to waive three readings of Ordinance No. 2017-14. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Buban-Vonder Haar moved to approve Ordinance No. 2017-14. Seconded by Council Member McPherson. Approved by the following roll call vote:

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

Voting No: Jones

Absent: None

Motion carried 3-1.

Council Member Buban-Vonder Haar moved to approve the summary publication of Ordinance No. 2017-14. Seconded by Council Member McPherson. Motion carried 3-1. Council Member Jones voted no.

2. Consideration to approve Resolution No. R67-2017

A RESOLUTION OF THE CITY OF KUNA, IDAHO CERTIFYING THE INTENT OF THE KUNA CITY COUNCIL TO LEVY, AS PART OF THE GENERAL TAX LEVY ADOPTED PURSUANT TO ORDINANCE NO. 2017-14, FOREGONE PROPERTY TAXES.

Council Member Buban-Vonder Haar moved to approve Resolution No. R67-2017. Seconded by Council Member McPherson. Motion carried 4-0.

B. Public Hearing and Consideration to approve 17-05-ZC (Rezone) – Trevor Kesner, Planner II
(Timestamp 00:16:19)

John Van Dyke with JSV Development requests to change an approximately 1.46-acre parcel from the existing R-6 (medium-density residential) zoning designation to a C-1 (Neighborhood Business District) zone. The site is located north of West Avalon Street, south of West Owyhee Avenue, approximately 80 feet west of the intersection of North Bridge Avenue and West Shortline Street; addressed as 692 W. Avalon Street, Kuna, ID 83634.

John Van Dyke, 1088 W Bear Track Drive, Meridian, Idaho 83642, presented the request to Council and gave a brief background of the project. Along with his application he submitted some site plans to provide proof of concept and show that it met all setbacks and the required number of parking spaces. He stood for questions.

Council Member Jones asked about the number of parking spaces going in.

Mr. Van Dyke did not know the number off the top of his head.

Council Member Jones said he would look.

Planner II Trevor Kesner presented the application to Council. He added as a point of clarification that he had passed out a revised staff report. The changes were highlighted in yellow which was basically changing wording from commission to council. There were no substantial changes in the recommended conditions of approval. The applicant received a copy of what was before Council as well so he was aware of the highlighted changes.

Mr. Kesner reviewed the site and project. Staff felt the land use change would be compatible with downtown revitalization and put forward a recommendation of approval. He stood for questions.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Motion carried 4-0.

Council Member Jones expressed several concerns regarding the intent and what had been presented to Council. It looked like all traffic would be flowing off of Owyhee Street. He saw that COMPASS labeled it as an F-Grade and ACHD did not provide anything. He was concerned adding that amount of cars to Owyhee Street would create a substantial road block especially if a train came through there. He was concerned about the amount of residences and commercial and the traffic they would cause.

Mr. Kesner responded he was not sure if he could correctly address how that would be mitigated as far as stacking at that intersection. He agreed it would increase trips on that road. Essentially, the applicant would be required to improve the roadway abutting his site with full curb gutter and sidewalk. Obviously there would have to be some right-of-way exchanging and movement within the site in order for ACHD to keep their right-of-way as it went into the site. He had not seen anything in the ACHD final staff report about any kind of mitigating measures to calm traffic or prevent any kind of stacking.

Council Member Jones noted he had only seen something about a right-of-way for a roundabout at Shoreline, Avalon, and Bridge but nothing including Owyhee and he had not seen anything in their future plans regarding that intersection.

Council Member Buban-Vonder Haar clarified at that point they were just doing a zone change and all of that would have to be signed off by ACHD when they did decide to develop it commercially. She did not think that by approving the zoning change that day they would be giving permission or agreeing to the 5 4-plexes.

Council Member Jones did not know if the applicant would want to go through with the zone change if he would be denied for the other part he wanted to accomplish. He did not want to put that question to the applicant at that time. He just wanted to express his concerns regarding traffic.

Council Member Buban-Vonder Harr stated looking at the Comp Plan the request met a lot of the economic development goals and land use goals in terms of providing additional commercial opportunities especially in the city center. This was near other forth coming multi-family housing so it would provide additional commercial options within walking distance of those sites as well. It added to the pedestrian network and it appeared to be consistent with and in compliance with City Code.

Council President Cardoza asked Planning & Zoning Director Wendy Howell if C-1 allowed residential separate from the commercial building or did the commercial building have to be residential above and commercial below.

Ms. Howell responded residential above and commercial below for mixed use.

Council Member Buban-Vonder Haar clarified the question was more along the lines of does multi-family count as commercial meaning a 4-plex could be built in a C-1 zone and it would count as commercial and not necessarily considered a residential use.

Ms. Howell replied that was correct.

Council Member Buban-Vonder Haar moved to approve 17-05-ZC (Rezone) with the conditions of approval as listed. Seconded by Council Member McPherson. Motion carried 3-1. Council Member Jones voted no.

- C. Public Hearing and Consideration to approve 17-03-S (Subdivision) and 17-03-ZC (Rezone) – Trevor Kesner, Planner II
(Timestamp 00:28:46)

A preliminary plat and rezone request from David Crawford with B&A Engineers, representing owners Endurance Holdings, LLC, to rezone an approximately 9.43-acre parcel within an existing agricultural (Ag) zone to a medium density residential

(R-6) designation; and subdivide the parcel into 34 residential building lots and seven (7) common lots. The subject site is located approximately 2,500 feet south of the intersection of West Avalon Street and South Ten Mile Road, on the southeast corner (SEC) of South Ten Mile Road and West Sunbeam Street alignment, and is addressed as 874 S. Ten Mile Rd., Kuna, Idaho.

David Crawford with B&A Engineers presented the project and gave some history. He explained the proposed layout. The project did have a unique situation along Sunbeam Street, the projects north boundary. There was full width right-of-way existing east and west along the north boundary from Ten Mile Road to the east boundary of the development however Sunbeam Street had never been improved. This project would build its half of Sunbeam Street which would be 29 feet from centerline to back of curb and a 42 foot right-of-way. That would allow a full 2 lanes of travel all the way through but primarily only serviced the developments northern entrance at least until the adjacent property connected to Ash Street. There was also existing utilities but they did not have the capacity to take on the project so they were making a connection through Sunbeam Street over to Ash Street and up to Penelope Street which was done in accordance with the City of Kuna Engineer at the time. They believe they presented a development that would be an attractive economic asset to the community and consistent with what had been approved in other parts of the neighborhood and was consistent with the comprehensive plan. He stood for questions.

Planner II Trevor Kesner noted the reduced width on Ten Mile would probably not be an issue. ACHD did not require curb gutter and side walk but the City asked for it and they would give the City a more complete street which would give the project a nice finished look. He added that the applicant had made some changes to the landscaping plan based on the Planning & Zoning Commission's recommendations to add some additional trees along Ten Mile for shade and noise buffering. They introduced those changes into the record. He stood for questions.

Council Member Buban-Vonder Haar noticed there was a neighborhood meeting with a couple people signed in but did not see notes from the meeting.

Mr. Kesner replied Exhibit A2-N referred to the neighborhood meeting certification.

Council Member Buban-Vonder Haar said it was on page 302 of the entire packet and 77 of 144 under 6C.

Mr. Crawford shared the notes were included in the narrative. They were on page 3 of the narrative. He reviewed what was discussed at the meeting and the Planning & Zoning Commission's request for more trees. He passed out the landscaping exhibit with the changes made based on the commission's request and stood for any further questions.

Council Member Jones asked if the builder or the developer applied for building permits.

Mr. Crawford replied the builder applied for building permits.

Council Member Jones clarified Mr. Crawford had nothing to do with it at that point.

Mr. Crawford explained he was usually gone by that point.

Mayor Stear opened the public hearing.

Support: None

Against: None

Neutral: None

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Cardoza asked Mr. Crawford which was the common lot.

Mr. Kesner showed him on his map.

Council President Cardoza asked if the area added up to 10% which was what he thought was required by code.

Mr. Kesner replied maybe if they make concessions within the Park Impact Fee.

Council President Cardoza clarified there was not a specific lot set aside as a common lot.

Mr. Kesner responded no, other than the landscaping.

Planning & Zoning Director Wendy Howell clarified the 10% open space was only required if it was a PUD.

Council Member Jones moved to approve 17-03-S (Subdivision) and 17-03-ZC (Rezone) with the conditions of approval as listed. Seconded by Council Member Buban-Vonder Haar. Motion carried 4-0.

D. Public Hearing and consideration to approve 17-04-ZC (Rezone) and 17-04-S (Subdivision) – Troy Behunin Planner III
(Timestamp 00:46:52)

Applicant, Kirsti Grabo with KM Engineering, requests approval for a rezone for approximately 19.86 acres to C-1, and 34.76 acres to R-6 Medium Density Residential. Applicant also proposes a preliminary plat for a residential and commercial subdivision. The subject site is located on the southeast corner (SEC) of Meridian and Deer Flat Roads.

Kelly Kehrer from KM Engineering, 9233 W State Street, Boise, Idaho 83714, reviewed the project. He noted as a part of the City Engineer's letter there was a request to work on a regional lift station including a large reservoir on the site and to provide land for that. The developer was happy to provide land that was within the common space along the canal. The space was large and they wanted to work with in that existing common area so they were not having to donate a significant amount of additional ground that would impact their overall lots for the benefit of all the surrounding properties. He stood for questions.

Council Member Jones appreciated the donation of the space for the park.

Planner III Troy Behunin followed up with a brief review of the request presented to Council and noticing procedures followed. Staff found the requests were complimentary to the comprehensive plan and comprehensive plan map. The applicant agreed to comply adequately with the landscaping code for the buffer along Meridian Road as staff requested. The Planning & Zoning Commission recommended approval. The applicant had basically given staff everything they asked for and were a pleasure to work with. He stood for questions.

Council Member Jones asked Mr. Behunin if he was involved in any of the talks or decisions regarding the lift station and if he could elaborate on those discussions and the amount of space involved.

Mr. Behunin was not involved and only had the information that was listed in the report.

Council Member Jones asked if there was a requirement for him to provide that space.

Mr. Behunin said there was a recommendation from the City Engineer but to his knowledge there was nothing stated or in code that he had to comply with.

Mayor Stear opened the public hearing.

Support: None

Against:

Teresa Perry, 2151 E. Deer Flat Road, Kuna, Idaho 83634, asked what the proposed park acreage was and if it included the parking. She also asked, if the reservoir was required, would it extend along the whole length of the canal to where it buffered up to Deer Flat Road all the way out to the end of their property. In general her biggest concern was how much development was going into Kuna especially in the Deer Flat and Meridian Road area. That area was close to schools and with all the developments that was a lot of traffic. That was taking things back to where they were 10 to 15 years prior with so much traffic before the light was put in and there were so many accidents. These homes were being put in across a very busy State Highway and the kids would want to walk to the stores and school. It was a very dangerous intersection. She did not know how the developers planned to get these kids to places without being hit. She asked that Council take the whole 4 corners into consideration.

David Andrus, 1928 E. Deer Flat Road, Kuna, Idaho 83634, expressed concern about the reservoir lift station. It would be impacting all the residents in that area and he was not sure what that would look like or what kind of an eye sore that would be. There was also concern about a barrier along Deer Flat Road. There had been talk about the barrier for Meridian Road but there had been no talk about a barrier for Deer Flat. He was concerned about looking at the back of big brick buildings with trucks backing in all the time. The look at the back of big commercial stores was terrible. He asked if there would be something in the plans so they would not be looking at the worst part of a commercial building and all the trucks coming in and out. He was also concerned about traffic and additional congestion that Deer Flat could not handle at that point.

Neutral: None

Kelly Kehrer from KM Engineering replied to the questions asked. The park was 3 acres which included parking. In regards to the condition of the reservoir he read item 3.F. from the engineering letter. In terms of how it would look or its design, that had not been determined yet and it was up to the City Engineer. In talking about Deer Flat, the buffer along Meridian Road would also extend along Deer Flat. As for the individual store front aesthetics, they would have to come in with their own applications. He moved on to the traffic concerns. They were working with ITD and ACHD and would be performing the required improvements to mitigate their traffic impact. Beyond that, they were excited to bring the project into the city. He stood for any further questions.

Council Member Buban-Vonder Haar asked Public Works Director Bob Bachman if the City wanted the park. She did not want to sound ungrateful but thought the City didn't want small acreage parks all over the place. That was why they set up the Park Impact Fee; so they could have bigger parks with more amenities that would be accessible to more people.

Mr. Bachman replied that was the direction he remember the City going but he could not honestly answer the direction Parks Director Bobby Withrow was going on that.

Council Member Buban-Vonder Haar had some concerns about that especially considering there was no other development over there at that time so they would be committing the City to pay for the maintenance and upkeep of a park that at that point would only benefit a single subdivision which felt unfair. She asked if the City would have to develop the parking lot and pay for all of that kind of stuff as well.

Mr. Behunin responded he knew that Mr. Withrow had been talking with the developer and 3 acres, the size of the park, had been hashed out. It was smaller than what Mr. Withrow preferred but it was something the City would accept at that time.

Council Member Buban-Vonder Haar asked if the park donation was in lieu of the Park Impact Fee or in addition to it.

Mayor Stear explained there would still be Park Impact Fees but the amount of money spent on the park would be deducted from those fees.

Mr. Behunin added that it was a credit basis; not dollar for dollar. He explained how it worked. He also noted the comp plan map did designate that area as having a city park near that intersection.

Council Member Buban-Vonder Haar clarified the City would just be getting the land and would be responsible for turning it into a park.

Mr. Behunin did not recall what Mr. Withrow and the applicant discussed but the applicant was nodding that that was what was agreed upon.

Council Member Buban-Vonder Haar asked if there was a meeting of the minds regarding the lift station.

Mr. Bachman responded maybe. It appeared it was supposed to be a 600,000 gallon reservoir based on the recommendation. They had been requiring all new developments to have a supply and source for irrigation for every square mile. He thought that was what the previous City Engineer had been getting at with his recommendation. The size and the layout would be determined during the design phase and they would work with the applicant on that to see exactly where and how it would fit and what it would look like.

Council Member Buban-Vonder Haar was nervous about approving the preliminary plat because they were essentially, as she understood it, approving the layout of the single family homes. It was her impression the lift station and reservoir would go at the north end of those. It sounded like there would not be a chance to say they need more room for it later but she didn't really know.

Mr. Bachman did not know what that footprint would look like or require at that point. All he knew was it was recommended which was standard.

Mr. Behunin reminded Council there had not been any discussion on design or actual sizing of the potential pond. That would come later during the construction document creation period. At that time they would get down to the nuts and bolts of how big it would need to be. If there was a required change for making room for any size of a retention pond for irrigation purposes it was more or less removing lots and creating more open space or green space. It would not be adding density so it would not conflict with Council's approval of the preliminary plat.

Council Member Buban-Vonder Haar was still concerned about whether or not there was a meeting of the minds.

Mr. Behunin replied there would be. At some point there would be a meeting between the City Engineer, the Public Works Director, and the applicant's engineer to hammer out the specific details. She was right that there was not a need for a 100,000 gallon tank at that time but that would be worked out. The City Engineer's recommendation was a base to work from and some of those details were not known at that time. This happened more frequently than not.

Council Member Buban-Vonder Haar clarified the applicant would just be out of luck if the footprint would need to be bigger than what was originally thought at the current stage.

Mr. Behunin explained generally there were negotiations for something. It may not be the full recommendation but there were concessions for somethings.

Mayor Stear summarized the difference in opinion being the size of the pond and the applicant not wanting to be responsible for providing the amount of irrigation retention water needed for all of the surrounding development.

Mr. Behunin stated that was the way he understood it.

Council Member Jones was concerned about putting in a requirement for something they couldn't answer a question for. He felt if the applicant was going to lose land based on the footprint being bigger than expected he should know about it then and that he shouldn't have to create a reservoir for all surrounding communities.

Mr. Behunin explained the simple way to tackle this sort of scenario would be to simply state the condition as the applicant would need to work with the staff, the engineer, and the Public Works Director to size it appropriately; no number attached just build what was needed.

Council Member Jones asked City Attorney Richard Roats if he could ask the applicant if that was something he was agreeable to.

Mr. Roats did not believe the site was adequate for 600,000 gallons. If they went through with the preliminary plat approval that day and the applicant proceeded, the City would be responsible for the engineering and construction of it, which in talking to Mr. Bachman, they had determined was not in the budget. There weren't even engineer drawings showing size that they could base negotiations on. In the meantime the applicant would be working on the development. He recommended tabling the item for 2 weeks so they could look at it. Once it got going down that road they would have a difficult time backing off and could end up having to look for a site elsewhere.

Council Member Jones was comfortable with that if the applicant was willing to table it for 2 weeks. He thought that would be in everyone's best interest.

Kelly Kehrer from KM Engineering replied the challenge was they had had their preliminary plat submitted for 3 months at that point and they were there. They had brought this up previously at the Planning & Zoning meeting. They wanted to get going on their project and he knew as a part of it they had a problem with Ridley's and the PI. He knew the PI system was important but at the same time it was a regional PI station so he felt it was a little unfair to ask them bear the burden of taking up lots in their subdivision when it was benefiting the whole area. Everybody was not necessarily putting their fair share in with that scenario. He felt they were being put in a rough situation. Obviously, the developer really wanted to get going on the project and would prefer to keep things moving.

Council Member Jones had the same concern regarding putting the burden on that developer but he had to mitigate that somehow and he did not know how to do that without some answers. He had to protect the City and he thought that by giving the City 2 more weeks it would actually help both parties to resolve the question.

Mr. Kehrer suggested meeting in the middle by conditioning it as was and if for some reason they felt the size of the reservoir was growing to a point it impacted their development they could come back to City Council to discuss it.

Council Member Buban-Vonder Haar felt for planning purposes and for City it would be better to take some time to figure it out ahead of time in addition to any sorts of credits they would be entitled to for bearing any sort of burdens regarding this.

Mayor Stear asked Mr. Roats if this fell under the same deal as doing oversizing; when someone is asked to do more than they need in order to work with the other development going on and the compensation for that.

Mr. Roats explained in the case he was familiar with the developer purchased that and they were going to convert it to the pressurized irrigation pond at the City's expense. He had not seen a reimbursement agreement for the actual pond. He thought they could maybe sit down and figure out if that was a possibility for this.

The ones he had seen had been a donation with the City then putting in the infrastructure and that was the offset because then the property owner got the benefit.

Council Member Buban-Vonder Haar said the difference was oversizing a line was below ground and it would be going in anyways.

Council President Cardoza asked if Mayor Stear was referring to late comers fees.

Mayor Stear replied more or less.

Council Member Buban-Vonder Haar suggested cutting off part of the park if more space was needed that way they would not be cutting into buildable lots.

Mr. Kehrer explained if they could do that they would be all over that. It was really that this was where it made economic sense to develop it.

Council Member Buban-Vonder Haar asked again if they would be alright with tabling the item so more details could be determined on the front end.

Mr. Kehrer responded if that was where they were at then he guessed they would agree to table it for 2 weeks but the developer was chomping at the bit to get going on the project. He had users interested in the commercial pads and 2 weeks can make or break a commercial development.

Council Member Buban-Vonder Haar suggested wording the approval to allow for commercial development to start moving forward and for residential development to be on hold until the lift station and reservoir was figured out and there was a joint understanding of what was being built and where it was going and making sure additional planned lots were not being cut out.

Mr. Roats thought that made sense and they could get to discussing it right away.

Mr. Kehrer found that acceptable but would like the lift station and reservoir aggressively figured out.

Council Member Jones did not have a problem with that.

Council Member Buban-Vonder Haar asked Mr. Bachman if they did end up needing to take from the park area would the park still be of adequate size that they would still want to make it.

Planning & Zoning Director Wendy Howell believed the standards for the park was actually 5 acres but Parks Director Bobby Withrow and the applicant had been in negotiations regarding this park of 3 acres.

Council Member Jones thought there were guidelines regarding the minimum size of a park being donated to the City.

Ms. Howell replied there were but she was not involved in the negotiations so she could not say what had transpired there.

Council Member Jones asked about the Park Impact Fee requiring parks to have certain amenities depending on the size of the park.

Mr. Roats said that was correct but it was important to note commercial did not pay that Park Impact Fee. There would only be 133 homes contributing to that amount so it was a little unique. He had not talked to Mr. Withrow about his thoughts on it.

Council Member Buban-Vonder Haar clarified they were not donating a park they were donating land for the City to make a park and paying some Park Impact Fees in addition to that.

Council Member Jones noted the Council Packet stated the developer and the Parks Department would determine the park amenities through a joint effort. That was throwing him off a bit.

Council Member Buban-Vonder Haar said they could discuss that when they discuss everything else.

Council Member Jones said if they needed to vote they could vote with the conditions as Council Member Buban-Vonder Haar suggested but he preferred to table it.

Council Member Buban-Vonder Haar asked if there was a memo from ITD in the packet.

Mr. Behunin replied ITD may not have included their comments. ITD had actually been tardy with their comments on a couple of projects and he did not show that they had issued comments for that project.

Council Member Buban-Vonder Haar asked if they needed to wait for those comments.

Mr. Behunin said they had been waiting since early May.

Council Member Jones asked about requirements regarding the buffer along Meridian Road being different than other subdivisions not adjoining Meridian Road and requirements for a commercial site.

Mr. Behunin replied the different requirements on Meridian Road were because of the Highway District overlay. The recommendation for commercial was 30 feet and for residential it was 50 feet.

Mr. Kehrer noted ITD did not send out a formal response but they had submitted their traffic study and went through the process of having that study approved with the required improvements with ITD.

Mayor Stear asked if it was Council's wish to close the public hearing at that point.

Council Member Buban-Vonder Haar had one more point of clarification to follow up on one of the testimonies. She asked, when the City planned lift stations and ponds, did the City do any sort of landscaping or visual mitigation to make it more appealing to adjoin properties.

Public Works Director Bob Bachman replied yes they usually worked with the developer to figure out which area it would be in and that it was landscaped on the outside of the fence with some sort of buffer.

Council Member Buban-Vonder Haar asked if folks were curious about that could they come in to get info or if they could be involved in the process.

Mr. Bachman was more than willing to talk with them and once it was built and landscaped the HOA would take over the maintenance.

Council Member Jones asked how many gallons Sadie Creek held.

Mr. Bachman did not know. He thought the Ardell station was about the size of this one and that was sitting on about 3.5 acres.

Teresa Perry, 2151 E Deer Flat, Kuna, Idaho 83634, asked if it would be a tank.

Council Member Buban-Vonder Haar said no.

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member McPherson. Motion carried 4-0.

Council President Cardoza asked if they were just approving the commercial part of the rezone of the subdivision and how they could do that as a motion. He had mixed emotions about making a vote on a preliminary plat they did not have answers for.

Mr. Roats explained because it was a preliminary plat they could not separate the commercial and the residential. He advised Council that there was roughly a quarter of an acre available in the northeast corner of the development. The one that sat along the canal was the largest piece for the proposed lagoon. If the pond was made 8 feet deep it would fit on that quarter of an acre so he did not think there would be a

problem putting it there and it could look like a pond. That being said it should be approved as 1 package.

Council Member Jones asked if they could dig that deep there.

The possibility of hitting rock was discussed.

Mr. Bachman concluded digging that deep should be fine and staff felt the site was an adequate size.

Council President Cardoza reviewed the size of the park and how much would be left after parking and a restroom were put in. He was not sure that would be large enough.

Mayor Stear stated Parks Director Bobby Withrow had been working a little outside of the box but he did not know what Mr. Withrow had in mind for this specific park but he couldn't imagine it being something he wasn't comfortable with. He had been pretty stingy.

Council President Cardoza expressed his concerns regarding accepting a smaller park and who was responsible for the public utilities. He wanted to table the item until a City Engineer and the Parks Department were present.

Mr. Bachman addressed the public utilities. The developer would be responsible to get the utilities to their frontage and on to their property. If the utilities were up to the highway they would be responsible for boring them.

Mr. Kehrer said the developer was paying for the cost to get services across from Ridley's under the highway.

Council Member Buban-Vonder Haar reviewed how the project was consistent with the comp plan and that it was compliant with state and city code.

Council Member Jones asked, since there was no City Engineer at that time, if it was possible to require the contracted engineering companies to get answers for their questions within 2 weeks.

Mr. Bachman did not think that would be an issue.

Council Member Buban-Vonder Haar clarified the motion was not that the issue had to be resolved in 2 weeks just that the parties get together within 2 weeks to start the discussion.

Council Member Buban-Vonder Haar moved to approve 17-04-ZC (Rezone) and 17-04-S (Subdivision) with the conditions of approval listed in the packet and with the stipulation that the developer agrees to meet with the City within

two (2) weeks to better clarify and plan the lift station, retention pond, and park. Seconded by Council Member McPherson. Motion carried 3-1. Council President Cardoza voted no.

- E.** Public Hearing and consideration to approve 16-11-AN (Annexation) – Troy Behunin Planner III
(Timestamp 01:48:57)

Jay Walker with AllTerra Consulting, on behalf of Logan Patten with Kolo, LLC, requests approval to annex approximately 11.41 acres into Kuna City limits with a C-1 zone (Neighborhood Commercial), is consistent with the Comprehensive Plan Map. The subject property is located on the north-east corner (NEC) of Meridian and Deer Flat Roads.

Jay Walker with AllTerra Consulting, 849 E State Street, Suite 104, Eagle, Idaho 83616, thanked Council and staff and presented the request on behalf of Logan Patten with Kolo, LLC. Mr. Patten had been present but had to leave to attend to an emergency. Mr. Walker gave a brief history of the project and their work and reviewed the application and their commitments. He stood for questions.

Planner III Troy Behunin followed up with a brief review of the request presented to Council and noticing procedures followed. He noted they were just there to discuss the annexation of the property. The request was in concert with the comprehensive plan and comprehensive plan map and in accordance with the goals of the Council. Staff was pleased to hear at the Planning & Zoning hearing that they were considering all options for pathways crossing through the site from the southeast to the northwest and that they were contemplating a pathway as part of their plan. Based on the project being located within the overlay district which stretched a half mile east and west of the centerline of Highway 69, staff did recommend the applicant and his representative continue their discussions with the City, ITD, and ACHD about reasonable ingress and egress consistent with the policies of all parties. The applicant was in the midst of their traffic study. ITD required the study but ACHD did not. If the annexation was approved by the City Council the applicant would bring a preliminary plat to Council at a later time. He stood for questions.

Mayor Stear opened the public hearing.

Support: None

Against:

Teresa Perry, 2151 E Deer Flat Road, Kuna, Idaho 83634, stated she was amazed and appalled they had actually approved the previous public hearing case when all of their questions had not been answered and the people who could answer them were not present. She felt there was no point in testifying if she was not going to be listened to but she moved on to the public hearing at hand. She had the same issues

with this case as she did the last case; traffic, people, kids getting to schools and the new small 2 acre park that the City would have to recoup through the citizens to pay for that would take man power from areas that needed it more. Kuna was growing so fast and it seemed like Planning & Zoning and City Council were approving everything right and left. That was fine but all “t”s should be crossed and all “i”s dotted and they should be looking out for the rest of the public instead of the developer because as a landowner she felt pretty small at that point.

Harry Kahn, 2211 E Deer Flat Road, Kuna, Idaho 83634, felt Ms. Perry pretty much touched on what he wanted to say as far as kids getting to school and traffic concerns. The south side was getting 133 homes so that would be a lot of kids and he wasn't sure what was going in on the north side but it would still be more kids. Traffic was already horrible and it was just a mess.

David Andrus, 1928 E Deer Flat Road, Kuna, Idaho 83634, stated his property bordered this property. There was a neighborhood meeting well over a year prior to this hearing. All kinds of ideas were thrown out. They subsequently tried to get ahold of Logan Patten but he would not return phone calls to let them know what was going in. This property was going to have a detrimental impact on his property. He had been there 20 years and built a very nice home and he could not even find out what was going on. Council was being asked to approve something when they didn't even know what was going on there. It was a very difficult property and they had not gained access to Meridian Road nor did they know what kind of access they would get. He had spoken with ITD that day and they did not know because they were waiting on the developer. The developer did get access on Deer Flat Road that was somewhere between 30 and 100 feet of his access on his property. This was a big concern for him if they put in apartment buildings which could put another 100 or 200 cars in that small 10 acre lot. The congestion this would cause on Deer Flat and Meridian was a big concern as well. His biggest concern was not knowing what was going on but knowing that it would be detrimental to his property and he did not think that had been addressed. There were also water issues regarding the irrigation running along the entire length of his property that fed their subdivision and others down the way. They did try to address the canal that ran through the middle of this property which he also thought was a problem. It seemed there were a lot of unanswered questions but things were getting approved anyways which he found very disheartening. It seemed Council and staff were working more for the developers. Staff sat with the developers like they were buddies during these meetings and citizens felt their voices weren't heard.

Bernie Ball, 1804 E Lazy DB Lane, Kuna, Idaho 83634, lived on the north boundary of this property. His road went out on to Meridian Road. His problem with this development was traffic. He had spoken with ITD who told him there was no way the developer could get access to Meridian Road. Basically it would be 10 or 11 acres with 1 access off Deer Flat. Unless someone made a deal with someone and broke the normal codes that clearly state they do not have access to that because there was not enough room between them; the light, their access, and his road. They

were only about 660 feet from the intersection and it was very difficult getting out on Meridian Road especially if they were going to go south bound and take Deer Flat. Kids should not be out in that kind of traffic. He had only been to a couple of these meetings and was disheartened a little bit. Council was not voting on a preliminary plat at that time but on annexing them into the City. If they were going to try to get access to Meridian Road or whatever he would have to come back and testify again. He did not know the City's rules. He asked if they do not have adequate access to the roads could Council not approve the annexation until that part of the problem was fixed. He heard in the discussion they did not have all of the information from ITD. They do have the information but its just not there. They do not meet the IDAPA rules. He urged Council to deny the annexation if that was something they could do based on traffic conditions and not enough access to arterial roads.

Troy Behunin responded to Mr. Balls questions. ITD would require a traffic impact study and it would have to reviewed and approved. It would have to follow all of their policies. They would quickly learn that these parcels were not big enough to stretch the distances required and they would have to have some sort of mitigating polices in place because in the great state of Idaho you cannot deny access to a public right-of-way for a property. Access has to be granted whether it was temporary or permanent. All of those concerns would be addressed thoroughly and individually through the traffic impact study that would be reviewed by ITD and possibly ACHD. However, they were not there to talk about access that night they were there to talk about annexation. That would come to center stage if development moved forward.

Council Member Jones clarified the property was county property at that time. If Council did not annex them into the City the applicant could go to the county to apply for what they were going to apply to the City for which would give the county say in what they do instead of the City.

Mr. Behunin confirmed that statement and added he could not say what their requirements would be.

Council Member Jones asked if he felt City requirements were more stringent than county requirements.

Mr. Behunin replied yes.

Council Member Jones stated by annexing the property the City would have more control of what went into that property and citizens would have more of a voice in the decision.

Mr. Behunin agreed with the first half of that statement 100% but he did not believe citizens got more voice just because they lived in the City.

Council Member Jones would rather the City have say in how that property was developed than the county. They were only looking at the annexation of that night which would decide who would have a say on what goes in at that property.

Mr. Behunin reviewed what he knew the City had versus the county in regards to the process of developments.

Council President Cardoza asked if the entire parcel on page 64 of 68 was mixed use city center with no professional office within that confine.

Mr. Behunin responded both of the properties in the application were the mixed use city center.

David Andrus, 1928 E Deer Flat Road, Kuna, Idaho 83634, stated Planning & Zoning said the exact same thing so he talked to a land expert after that meeting. The land expert disagreed with what had been said there. Since the property was part of an impact area with the City of Kuna it was highly unlikely the county would try to pursue this property.

Council Member Jones did not know if the developer or property owner had any legal rights to do whatever he wanted with his property which concerned him. He understood there was a lot of frustration out there with the growth of the city but he felt a lot of people did not understand that Council's hands were tied. A lot of their decisions had to be based on a developer meeting the comprehensive plan. If they met the comprehensive plan and followed all of the codes regarding what they were required to do Council could not necessarily deny them. He did not think if anyone was in the same position as the developer they would want them to do differently. He could not speculate on what they would be doing but they were not asking for approval to do what they wanted; they were only asking to come into the City to allow the City's services to be put over there. He would rather they have Kuna's services and for Kuna to be able to dictate what would be put in that corner. He encouraged everyone that was frustrated with the type of growth in the city to express those views right then while the comp plan was being redone. That was what was going to guide the city. He could do more to deny a request with a change in the comp plan. He understood it felt like their testimonies were falling on deaf ears. Council was not allowed to talk to the public about stuff that happened in public hearings. It didn't used to be that way and he did not like that. If he was accused of that he would have to prove his innocence before they would have to prove that anybody's input had influenced his vote. He did not think that was the way the country was built. Council was more of an affirmation vote than a governing body in regards to determining what a developer could do. He asked that they think about that and how they have to make their decisions.

Mike Cline, 475 S Midpine Avenue, Kuna, Idaho 83634, did not live very close to the project but the general goings on concerned him. The traffic was getting worse and worse and they were saying they could not do anything about restricting the

developments. He asked if there was a reason they couldn't do that when they saw things were going wrong with what was planned before.

Council Member Buban-Vonder Haar explained from what Council had been told they didn't have grounds to say no if it complied with the comp plan and all of the planning and zoning rules.

Mr. Cline replied the comp plan didn't take into account that they were wrong and traffic was really bad so they needed to take a step back and make a correction; the correction being that didn't look good because they were putting way to many people down that street than was safe for the kids, environment, or city.

Council Member Buban-Vonder Haar responded they were sometimes required to do traffic studies through ITD or ACHD. Sometimes what she found challenging was having an entity whose specific reason for existence was traffic saying it was ok then who was she to say it was not.

Mr. Cline said her citizens.

Council Member Buban-Vonder Haar said those folks are the experts and the code says all they have to do is meet with the experts and make sure they agree or list what changes needed to be done and incorporate those into the plan. It becomes a bit wishy washy.

Mayor Stear added what can become confusing was the way funding was set and the way ITD and ACHD operated. The roads were not improved until there was enough development and by then it was too late. The roads were too busy and would have to be shut down to make those improvements. That was a problem but he knew developers paid substantial impact fees to ACHD and ITD and those monies went into a pot and when there was enough money those improvements were made when they were warranted. It was rare for those things to be done ahead of time.

Mr. Cline stated Meridian Road was built 4 lanes wide when there was nothing around it but that was an exception. He grew up in Ohio and they had the same issues. If they could not talk to the citizens about it they should drive there in the morning to see it.

Council Member Jones responded they did and they knew what was going on in the city but they were limited in what they could do. He said citizens could go to the ACHD budget hearing and ask why they weren't spending more money in Kuna. Unfortunately in this county the highway district decided how the roads were built. Council had the same concerns and they had the citizens' backs as much as they could.

Council President Cardoza stated his observation after 12 years on the Council was if they had controlled growth from the inside out to where every parcel of land going

out was developed they would have the roads and sidewalks adequate. By their standards they did not have the liberty to control growth the way the city would like it. He reiterated previous Council Members' statements regarding the process for approving developments. He talked about his preference to see growth down Deer Flat going east and to have sidewalks for children to walk on and bicycle lanes. Those would come with growth. Maybe not in the order he would like but they would come. His concern with ACHD was they used statistics. Until there were enough injuries or accidents in an intersection there would not be a stop sign or light. He echoed other Council Members' sentiments regarding frustration with growth and that the comp plan dictated what developers could and could not do and what Council could and could not do. He believed Mayor Stear was working with ACHD on getting more money and roads in Kuna but that was contingent on the growth and impact fees.

Mayor Stear clarified that, although accidents and injuries at intersections did trigger improvements, for the most part they were based on number of trips per day and how many people were using the road.

Neutral: None

Council Member Buban-Vonder Haar moved to close the public hearing. Seconded by Council Member Jones. Motion carried 4-0.

Council Member Buban-Vonder Haar stated the request complied with the comprehensive plan and Idaho code therefore Council did not have grounds to deny it.

Council Member Buban-Vonder Haar moved to approve 16-11-AN (Annexation) with the conditions of approval as listed in the packet. Seconded by Council Member Jones. Motion carried 4-0.

7. Business Items: None

8. Ordinances:

A. Second Reading and Consideration to approve Ordinance No. 2017-13
(Timestamp 02:33:10)

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING TITLE 7, CHAPTER 3, SECTION 4 TITLED "HOURS" TO ALLOW FOR PERSONS TO BE ON THE GREENBELT PATHWAY DURING CERTAIN HOURS WHERE THE CITY HAS INSTALLED LIGHTING, AND PROVIDING AN EFFECTIVE DATE.

Mayor Stear recapped at the last meeting Council had questions for City Attorney Richard Roats concerning this ordinance.

Mr. Roats stood for questions.

Council Member Jones was concerned about the definition of what the Greenbelt path was and how much space could be accessed afterhours. He had discussed it with Mr. Roats. It had been brought to his attention that the intent was it was only the concrete path of the Greenbelt that citizens were allowed to access afterhours and if they were to leave that path they would technically be violating code. He did not believe the police would ticket anyone who accidentally stepped off in the grass but he felt it would be realistic to assume citizens would leave the path to sit on a bench or at a picnic table or to let their animals do their business. He was concerned about that limitation. He also was concerned that if there was a problem with opening this up for afterhours use the only way to narrow the use would be to close down afterhours. He proposed they define what a lighted area was along the realms of any area of lighted greenbelt and that a person could be seen without any additional external lighting. That would allow them access to those areas and not be in violation of code. If it became a problem at that point it could be narrowed to the pathway only. He was concerned citizens would not be informed of what this code allowed them to do and did not allow them to do. He was asking that the code be a little less restrictive. It would give a more realistic idea of what would happen and it would give the City another avenue to restrict it without having to close it down. He mentioned there was some concern about people hiding in bushes. He had no problem with addressing that by enacting some sort of ordinance at another time.

Mr. Roats explained they had to make this change because at that point it was prohibited altogether. The thought was how expansive did they want this to be. The path was a definitive line for people to travel along. He did not believe they were having any problems at that point in time. There was also the thought of putting LED lighting at the back of the City Hall building to illuminate the whole park area so people could go out and sit at a picnic table or bench versus just the lighted area along the pathway. He was open to suggestions on the best way to accomplish this.

Council Member Jones asked if he knew if Caldwell had any ordinances regarding their lighted pathway.

Mr. Roats was not aware of any.

Council Member Jones asked if Kuna City Code mandated it was only the path that was open at night and someone was off the path could that person be ticketed.

Mr. Roats replied certainly but it would be at an officer's discretion. He did not think it would become an enforcement issue. If there was a party or a fight going on it would give the officers an opportunity to investigate what was going on. A big part would be discretion education through warnings. In regards to the definition of lighting it would become difficult because it would get to be subjective. The lighting had been installed and needed to be made available but a line needed to be drawn.

The police officers would probably prefer something that would give them the opportunity to investigate when something was happening.

Council Member Jones felt 99% of the people leaving the path were doing it for reasons they would not expect would create a problem or for an unlawful purpose. He asked why create the ordinance if the majority of people would not follow it and it would not be enforced 99% of the time.

Council Member Buban-Vonder Haar responded the purpose of the ordinance was because people were not allowed on the greenbelt after hours at that point.

Council Member Jones understood that and agreed. He just didn't expect people to be restricted to a 5 foot wide pathway.

Mayor Stear asked how he would like it to be.

Council Member Jones said he gave a solution. He wanted a wider area that could be reduced later.

Mr. Roats asked Council Member Jones to clarify what kind of scenario would be addressed by shrinking down the allowed area.

Council Member Jones reiterated his previous statement regarding giving the City an avenue to address any problems due to the lighting.

Council Member Buban-Vonder Haar thought the recourse for the City would be to enforce the ordinance; not to shut down the Greenbelt.

Council Member Jones stated again that people would not stay on the path. They would leave it for simple things like letting their animals do their business.

Council Member Buban-Vonder Haar said, to her, that was where officer discretion came in. There were not going to be dozens of people on the Greenbelt at 2:00 am. She felt they were making a problem that didn't exist. She certainly did not think there would be dozens of people running amok in the park. It was a limited issue in the past and the lighting was installed to hopefully make it a non-issue. If they were really that concerned about officer discretion she was fine with making it very specific with something like a 5 foot buffer but she really didn't see it as that much of an issue.

Mayor Stear felt putting in a specific buffer opened up an enforcement issue if there was nothing marking that line. He didn't believe an officer would interfere with a couple sitting on the grass not causing any problems.

Council Member Jones asked why they wouldn't just allow them to do that without violating code.

Mayor Stear thought they would allow them to do that.

Council Member Jones said by ignoring the code.

Council Member Buban-Vonder Haar replied no, by exercising discretion. It would be the officer interpreting the code as saying the Greenbelt path and adjoining areas could be used if the use was incident. It could be made so nitpicky and super specific but they were making a problem that didn't exist.

Council Member Jones said he was using this code as a bigger picture looking at having a code they were never going to enforce.

Council Member Buban-Vonder Haar thought the code would be enforced.

Council Member Jones felt it would be enforced for the 1% who it needed to be used against but he did not like codes being used against people when they were not going to be fairly distributed.

Council Member Buban-Vonder could not come up with a way to write this that would not provide too much wiggle room. She was worried it would have to be crafted in such a way that almost anything would be allowed.

Mayor Stear added there would almost have to be a fenced area.

Council discussed the need for the ordinance some more.

Council President Cardoza read the ordinance to mean it encompassed the grassy area on both sides to a certain degree using common sense. If it had read the Greenbelt path he would have totally understood the asphalt path.

Mr. Roats explained in the body it did say Greenbelt path.

Council President Cardoza asked if it was written in a way to give latitude to use the adjoining property on either side of the path.

Mr. Roats explained it was not the title that controlled; it was the body and the body said the Greenbelt path.

Council President Cardoza asked that path be better defined and if it would give the latitude Council Member Jones was talking about.

Mr. Roats said yes and if they used the broader definition of pathway it would include the paved portion and perhaps some portion of the path which would give the officers discretion. He would not want to define it as 5 feet or 10 feet though.

Council President Cardoza thought that would take care of what Council Member Jones was saying.

Council Member Jones said he would be more comfortable with that. He asked if that would work for the officers enforcing the code.

Council Member Buban-Vonder Haar asked for clarification on the definition.

Council Member Jones envisioned it as being anything within a lighted area.

Mayor Stear asked if it was broadened out to much would there be concerns about people saying they thought certain areas had enough light.

Kuna Police Chief Jon McDaniel shared his opinion. After talking to their supervisors and some of the officers about this issue they felt it would be ok to have something along the lines of the path, not pathway, and adjacent areas that are clearly lighted and if they had some issues with the prosecutor's office they could readdress that at a later time. Some thought was put into the lighting stations along the way and they wanted to prevent someone from being able to scare people from the Greenbelt. It would be up to their discretion and they could take pictures of the area that night.

Council President Cardoza clarified it was not so much people on the pathway they would be investigating. There would be some other condition they would look at. Being on the grass would be immaterial but smoking a funny smelling cigarette for example would give probable cause to stop someone.

Chief McDaniel agreed. He thought the advantage potentially of people being in the dark areas adjacent to the pathway would be more probable cause to investigate a situation. The police department also felt that the times when they make contact and don't have to take action could be turned into something positive.

Council President Cardoza asked if officers traditionally walked or biked the Greenbelt at night.

Chief McDaniel replied they did both. In fact they had ridden a decent amount that summer and got enhanced lights on the bikes. They were also looking at using some year-end money to buy a larger bike.

Council Member Buban-Vonder Haar had a suggestion for how to phrase the ordinance. She proposed that 7-3-4-B be rewritten to state "persons may use, enter upon, or occupy at all times the Greenbelt path and adjacent areas which are lit by City installed lighting." She was trying to avoid saying things like areas that are lit because people might interpret that to mean they can carry a lantern or flash light and that would count as a lit area.

Everyone was good with that. The ordinance would be up for its third reading at the next Council Meeting.

Consideration to waive third reading

Consideration to approve ordinance

Consideration to approve summary publication of ordinance

9. Mayor/Council Announcements:

(Timestamp 03:02:38)

Public Works Director Bob Bachman gave an update on downtown. Everything was on schedule. He stood for questions.

Council Member Jones asked if they had dug the drainage bed.

Mr. Bachman replied no, but it would be coming up pretty quickly.

10. Executive Session:

11. Adjournment: 9:05 pm

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk

Date Approved: CCM 09.19.2017



CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5546

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

PUBLIC HEARING SIGN-UP SHEET

Kuna City Council Meeting 6:00 p.m.

September 5, 2017

Ordinance No. 2017-14 and Resolution No. R67-2017 Annual Appropriations

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	
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip

IN FAVOR**NEUTRAL****IN OPPOSITION**☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip



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

09/05/2017 – KUNA CITY COUNCIL

Case Name: **17-05-ZC – JSV DEVELOPMENT/JOHN VAN DYKE**

Case Type: **REZONE; 692 W. AVALON STREET**

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
☒ <u>Testify</u> ☐ <u>Not Testify</u> <u>John Van Dyke</u> Print Name <u>1088 W. Bear Track Dr.</u> Print Address <u>Meridian ID 83642</u> City State, Zip	☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip
☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip	☐ <u>Testify</u> ☐ <u>Not Testify</u> _____ Print Name _____ Print Address _____ City State, Zip

IN FAVOR**NEUTRAL****IN OPPOSITION**☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip



City of Kuna

Staff Memo

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

To: Kuna City Council

File Number: 17-05-ZC (Rezone)

Location: 692 W. Avalon St.
Kuna, ID 83634

Planner: Trevor Kesner, Planner II

Hearing Date: September 5, 2017

Applicant: JSV Development
John Van Dyke
1088 W. Bear Track Dr.
Meridian, ID 83642
john@jsvidaho.com

Table of Contents:

- A. Process and Noticing
- B. Applicant Request
- C. Site History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards
- G. Procedural Process
- H. Proposed Findings for Council Consideration
- I. Comprehensive Plan Analysis
- J. Kuna City Code Analysis
- K. Proposed Conclusions of Law
- L. Proposed Decision by Council



A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), states that rezones are designated as a public hearing, with the Commission as the recommending body and the City Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Land Use Planning Act.

a. Notifications

- | | |
|----------------------------|------------------------------|
| i. Neighborhood Meeting | June 07, 2017 (one attendee) |
| ii. Agency Comment Request | June 12, 2017 |
| iii. 300' Property Owners | August 10, 2017 |
| iv. Kuna, Melba Newspaper | August 9, 2017 |
| v. Site Posted | August 14, 2017 |

B. Applicants Request:

John Van Dyke with JSV Development, requests to change an approximately 1.46-acre parcel from R-6 (medium-density residential) zoning to a C-1 (Neighborhood Business District) zone. The site is located north of West Avalon Street, south of West Owyhee Avenue, approximately 80 feet west of the intersection of North Bridge Avenue and West Shortline Street; addressed as 692 W. Avalon Street, Kuna, ID 83634. (APN#: R5070001940).

C. Site History:

This parcel has historically been used as a residential home site with some of the surrounding land left as open fields.

D. General Projects Facts:**1. Surrounding Land Use Zoning Designations:**

North	UPRR	Union Pacific Rail Right-of-Way along Indian Creek
South	M-1/ C-2/ R-6	Light Industrial District – Kuna City Area Business District – Kuna City Medium to Low Density Residential – Kuna City
East	M-1	Light Industrial District– Kuna City
West	R-6	Medium Density Residential – Kuna City

2. Parcel Sizes, Current Zoning, Parcel Number:

- Parcel Size: 1.46-acres (approximately)
- Current Zoning: R-6 (Medium-Density Residential)
- Parcel #: R5070001940

3. Services:

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

4. Existing Structures, Vegetation and Natural Features:

Currently, there is a residential home and an accessory shed situated on the site. Vegetation onsite is generally associated with a residential use, such as grass and weeds.

5. Transportation / Connectivity:

The site is currently accessed from West Avalon Street, approximately 80 feet west of the intersection of North Bridge Avenue and West Shortline Street. The applicant proposes to relocate the primary access to the north side of the parcel on Owyhee Avenue with future development, eliminating the access from West Avalon Street. The applicant also proposes to utilize portions of unopened/unimproved ACHD rights-of-way (alleys) with future development. Compass and ACHD recommends improving the streets and sidewalks around Avalon Street and Owyhee Avenue to encourage safer access to downtown and the Indian Creek pathway. Any future site improvements, right-of-way dedications/vacations, and proposed driveway approach relocations or changes shall be reviewed and assessed by Ada County Highway District (ACHD).

6. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflicts. The subject site's topography has an average slope of approximately 10% to the southeast, and soils are classified within the Hydrologic Group 'D'

(High Runoff Potential) with a potential bedrock depth between 10 to 40 inches according to the USDA's Soil Survey of Ada County.

7. **Comprehensive Plan Future Land Use Map:**

The site is identified as Neighborhood and Community Commercial on Kuna's Comprehensive Plan Future Land Use Map. The comprehensive plan is a living document, intended for use as a guide for decision making by governmental bodies. Staff views this rezone request as generally compatible with the comprehensive plan future land use map and adjacent land uses.



8. **Recreation and Pathways Master Plan Map**

The Recreation and Pathways Master Plan Map indicates a 'Future Trail' on the north side of Indian Creek; however, the Indian Creek pathway is fully improved adjacent to the site. The site is within walkable distance to pathways and parks.



9. **Agency Responses:**

The following agencies returned comments which are included as exhibits with this case file:

- Idaho Department of Environmental Quality (DEQ) – Exhibit B1
- Kuna City Engineer – Exhibit B2
- COMPASS – Exhibit B3
- Idaho Transportation Department (ITD) – Exhibit B4
- Central District Health Department (CDHD) – Exhibit B5
- Boise Project Board of Control – Exhibit B6
- Nampa Meridian Irrigation District – Exhibit B7

E. **Staff Analysis:**

The applicant's intention is to remove the existing home and storage shed to develop the site as a mix of multi-family units and commercial office suites, which are permitted uses (with a Design Review approval) under the applicants request for C-1 (Neighborhood Business District) zone.

The subject site encompasses four (4) separate parcels; however, each of the four (4) separate parcels associated with this application reference the same County tax parcel number (No. R5070001948), land acreage (approximately 1.46 acres), and ownership information. Staff consulted with Ada County Assessor's office as to why these parcels are consolidated under one tax identification parcel number, and determined that the original parcel was segmented as a result of prior public right-of-way dedications for Railway, Owyhee Street and public alleyways lying within the project's boundaries.

Staff has determined this Rezone application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222. Staff forwards a recommendation of approval for Case # 17-05-ZC, a rezone request from John Van Dyke representing JSV Development, subject to the proposed conditions of approval listed in Section 'L' of this report.

F. **Applicable Standards:**

1. Kuna City Code (KCC) Title 1,
2. Kuna City Code (KCC) Title 5, Chapter 12.
3. City of Kuna Comprehensive Plan and Future Land Use Map
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

G. **Procedural Process:**

The **Council** will consider the project, including the submitted application items, agency comments, staff's report, application exhibits and any public testimony presented at the hearing.

H. **Proposed Findings of Fact for Council Consideration:**

1. **Rezoning:** Based on the record contained in Case No. 17-05-ZC, including the exhibits, staff's report and any public testimony at the public hearing, the City Council of Kuna, Idaho, hereby recommends *approval/conditional approval/denial* of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 17-05-ZC rezoning.
2. The Kuna **City Council** approves/conditionally approves/denies the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: The Kuna **City Council** held a public hearing on the subject applications on July 25, 2017 to hear from the City staff, the applicant, and to accept public testimony. The decision by the **Council** is based on the application, staff report and public testimony, both oral and written.

3. Based on the evidence contained in Case No. 17-05-ZC, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

Comment: *The Comp Plan Future Land Use Map designates the approximately 1.46 acres (subject property) as Neighborhood and Community Commercial. The proposed rezone to a commercial use (C-1) conforms with the Comprehensive Plan Future Land Use Map.*

4. The Kuna City Council has the authority to approve or deny this application.

Comment: *On July 25, 2017, Kuna's Planning and Zoning Commission voted to recommend approval/conditional approval/denial of application 17-05-ZC.*

5. 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 section, public notice requirements were met to hold a public hearing on July 25, 2017.*

I. **Comprehensive Plan Analysis:**

The Kuna City Council accepts the Comprehensive Plan components as described below. The proposed zone change for the site is consistent with the following Comprehensive Plan components:

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 criteria established to determine the potential for property taking.

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

Economic Development Goals and Objectives - Section 5 - Summary:

Improve and diversify the local economy to ensure a sustainable economic tax base. Capitalize on local and regional strengths to promote sustainable growth.

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

Objective 1.2: Strengthen existing business enterprises and promote their expansion.

Goal 2: Expand Kuna's shopping and entertainment opportunities.

Objective 2.1: Assist in retaining or expanding sales opportunities in entertainment, sit-down restaurants, and neighborhood/convenience shopping categories. Encourage neighborhood and community-scale retail.

Goal 3: Strengthen and expand the City Center area

Objective 3.2 Improve the City Center's streetscape.

Land Use Goals and Objectives – Section 6 – Summary:

Preserve and enhance the Kuna community quality of life.

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

Objective 2.1: Support mixed uses in the City core to provide a vibrant community center with a 24-hour population.

City Center Goals and Objectives – Section 15 – Summary:

Kuna citizens expressed a strong desire to sustain and revitalize its historic downtown core and expand and strengthen it. The Plan outlines a vision for strong, sustainable and modern city center.

Goal 1: Develop a healthy and vibrant City Center that offers Kuna residents a variety of services.

Objective 3.2: Encourage business investment in the City Center

Goal 2: Make Kuna's City Center pedestrian friendly.

Objective 2.1: Create lively and attractive pedestrian oriented streets within the City Center

Comment: *Via ACHD and Kuna standards, applicant would be required to construct curb, gutter and concrete sidewalks abutting the site.*

J. Kuna City Code Analysis:

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

Comment: *The proposed application adheres to the applicable requirements of Title 5 of the KCC.*

2. The site is physically suitable for a commercial zoning designation.

Comment: *The 1.46-acre parcel is suitable to accommodate commercial uses.*

3. The rezone to a commercial use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be rezoned is not used as wildlife habitat. Roads, pathways, bike lanes and open space already exist and will therefore not cause environmental damage or loss of habitat.*

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

Comment: *The proposed commercial zoning designation requires connection to Kuna public sewer and water facilities, eliminating the occurrence of adverse public health problems.*

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

Comment: *The rezone request considers the location of the property and adjacent uses. The subject property is located within walkable distance to the downtown area. The adjacent uses are light industrial and residential – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

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

Comment: Correspondence from Kuna Public Works confirms that the utility services are suitable and adequate for a commercial use.

K. Proposed Conclusions of Law:

1. Based on the evidence contained in Case No 17-05-ZC, the City Council finds Case No. 17-05-ZC generally complies with Kuna City Code.
2. Based on the evidence contained in Case No. 17-05-ZC, the City Council finds Case No. 17-02-ZC is generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

L. Proposed Decision by the Council:

Note: This proposed motion is to approve, conditionally approve, or deny this request. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.

On September 5, 2017, the City Council voted to approve/conditionally approve/deny Case No 17-05-ZC, based on the facts outlined in staff's report and the testimony during the public hearing by the City Council of Kuna, Idaho, the Council hereby approves/conditionally approves/denies Case No. 17-05-ZC, a request from John Van Dyke representing JSV Development, with the following conditions of approval:

1. The applicant shall follow all staff and agency recommendations and requirements as set forth in the exhibits attached to this case file.
2. The applicant and/or owner, or any future assigns are subject to a Design Review approval for any future buildings or dwellings constructed within a commercial (C-1) zone.
3. The applicant and/or owner or any future assigns 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 site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve sewer hook-ups.
 - b. The City Engineer shall approve future drainage and grading plans. Central District Health Department recommends the plans 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 future building plans. Installation of fire protection facilities as required by Kuna Fire District.
 - d. The Boise-Kuna Irrigation District shall approve 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.
4. Irrigation/drainage waters shall not be impeded by any future construction on site per Idaho Code Section 31-3805.
5. Storm Drainage and/or Street Runoff must be retained on site.
6. Any local irrigation or drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by appropriate easements. (See exhibit B8)
7. Fencing within and/or around the site shall comply with Kuna City Code at time of development.
8. Parking within the site shall comply with KCC 5-9.
9. Signage within the site shall comply with KCC 5-10.
10. Lighting within the site shall comply with KCC 5-9-5-B.
11. Maintenance and planting of vegetation within public rights-of-way shall be with approval from the public entities owning the property.
12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions and Kuna City Code or seek amending them through the public hearing

process. All commercial and/or multi-family projects require Design Review approvals for new buildings, parking, signage and landscaping.

13. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
14. Applicant shall comply with all local, state and federal laws.



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

09/05/2017 – KUNA CITY COUNCIL

Case Name: **17-03-S & 17-03-ZC – DESERTHAWK SUBDIVISION #4**
 Case Type: **SUBDIVISION AND REZONE; 874 S. TEN MILE ROAD**

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	
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>
Print Name _____		Print Name _____		Print Name _____	
Print Address _____		Print Address _____		Print Address _____	
City _____	State, Zip _____	City _____	State, Zip _____	City _____	State, Zip _____
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>
Print Name _____		Print Name _____		Print Name _____	
Print Address _____		Print Address _____		Print Address _____	
City _____	State, Zip _____	City _____	State, Zip _____	City _____	State, Zip _____
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>
Print Name _____		Print Name _____		Print Name _____	
Print Address _____		Print Address _____		Print Address _____	
City _____	State, Zip _____	City _____	State, Zip _____	City _____	State, Zip _____
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>
Print Name _____		Print Name _____		Print Name _____	
Print Address _____		Print Address _____		Print Address _____	
City _____	State, Zip _____	City _____	State, Zip _____	City _____	State, Zip _____

IN FAVOR**NEUTRAL****IN OPPOSITION**☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip☐ **Testify** ☐ **Not Testify**_____
Print Name_____
Print Address_____
City State, Zip



PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B1B
	MCCOY'S JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B1B
	VANDERWOLF PINE	PINUS FLEXILIS 'VANDERWOLF'	6-8' HT B1B
SHADE TREES			
	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2' CAL B1B
	LITTLELEAF LINDEN	TILIA CORDATA	2' CAL B1B
ORNAMENTAL TREES			
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	2' CAL B1B
	PINK FLARE CHERRY	PRUNUS SARGENTII 'JFS-KY58'	2' CAL B1B
SHRUBS/ORNAMENTAL GRASSES			
	CRIMSON PYGMY BARBERRY	BERBERIS THUNDERBOLT 'CRIMSON PYGMY'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	FLOWER CARPET ROSE	ROSA x FLOWER CARPET	3 GAL
	SHOW OFF FORSYTHIA	FORSYTHIA x INTERMEDIA 'MINDOR'	5 GAL
	GOLD FLAME SPIREA	SPIRAEA x BUNALDA 'GOLDFLAME'	3 GAL
	GRO-LON SUMAC	RHUS AROMATICA 'GRO-LON'	3 GAL
	HENRY'S GARNET SHEETSPIRE	ITEA VIRGINICA 'HENRY'S GARNET'	5 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS x ACUTIFOLIA 'KF'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSCARPUS OPULENTIUS 'DONNA MAY'	3 GAL
	SUMMERWINE NINEBARK	PHYSCARPUS OPULENTIUS 'SEAHARD'	5 GAL
	LAWN		
	6" VINYL PRIVACY FENCE		

NOTES

- ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH KUNA CITY ORDINANCE REQUIREMENTS. ALL LOTS WILL COMPLY WITH KUNA CITY ORDINANCE REQUIRING ONE (1) TREE PER LOT (PROVIDED BY BUILDER AND/OR DEVELOPER). REFER TO SHT L2.0 FOR LANDSCAPE SPECIFICATIONS.
- ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHT L2.0 FOR IRRIGATION PERFORMANCE SPECIFICATIONS.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
- NO TREES SHALL INFILTRATE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROYAL. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
- LANDSCAPE AND TREES IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UTILITY LINES.
- PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
- FOURTEEN (14) EXISTING TREES LOCATED ON-SITE AROUND THE EXISTING HOUSE (TO BE REMOVED). THE EXISTING TREES ARE DEAD, DYING, AND/OR OF UNDESIRABLE SPECIES. TREES TO BE REMOVED WITH KUNA CITY FORESTER AND MITIGATED (IF REQUIRED) WITH TREES BEYOND THOSE REQUIRED IN LANDSCAPE BUFFER AND COMMON OPEN SPACE.

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER ARE REQUIRED TO BE PLANTED WITH THE FOLLOWING PLANTS PER 100 LINEAR FEET: TWO (2) SHADE TREES, THREE (3) EVERGREEN TREES, AND TWELVE (12) SHRUBS. EACH REQUIRED SHADE TREE MAY BE SUBSTITUTED FOR TWO (2) FLOWERING/ORNAMENTAL TREES.

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
S. TEN MILE RD.	20'	570' / 100' =	12 TREES 18 EVERGREENS 64 SHRUBS	12 SHADE TREES 28 EVERGREENS 165 SHRUBS
W. SUNBEAM ST.	10'	560' / 100' =	12 TREES 17 EVERGREENS 68 SHRUBS	12 TREES (11 SHADE TREES + 2 ORNAMENTAL TREES) 14 EVERGREENS 246 SHRUBS
NUMBER OF TREES PROVIDED ON BUFFERS:			72	
NUMBER OF TREES PROVIDED ON COMMON LOTS:			12	
TOTAL NUMBER OF TREES:			84	

DEVELOPMENT DATA

TOTAL AREA	9.34 ACRES (100%)
RESIDENTIAL LOTS	613 ACRES (65.6%)
USEABLE OPEN SPACE	48 ACRES (5.2%)
RIGHT-OF-WAY	2.73 ACRES (29.2%)
RESIDENTIAL LOTS	34
COMMON LOTS	1
TOTAL LOTS	41
EXISTING ZONING	A
PROPOSED ZONING	R-6

OWNER/APPLICANT
ENDURANCE HOLDINGS
1977 E. OVERLAND RD.
MERIDIAN, IDAHO 83642
(208) 288-5560

ENGINEER
B&A ENGINEERS, INC.
5505 W. FRANKLIN RD.
BOISE, IDAHO 83705
(208) 343-3381



AUGUST 15, 2017



DESERTHAWK NO.4 SUBDIVISION

KUNA, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN



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

September 5, 2017 – City Council, Public Hearing

Case Name: SDN, LLC - Represented by Kirsti Grabo, KM Engineering.

Case Type: Request to rezone the portions of this site previously zoned as R-12 (High Den. Res.) to C-1 (Neigh. Comm.) and R-6 (Med. Den. Res.) zones. Also, requests approval for a preliminary plat for 9 commercial lots, 133 single-family lots, 20 common lots and a proposed City park lot. The subject site is located on the southeast corner of Meridian and Deer Flat Roads.

CASE No(s): 17-04-AN (Rezone) and 17-04-S (Pre Plat)

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	
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☒ <u>Testify</u>	☐ <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☒ <u>Testify</u>	☐ <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip
☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>	☐ <u>Testify</u>	☐ <u>Not Testify</u>
_____ Print Name		_____ Print Name		_____ Print Name	
_____ Print Address		_____ Print Address		_____ Print Address	
_____ City	_____ State, Zip	_____ City	_____ State, Zip	_____ City	_____ State, Zip

Teresa Perry
Print Name
2151 S. Deer Flat Rd
Print Address
Kuna, Id. 83634
City State, Zip

David Andrus
Print Name
1908 E. Deer Flat Rd
Print Address
Kuna ID 83634
City State, Zip

IN FAVOR**NEUTRAL****IN OPPOSITION**☐ Testify ☐ Not Testify_____
Print Name_____
Print Address_____
City State, Zip☐ Testify ☐ Not Testify_____
Print Name_____
Print Address_____
City State, Zip☐ Testify ☐ Not Testify_____
Print Name_____
Print Address_____
City State, Zip☐ Testify ☐ Not Testify_____
Print Name_____
Print Address_____
City State, Zip☐ Testify ☐ Not Testify_____
Print Name_____
Print Address_____
City State, Zip☐ Testify ☐ Not Testify_____
Print Name_____
Print Address_____
City State, Zip☐ Testify ☐ Not Testify_____
Print Name_____
Print Address_____
City State, Zip☐ Testify ☐ Not Testify_____
Print Name_____
Print Address_____
City State, Zip☐ Testify ☐ Not Testify_____
Print Name_____
Print Address_____
City State, Zip☐ Testify ☐ Not Testify_____
Print Name_____
Print Address_____
City State, Zip☐ Testify ☐ Not Testify_____
Print Name_____
Print Address_____
City State, Zip☐ Testify ☐ Not Testify_____
Print Name_____
Print Address_____
City State, Zip☐ Testify ☐ Not Testify_____
Print Name_____
Print Address_____
City State, Zip☐ Testify ☐ Not Testify_____
Print Name_____
Print Address_____
City State, Zip☐ Testify ☐ Not Testify_____
Print Name_____
Print Address_____
City State, Zip



CITY OF KUNA

751 W. 4th Street • Kuna, Idaho • 83634 • Phone (208) 922-5274

Fax: (208) 922-5989 • www.Kunacity.Id.gov

SIGN-UP SHEET

September 5, 2017 – City Council, Public Hearing

Case Name: Kolo, LLC (Logan Patten) Represented by Jay Walker, AllTerra Consulting.

Case Type: Request for approval to annex approximately 11.41 acres into Kuna City limits with a C-1 zone (Neighborhood Commercial), which is consistent with the Comprehensive Plan Map. The subject property is located on the north east corner (NEC) of Meridian and Deer Flat Roads.

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

IN FAVOR		NEUTRAL		IN OPPOSITION	
☐ Testify	☐ Not Testify	☐ Testify	☐ Not Testify	☒ Testify	☐ Not Testify
Print Name		Print Name		Teresa Perry	
Print Address		Print Address		2151 E Deer Flat Rd	
City State, Zip		City State, Zip		Kuna, ID 83634	
☐ Testify	☐ Not Testify	☐ Testify	☐ Not Testify	☒ Testify	☐ Not Testify
Print Name		Print Name		Harry Kohn	
Print Address		Print Address		2211 E Deer Flat Rd	
City State, Zip		City State, Zip		Kuna ID	
☐ Testify	☐ Not Testify	☐ Testify	☐ Not Testify	☒ Testify	☐ Not Testify
Print Name		Print Name		David Andrus	
Print Address		Print Address		1928 E Deer Flat Rd	
City State, Zip		City State, Zip		Kuna ID 83634	
☐ Testify	☐ Not Testify	☐ Testify	☐ Not Testify	☒ Testify	☐ Not Testify
Print Name		Print Name		Bernie Ball	
Print Address		Print Address		1904 E Locust Pl	
City State, Zip		City State, Zip		Kuna ID	
☐ Testify	☐ Not Testify	☐ Testify	☐ Not Testify	☐ Testify	☐ Not Testify
Print Name		Print Name		Michael Cline	
Print Address		Print Address		475 S. Pine	
City State, Zip		City State, Zip		Kuna	

CITY OF KUNA
P.O. Box 13 - Kuna, ID 83634
Phone: 922-5274 - Fax: 922-5989

**File #'s 17-09-S (Subdivision); 17-07-AN (Annexation); 17-06-DR (Design Review):
Saranda Subdivision**

NOTICE IS HEREBY GIVEN; the Kuna Planning & Zoning Commission will hold a public hearing, **Tuesday, October 10, 2017 at 6:00 pm**, or as soon as can be heard at Kuna City Hall, 751 W. 4th St., Kuna, ID; in connection with a request from Jane Suggs (WH Pacific) representing Challenger Development, LLC to annex an approximately 5.01-acre parcel into Kuna City limits with an R-6 zone, and subdivide the parcel into 18 single family, and four (4) common lots; to create the *Saranda* residential subdivision. The site is located on W. Hubbard Road approximately 700 feet west of Kay Avenue, and is currently addressed as **1105 W. Hubbard Road, Kuna, ID 83634**. APN #S1313212480 in Section 13, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by close of business October 4th, 2017, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall 751 W. 4th Street, Kuna, ID.

Please do not contact anyone who would be involved in this decision-making process, which includes the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning Department

No need to print anything below this line.

Please publish this one time on September 13, 2017.
(Sent 9.6.17)

KENT BROWN PLANNING SERVICES

September 5, 2017

Kuna City Council
PO Box 13
Kuna, ID 83634

RE: Request for hearing for 16-11 AN be tabled

Dear City Councilman:

I am requesting that tonight's hearing on 16-11- AN, be tabled. This request is due to fact, that Logan Patten and Kolo LLC does not have the right to use the information in the application that was provided by me. The application and neighborhood certification was done and prepared by me. Mr. Patten signed a contract with me for services to compile the application, hold necessary neighborhood meetings and then submit it to Kuna City. Mr. Patten has failed to pay me; thus, I am not granting him permission to use my documentation and work. I am requesting that Mr. Patten and Kolo LLC not be granted the right to use my documentation for this hearing, because of the reasons stated.

Sincerely,



Kent Brown
Planner

City of Kuna

Payment Approval Report - City Council Approval

Page: 1

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	AUGUST 2017		ACHD IMPACT FEES FOR AUGUST 2017	09/08/2017	113,240.00	113,240.00	01-2510_ACHD IMPACT FEE TRANSFER	0	8/17	09/08/2017	
Total AUGUST 2017:						113,240.00	113,240.00					
Total ADA COUNTY HIGHWAY DISTRICT (IMPACT):						113,240.00	113,240.00					
ADA COUNTY SHERIFF'S OFFICE												
6	ADA COUNTY SHERIFF'S OFFICE	7219		SHERIFF SERVICES, SEPT 17	09/01/2017	132,903.58	.00	01-6000 LAW ENFORCEMENT SERVICES	0	9/17		
Total 7219:						132,903.58	.00					
Total ADA COUNTY SHERIFF'S OFFICE:						132,903.58	.00					
ADVANCED COMMUNICATIONS, INC.												
1566	ADVANCED COMMUNICATIONS, INC.	15527		RAN CABLE AND CONNECTION JACK FOR OUTBOUND FAXING AT CITY HALL, J.MARSH, AUG.'17 - ADMIN	08/31/2017	55.21	.00	01-6255 TELEPHONE	0	8/17		
1566	ADVANCED COMMUNICATIONS, INC.	15527		RAN CABLE AND CONNECTION JACK FOR OUTBOUND FAXING AT CITY HALL, J.MARSH, AUG.'17 - P & Z	08/31/2017	19.72	.00	01-6255 TELEPHONE	1003	8/17		
1566	ADVANCED COMMUNICATIONS, INC.	15527		RAN CABLE AND CONNECTION JACK FOR OUTBOUND FAXING AT CITY HALL, J.MARSH, AUG.'17 - WATER	08/31/2017	51.26	.00	20-6255 TELEPHONE EXPENSE	0	8/17		
1566	ADVANCED COMMUNICATIONS, INC.	15527		RAN CABLE AND CONNECTION JACK FOR OUTBOUND FAXING AT CITY HALL, J.MARSH, AUG.'17 - SEWER	08/31/2017	51.26	.00	21-6255 TELEPHONE EXPENSE	0	8/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 2

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1566	ADVANCED COMMUNICATIONS, INC.	15527		<u>RAN CABLE AND CONNECTION JACK FOR OUTBOUND FAXING AT CITY HALL, J.MARSH, AUG.'17 - P.I</u>	08/31/2017	19.72	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	8/17		
Total 15527:						197.17	.00					
Total ADVANCED COMMUNICATIONS, INC.:						197.17	.00					
ALLOWAY ELECTRIC CO												
1087	ALLOWAY ELECTRIC CO	43348	5866	<u>REPAIR TRENCHED LINE TO LIGHT POST ON ARDELL, D.CROSSLEY, JUL.'17 - STREET LIGHTS</u>	08/28/2017	202.50	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1002	8/17		
Total 43348:						202.50	.00					
Total ALLOWAY ELECTRIC CO:						202.50	.00					
ALLSTREAM BUSINESS US, INC												
1411	ALLSTREAM BUSINESS US, INC	14859029		<u>MONTHLY TELEPHONE, DATA, NETWORK, 9-1-17 TO 9-30-17, SEPT17</u>	09/01/2017	580.88	.00	<u>01-6255 TELEPHONE</u>	0	9/17		
1411	ALLSTREAM BUSINESS US, INC	14859029		<u>MONTHLY TELEPHONE, DATA, NETWORK, 9-1-17 TO 9-30-17, SEPT17, P&Z</u>	09/01/2017	207.46	.00	<u>01-6255 TELEPHONE</u>	1003	9/17		
1411	ALLSTREAM BUSINESS US, INC	14859029		<u>MONTHLY TELEPHONE, DATA, NETWORK, 9-1-17 TO 9-30-17, SEPT17, WATER</u>	09/01/2017	539.40	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	9/17		
1411	ALLSTREAM BUSINESS US, INC	14859029		<u>MONTHLY TELEPHONE, DATA, NETWORK, 9-1-17 TO 9-30-17, SEPT17, SEWER</u>	09/01/2017	539.40	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	9/17		
1411	ALLSTREAM BUSINESS US, INC	14859029		<u>MONTHLY TELEPHONE, DATA, NETWORK, 9-1-17 TO 9-30-17, SEPT17, PI</u>	09/01/2017	207.46	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	9/17		
Total 14859029:						2,074.60	.00					

Sep 14, 2017 11:52AM

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 ALLSTREAM BUSINESS US, INC:						2,074.60	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	47235		<u>WATER SAMPLES. TOTAL COLIFORM BACTERIA. WATER. AUG 17</u>	08/31/2017	345.60	.00	<u>20-6152 M & R - LABORATORY COSTS</u>	0	8/17		
Total 47235:						345.60	.00					
1	ANALYTICAL LABORATORIES	47236		<u>LAB TESTING SAMPLES. SEWER. AUG 17</u>	08/31/2017	1,599.30	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	8/17		
Total 47236:						1,599.30	.00					
Total ANALYTICAL LABORATORIES:						1,944.90	.00					
AUTOZONE, INC.												
1606	AUTOZONE, INC.	4126425002	5982	<u>TUBING BENDER, J.WEBB. AUG.'17</u>	08/16/2017	7.09	.00	<u>20-6175 SMALL TOOLS</u>	0	8/17		
1606	AUTOZONE, INC.	4126425002	5982	<u>TUBING BENDER, J.WEBB. AUG.'17</u>	08/16/2017	1.77	.00	<u>25-6175 SMALL TOOLS</u>	0	8/17		
Total 4126425002:						8.86	.00					
Total AUTOZONE, INC.:						8.86	.00					
BHS SPECIALTY CHEMICALS												
512	BHS SPECIALTY CHEMICALS	86523	5888	<u>3 BARRELS OF POLYMER. T.SHAFFER, JUL.'17 - SEWER</u>	08/26/2017	1,620.00	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	8/17		
Total 86523:						1,620.00	.00					
Total BHS SPECIALTY CHEMICALS:						1,620.00	.00					
BIG SKY RENTALS LLC												

City of Kuna

Payment Approval Report - City Council Approval

Page: 4

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
1846	BIG SKY RENTALS LLC	3666	5948	<u>DOUBLE DRUM MOWER AND TRAILER, FOR PARK PARKING LOT, J.MORFIN, AUG.'17</u>	08/04/2017	285.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/17		
Total 3666:						285.00	.00					
Total BIG SKY RENTALS LLC:						285.00	.00					
BURKS TRACTOR COMPANY												
1736	BURKS TRACTOR COMPANY	NI10086	5998	<u>DRIVE HUBS FOR KUBOTA, B.GILLOGLY, AUG.'17 - PARKS</u>	08/22/2017	181.17	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/17		
Total NI10086:						181.17	.00					
1736	BURKS TRACTOR COMPANY	NI10157	6001	<u>DRIVE HUB NUT FOR KUBOTA, B.GILLOGLY, AUG.'17 - PARKS</u>	08/23/2017	24.96	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/17		
Total NI10157:						24.96	.00					
Total BURKS TRACTOR COMPANY:						206.13	.00					
BUSY BEE SAND & GRAVEL												
10	BUSY BEE SAND & GRAVEL	0017922	6032	<u>GRAVEL FOR ARBOR RIDGE, D.POLENTZ, AUG.'17</u>	08/29/2017	36.13	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/17		
Total 0017922:						36.13	.00					
10	BUSY BEE SAND & GRAVEL	0017951	6042	<u>ROCK FOR ARBOR PROJECT, D.POLENTZ, AUG.'17 - PARKS</u>	08/31/2017	29.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/17		
Total 0017951:						29.00	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 5

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 BUSY BEE SAND & GRAVEL:						65.13	.00					
BUYWYZ LLC												
1795	BUYWYZ LLC	107797	6050	CALENDARS 2018, SEPT 17, ADMIN	09/01/2017	12.90	.00	01-6165 OFFICE SUPPLIES	0	9/17		
1795	BUYWYZ LLC	107797	6050	CALENDARS 2018, SEPT 17, WATER	09/01/2017	17.04	.00	20-6165 OFFICE SUPPLIES	0	9/17		
1795	BUYWYZ LLC	107797	6050	CALENDARS 2018, SEPT 17, SEWER	09/01/2017	17.04	.00	21-6165 OFFICE SUPPLIES	0	9/17		
1795	BUYWYZ LLC	107797	6050	CALENDARS 2018, SEPT 17, PI	09/01/2017	4.65	.00	25-6165 OFFICE SUPPLIES	0	9/17		
1795	BUYWYZ LLC	107797	6050	CALENDARS 2018, SEPT 17, PLANT, WATER	09/01/2017	13.76	.00	20-6165 OFFICE SUPPLIES	0	9/17		
1795	BUYWYZ LLC	107797	6050	CALENDARS 2018, SEPT 17, SEWER	09/01/2017	13.76	.00	21-6165 OFFICE SUPPLIES	0	9/17		
1795	BUYWYZ LLC	107797	6050	CALENDARS 2018, SEPT 17, PI	09/01/2017	5.24	.00	25-6165 OFFICE SUPPLIES	0	9/17		
Total 107797:						84.39	.00					
Total BUYWYZ LLC:						84.39	.00					
CENTURYLINK												
62	CENTURYLINK	208922113608		DEDICATED LANDLINE, SCADA, 08-25-17 TO 9-24-17, WATER	08/25/2017	16.82	.00	20-6255 TELEPHONE EXPENSE	0	8/17		
62	CENTURYLINK	208922113608		DEDICATED LANDLINE, SCADA, 08-25-17 TO 9-24-17, SEWER	08/25/2017	21.96	.00	21-6255 TELEPHONE EXPENSE	0	8/17		
62	CENTURYLINK	208922113608		DEDICATED LANDLINE, SCADA, 08-25-17 TO 9-24-17, PI	08/25/2017	7.12	.00	25-6255 TELEPHONE EXPENSE	0	8/17		
Total 20892211360825170924:						45.90	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 6

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 CENTURYLINK:						45.90	.00					
CHARLES E. DAVIDSON												
1718	CHARLES E. DAVIDSON	387349	6073	1 EA HOODED SWEATSHIRT, R.DAVILA, SEPT.'17 -SEWER	09/11/2017	65.00	.00	21-6285 UNIFORMS EXPENSE	0	9/17		
1718	CHARLES E. DAVIDSON	387349	6073	1 EA HOODED SWEATSHIRT AND 1 EA HEAVY COAT, R.WARWICK, SEPT.'17 - SEWER	09/11/2017	194.00	.00	21-6285 UNIFORMS EXPENSE	0	9/17		
1718	CHARLES E. DAVIDSON	387349	6073	1 EA. HOODED SWEATSHIRT, M.NADEAU, SEPT.'17 - SEWER	09/11/2017	44.00	.00	21-6285 UNIFORMS EXPENSE	0	9/17		
Total 387349:						303.00	.00					
Total CHARLES E. DAVIDSON:						303.00	.00					
CITIBANK, N.A.												
1874	CITIBANK, N.A.	100012984	5954	PORTER CABLE 20 GAL AIR COMPRESSOR AND GW 70 LB WALK BEHIND SPREADER, J.MORFIN, AUG.'17 - PARKS	08/08/2017	372.98	.00	01-6175 SMALL TOOLS	1004	8/17		
Total 100012984:						372.98	.00					
1874	CITIBANK, N.A.	100013483	5983	TWINE FOR GREENBELT INSTEAD OF PLASTIC TO BARRICADE NEW GRASS, SHOP TOWELS, AND GREASE MONKEY, J.MORFIN, AUG.'17 - PARKS	08/17/2017	37.99	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/17		
Total 100013483:						37.99	.00					
Total CITIBANK, N.A.:						410.97	.00					
COASTLINE EQUIPMENT COMPANY												
1788	COASTLINE EQUIPMENT COMPANY	415733	6041	PIN FOR THE BACKHOE, B.GILLOGLY, AUG.'17 - PARKS	08/31/2017	4.67	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	8/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 7

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 415733:						4.67	.00					
Total COASTLINE EQUIPMENT COMPANY:						4.67	.00					
CORE & MAIN LP												
63	CORE & MAIN LP	H623454	6024	18 REGISTERS	08/29/2017	1,801.80	.00	20-6020 CAPITAL IMPROVEMENTS	1089	9/17		
Total H623454:						1,801.80	.00					
Total CORE & MAIN LP:						1,801.80	.00					
COREY BARTON HOMES, INC.												
479	COREY BARTON HOMES, INC.	09082017CBH		REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH	09/08/2017	1,042.50	1,042.50	01-4360 BUILDING PERMITS	1003	9/17	09/08/2017	
479	COREY BARTON HOMES, INC.	09082017CBH		REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH	09/08/2017	2,831.00	2,831.00	01-2510 ACHD IMPACT FEE TRANSFER	0	9/17	09/08/2017	
479	COREY BARTON HOMES, INC.	09082017CBH		REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH	09/08/2017	40.00	40.00	01-4155 ADMINISTRATION SERVICES	1003	9/17	09/08/2017	
479	COREY BARTON HOMES, INC.	09082017CBH		REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH	09/08/2017	25.00	25.00	01-4391 IRES CHECK FEES	1003	9/17	09/08/2017	
479	COREY BARTON HOMES, INC.	09082017CBH		REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH	09/08/2017	900.00	900.00	25-4505 NEW SERVICE CONNECTION	0	9/17	09/08/2017	
479	COREY BARTON HOMES, INC.	09082017CBH		REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH	09/08/2017	620.00	620.00	05-4704 PRESSURE IRRIG CAPACITY FEE	0	9/17	09/08/2017	
479	COREY BARTON HOMES, INC.	09082017CBH		REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH	09/08/2017	1,085.00	1,085.00	20-4505 NEW SERVICE CONNECTION	0	9/17	09/08/2017	
479	COREY BARTON HOMES, INC.	09082017CBH		REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH	09/08/2017	1,173.00	1,173.00	05-4504 WATER MAIN CAPACITY FEE	0	9/17	09/08/2017	

City of Kuna

Payment Approval Report - City Council Approval

Page: 8

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
479	COREY BARTON HOMES, INC.	09082017CBH		<u>REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH</u>	09/08/2017	1,092.25	1,092.25	<u>21-4606 LID REDUCED SEWER CONNECTION</u>	0	9/17	09/08/2017	
479	COREY BARTON HOMES, INC.	09082017CBH		<u>REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH</u>	09/08/2017	128.00	128.00	<u>01-4392 MECHANICAL PERMITS</u>	1003	9/17	09/08/2017	
479	COREY BARTON HOMES, INC.	09082017CBH		<u>REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH</u>	09/08/2017	326.00	326.00	<u>20-4503 NEW METER</u>	0	9/17	09/08/2017	
479	COREY BARTON HOMES, INC.	09082017CBH		<u>REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH</u>	09/08/2017	829.00	829.00	<u>05-4604 SEWER MAIN CAPACITY FEE</u>	0	9/17	09/08/2017	
479	COREY BARTON HOMES, INC.	09082017CBH		<u>REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH</u>	09/08/2017	939.00	939.00	<u>50-4650 PARK IMPACT FEE REVENUE</u>	0	9/17	09/08/2017	
479	COREY BARTON HOMES, INC.	09082017CBH		<u>REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH</u>	09/08/2017	195.00	195.00	<u>01-4362 ELECTRICAL PERMITS</u>	1003	9/17	09/08/2017	
479	COREY BARTON HOMES, INC.	09082017CBH		<u>REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH</u>	09/08/2017	195.00	195.00	<u>01-4361 PLUMBING PERMITS</u>	1003	9/17	09/08/2017	
479	COREY BARTON HOMES, INC.	09082017CBH		<u>REFUND CBH PERMIT #12645 / CHECK #62260, J.MARSH</u>	09/08/2017	195.00	195.00	<u>01-4362 ELECTRICAL PERMITS</u>	1003	9/17	09/08/2017	
Total 09082017CBH:						11,615.75	11,615.75					
Total COREY BARTON HOMES, INC.:						11,615.75	11,615.75					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	7736	6018	<u>TROUBLE SHOOTING BLOWER AT PLANT, T.SHAFER, AUG.'17</u>	08/25/2017	170.00	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	8/17		
Total 7736:						170.00	.00					
Total CUSTOM ELECTRIC, INC.:						170.00	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 9

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
D & B SUPPLY												
75	D & B SUPPLY	004 98054 001	5971	1 PAIR HIP WADER, 1 RAIN GEAR SET(HOOD, JACKET, BIB FOR RON WARWICK AUG '17	08/14/2017	188.97	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	8/17		
Total 004 98054 001:						188.97	.00					
Total D & B SUPPLY:						188.97	.00					
DIGLINE												
25	DIGLINE	0056668-IN		DIG FEES, AUG 17 WATER	08/31/2017	175.96	.00	20-6065 DIG LINE EXPENSE	0	8/17		
25	DIGLINE	0056668-IN		DIG FEES, AUG 17 SEWER	08/31/2017	175.96	.00	21-6065 DIG LINE EXPENSE	0	8/17		
25	DIGLINE	0056668-IN		DIG FEES, AUG 17 PI	08/31/2017	67.03	.00	25-6065 DIG LINE EXPENSE	0	8/17		
Total 0056668-IN:						418.95	.00					
Total DIGLINE:						418.95	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	AUGUST 2017		PLUMBING PERMITS FOR AUGUST 2017	09/08/2017	7,092.44	7,092.44	01-6202 PROFESSIONAL SERVICES	1003	8/17	09/08/2017	
Total AUGUST 2017:						7,092.44	7,092.44					
Total DMH ENTERPRISES:						7,092.44	7,092.44					
EC POWER SYSTEMS												
1797	EC POWER SYSTEMS	243782		ANNUAL MAINTENANCE ON GENERATOR #2, T.SHAFFER, AUG.'17	08/28/2017	2,050.00	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	8/17		
Total 243782:						2,050.00	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 10

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 EC POWER SYSTEMS:						2,050.00	.00					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	AUGUST 2017		ELECTRICAL PERMITS FOR AUGUST 2017	09/08/2017	8,763.07	8,763.07	01-6202 PROFESSIONAL SERVICES	1003	8/17	09/08/2017	
Total AUGUST 2017:						8,763.07	8,763.07					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						8,763.07	8,763.07					
EVENT RENT												
1263	EVENT RENT	42110	5999	TABLE AND CHAIR RENTAL FOR THE MAYOR'S TABLE, SEPT.'17	09/09/2017	444.04	.00	03-6376 EXPENDITURE- MAYOR'S TABLE	0	9/17		
Total 42110:						444.04	.00					
Total EVENT RENT:						444.04	.00					
EVER-FRESH CARPET CLEANING												
1730	EVER-FRESH CARPET CLEANING	1746		CARPET CLEANING AT CITY HALL - AUG.'17 - ADMIN	09/06/2017	100.80	.00	01-6025 JANITORIAL	0	8/17		
1730	EVER-FRESH CARPET CLEANING	1746		CARPET CLEANING AT CITY HALL - AUG.'17 - P & Z	09/06/2017	36.00	.00	01-6025 JANITORIAL	1003	8/17		
1730	EVER-FRESH CARPET CLEANING	1746		CARPET CLEANING AT CITY HALL - AUG.'17 - WATER	09/06/2017	93.60	.00	20-6025 JANITORIAL	0	8/17		
1730	EVER-FRESH CARPET CLEANING	1746		CARPET CLEANING AT CITY HALL - AUG.'17 - SEWER	09/06/2017	93.60	.00	21-6025 JANITORIAL	0	8/17		
1730	EVER-FRESH CARPET CLEANING	1746		CARPET CLEANING AT CITY HALL - AUG.'17 - P.I	09/06/2017	36.00	.00	25-6025 JANITORIAL	0	8/17		
Total 1746:						360.00	.00					
Total EVER-FRESH CARPET CLEANING:						360.00	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 11

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
FLUID CONNECTOR PRODUCTS, INC.												
1083	FLUID CONNECTOR PRODUCTS, INC.	6766705	6047	FITTINGS FOR WATER SAMPLING, R.JONES, AUG.'17	08/31/2017	162.15	.00	20-6150 M & R - SYSTEM	0	8/17		
Total 6766705:						162.15	.00					
1083	FLUID CONNECTOR PRODUCTS, INC.	6771498	6060	CONNECTORS, CAMPBELL CAM LOCK CAPS, M.NADEAU, SEPT.'17	09/07/2017	70.95	.00	21-6140 MAINT & REPAIR BUILDING	0	9/17		
Total 6771498:						70.95	.00					
1083	FLUID CONNECTOR PRODUCTS, INC.	6771970		RETURNED CAMPBELL AM LOCK CAPS, SEWER, SEP 17	09/08/2017	-70.95	.00	21-6140 MAINT & REPAIR BUILDING	0	9/17		
Total 6771970:						-70.95	.00					
Total FLUID CONNECTOR PRODUCTS, INC.:						162.15	.00					
H.D. FOWLER COMPANY												
1552	H.D. FOWLER COMPANY	14615477	6029	SUPPLIES FOR MESMER P.I PROJECT, 45 DEGREE COUPLER 90 DEGREE COUPLER AND 3 BRASS NIPPLES,J.MORFIN, AUG.'17	08/29/2017	732.96	.00	40-6020 CAPITAL IMPROVEMENTS	1080	8/17		
Total 14615477:						732.96	.00					
Total H.D. FOWLER COMPANY:						732.96	.00					
IDAHO DEPT OF ENVIRONMENTAL QU												
128	IDAHO DEPT OF ENVIRONMENTAL QU	20180884		ANNUAL ASSESSMENT FOR DRINKING WATER SYSTEM FOR FISCAL YEAR 2018, 10-1-17 TO 9-30-18, AUG 17, WATER	08/24/2017	19,650.00	.00	20-1500 PREPAID INSURANCE	0	8/17		
Total 20180884:						19,650.00	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 12

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total IDAHO DEPT OF ENVIRONMENTAL QU:						19,650.00	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	27473627		DOWNTOWN POWER POLE RELOCATION, B.BACHMAN, AUG.'17	08/18/2017	64,502.00	.00	01-6045 CONTINGENCY	1118	8/17		
Total 27473627:						64,502.00	.00					
Total IDAHO POWER CO:						64,502.00	.00					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1067686-A	6016	AD#1661500, LEGAL NOTICE, CANDIDATE FILING DEADLINE, A.WELKER, AUG.'17	08/30/2017	50.88	.00	01-6125 LEGAL PUBLICATIONS	0	8/17		
Total 1067686-A:						50.88	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1067686-B	6015	AD# 1663495, LEGAL NOTICE, 17-05-S , T.BEHUNIN, AUG.'17	08/30/2017	56.06	.00	01-6125 LEGAL PUBLICATIONS	1003	8/17		
Total 1067686-B:						56.06	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1069032	6043	AD#1666462, LEGAL NOTICE, REZONE FOR S.NORIYUKI, J.HELLMAN, AUG.'17	09/06/2017	47.92	.00	01-6125 LEGAL PUBLICATIONS	1003	9/17		
Total 1069032:						47.92	.00					
Total IDAHO PRESS TRIBUNE, LLC:						154.86	.00					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	S8010842		FINGERPRINT FOR RAY TAFF, PARKS, AUG 17	08/09/2017	10.00	.00	01-6052 CONTRACT SERVICES	1004	8/17		
1509	IDAHO STATE POLICE	S8010842		FINGERPRINT & BACKGROUND CHECK FOR SHYLA FLAVEL , PARKS, AUG 17	08/09/2017	37.00	.00	01-6052 CONTRACT SERVICES	1004	8/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 13

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
1509	IDAHO STATE POLICE	S8010842		<u>FINGERPRINT & BACKGROUND CHECK , STEVE HOWELL, AUG 17</u>	08/09/2017	6.95	.00	<u>01-6052 CONTRACT SERVICES</u>	0	8/17		
1509	IDAHO STATE POLICE	S8010842		<u>FINGERPRINT & BACKGROUND CHECK , STEVE HOWELL, AUG 17, PARKS</u>	08/09/2017	18.03	.00	<u>01-6052 CONTRACT SERVICES</u>	1004	8/17		
1509	IDAHO STATE POLICE	S8010842		<u>FINGERPRINT & BACKGROUND CHECK , STEVE HOWELL, AUG 17, BLDG INSPECTORS</u>	08/09/2017	9.25	.00	<u>01-6052 CONTRACT SERVICES</u>	1005	8/17		
1509	IDAHO STATE POLICE	S8010842		<u>FINGERPRINT & BACKGROUND CHECK , STEVE HOWELL, AUG 17, WATER</u>	08/09/2017	1.11	.00	<u>20-6052 CONTRACT SERVICES</u>	0	8/17		
1509	IDAHO STATE POLICE	S8010842		<u>FINGERPRINT & BACKGROUND CHECK , STEVE HOWELL, AUG 17, SEWER</u>	08/09/2017	1.11	.00	<u>21-6052 CONTRACT SERVICES</u>	0	8/17		
1509	IDAHO STATE POLICE	S8010842		<u>FINGERPRINT & BACKGROUND CHECK , STEVE HOWELL, AUG 17, PI</u>	08/09/2017	.55	.00	<u>25-6052 CONTRACT SERVICES</u>	0	8/17		
Total S8010842:						84.00	.00					
Total IDAHO STATE POLICE:						84.00	.00					
IDAHO TRACTOR INC												
34	IDAHO TRACTOR INC	RO28720		<u>SHOP LABOR REPAIR BACKHOE OUT RIGGER, B GILLOGLY, PARKS, AUG 17</u>	08/16/2017	269.50	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	8/17		
Total RO28720:						269.50	.00					
Total IDAHO TRACTOR INC:						269.50	.00					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	102145		<u>4GB RAM FOR DELLS3020, FOR DAWN AND ANDY, P&Z, AUG 17</u>	08/30/2017	75.20	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1003	8/17		
1595	INTEGRINET SOLUTIONS, INC.	102145		<u>4GB RAM FOR DELLS3020, FOR DAWN AND ANDY, P&Z, AUG 17, WATER</u>	08/30/2017	1.92	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	1003	8/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 14

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1595	INTEGRINET SOLUTIONS, INC.	102145		<u>4GB RAM FOR DELL S3020, FOR DAWN AND ANDY, P&Z, AUG 17, SEWER</u>	08/30/2017	1.92	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	1003	8/17		
1595	INTEGRINET SOLUTIONS, INC.	102145		<u>4GB RAM FOR DELL S3020, FOR DAWN AND ANDY, P&Z, AUG 17, PI</u>	08/30/2017	.96	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	1003	8/17		
1595	INTEGRINET SOLUTIONS, INC.	102145		<u>STOCK PC AA, 8 GB RAM, ADAPTER, HDMI TO VGA ADAPTER FOR C ENGELS, AUG 17</u>	08/30/2017	1,140.23	.00	<u>01-6175 SMALL TOOLS</u>	0	8/17		
1595	INTEGRINET SOLUTIONS, INC.	102145		<u>STOCK PC AA, 8 GB RAM, ADAPTER, HDMI TO VGA ADAPTER FOR C ENGELS, AUG 17, WATER</u>	08/30/2017	29.11	.00	<u>20-6175 SMALL TOOLS</u>	0	8/17		
1595	INTEGRINET SOLUTIONS, INC.	102145		<u>STOCK PC AA, 8 GB RAM, ADAPTER, HDMI TO VGA ADAPTER FOR C ENGELS, AUG 17, SEWER</u>	08/30/2017	29.11	.00	<u>21-6175 SMALL TOOLS</u>	0	8/17		
1595	INTEGRINET SOLUTIONS, INC.	102145		<u>STOCK PC AA, 8 GB RAM, ADAPTER, HDMI TO VGA ADAPTER FOR C ENGELS, AUG 17, PI</u>	08/30/2017	14.55	.00	<u>25-6175 SMALL TOOLS</u>	0	8/17		
Total 102145:						1,293.00	.00					
Total INTEGRINET SOLUTIONS, INC.:						1,293.00	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482195000729		<u>NATURAL GAS CONSUMPTION NWWTP, 07-29-17 TO 8-25-17, AUG 17, WATER</u>	09/01/2017	4.54	4.54	<u>20-6290 UTILITIES EXPENSE</u>	0	8/17	09/01/2017	
37	INTERMOUNTAIN GAS CO	482195000729		<u>NATURAL GAS CONSUMPTION NWWTP, 07-29-17 TO 8-25-17, AUG 17, SEWER</u>	09/01/2017	4.54	4.54	<u>21-6290 UTILITIES EXPENSE</u>	0	8/17	09/01/2017	
37	INTERMOUNTAIN GAS CO	482195000729		<u>NATURAL GAS CONSUMPTION NWWTP, 07-29-17 TO 8-25-17, AUG 17, PI</u>	09/01/2017	1.72	1.72	<u>25-6290 UTILITIES EXPENSE</u>	0	8/17	09/01/2017	

City of Kuna

Payment Approval Report - City Council Approval

Page: 15

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 4821950007291782517:						10.80	10.80					
Total INTERMOUNTAIN GAS CO:						10.80	10.80					
IRMINGER CONSTRUCTION												
188	IRMINGER CONSTRUCTION	08152017IC		PROGRESS PAYMENT ARDELL PUMP STATION AND STORAGE POND - AUG.'17 - WATER	08/15/2017	14,049.11	.00	20-6020 CAPITAL IMPROVEMENTS	1055	8/17		
188	IRMINGER CONSTRUCTION	08152017IC		PROGRESS PAYMENT ARDELL PUMP STATION AND STORAGE POND - AUG.'17 - P.I	08/15/2017	14,049.11	.00	25-6020 CAPITAL IMPROVEMENTS	1055	8/17		
Total 08152017IC:						28,098.22	.00					
Total IRMINGER CONSTRUCTION:						28,098.22	.00					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	082317		JULY RENT FOR 25 FT ROLLOFF AT MAINTENANCE YARD, JUL 17, PARKS	08/23/2017	9.90	.00	01-6212 RENT- EQUIPMENT	1004	7/17		
230	J & M SANITATION, INC.	082317		JULY RENT FOR 25 FT ROLLOFF AT MAINTENANCE YARD, JUL 17, WATER	08/23/2017	8.40	.00	20-6212 RENT - EQUIPMENT	0	7/17		
230	J & M SANITATION, INC.	082317		JULY RENT FOR 25 FT ROLLOFF AT MAINTENANCE YARD, JUL 17, SEWER	08/23/2017	8.10	.00	21-6212 RENT- EQUIPMENT	0	7/17		
230	J & M SANITATION, INC.	082317		JULY RENT FOR 25 FT ROLLOFF AT MAINTENANCE YARD, JUL 17, PI	08/23/2017	3.60	.00	25-6212 RENT - EQUIPMENT	0	7/17		
230	J & M SANITATION, INC.	082317		JULY ROLL OFF DUMP FOR 25 FT ROLLOFF AT MAINTENANCE YARD, PARKS, JUL 17	08/23/2017	148.40	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	7/17		
230	J & M SANITATION, INC.	082317		JULY ROLL OFF DUMP FOR 25 FT ROLLOFF AT MAINTENANCE YARD, JUL 17, WATER	08/23/2017	125.92	.00	20-6150 M & R - SYSTEM	0	7/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 16

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
230	J & M SANITATION, INC.	082317		<u>JULY ROLL OFF DUMP FOR 25 FT ROLLOFF AT MAINTENANCE YARD, JUL 17, SEWER</u>	08/23/2017	121.42	.00	<u>21-6150 M & R - SYSTEM</u>	0	7/17		
230	J & M SANITATION, INC.	082317		<u>JULY ROLL OFF DUMP FOR 25 FT ROLLOFF AT MAINTENANCE YARD, JUL 17, PI</u>	08/23/2017	53.96	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	7/17		
Total 082317:						479.70	.00					
230	J & M SANITATION, INC.	08232017		<u>DISPOSAL/SLUDGE REMOVAL AUG THRU SEPT 1ST, AUG 17</u>	08/23/2017	3,960.00	.00	<u>21-6153 M & R - SLUDGE DISPOSAL</u>	0	8/17		
Total 08232017:						3,960.00	.00					
230	J & M SANITATION, INC.	08252017-083		<u>SANITATION RECEIPT TRANSFER - 08-25-17 TO 8-31- 17, AUG 17</u>	09/01/2017	11,233.97	11,233.97	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	8/17	09/01/2017	
230	J & M SANITATION, INC.	08252017-083		<u>SANITATION RECEIPT TRANSFER -LESS FRANCHISE FEE 08-25-17 TO 8-31-17, AUG 17</u>	09/01/2017	-1,109.91	-1,109.91	<u>01-4170 FRANCHISE FEES</u>	0	8/17	09/01/2017	
Total 08252017-08312017:						10,124.06	10,124.06					
230	J & M SANITATION, INC.	090117		<u>MISSED ROLL OFF CHARGE IN AUG AND .30 OVERPAYMENT, AUG 17</u>	09/01/2017	450.00	450.00	<u>21-6153 M & R - SLUDGE DISPOSAL</u>	0	8/17	09/01/2017	
230	J & M SANITATION, INC.	090117		<u>MISSED ROLL OFF CHARGE IN AUG AND .30 OVERPAYMENT, AUG 17</u>	09/01/2017	-.30	-.30	<u>21-6153 M & R - SLUDGE DISPOSAL</u>	0	8/17	09/01/2017	
Total 090117:						449.70	449.70					
230	J & M SANITATION, INC.	09012017-090		<u>SANITATION RECEIPT TRANSFER - 09/1/17-9/7/17</u>	09/08/2017	34,223.99	34,223.99	<u>26-7000 SOLID WASTE SERVICE FEES</u>	0	9/17	09/08/2017	

City of Kuna

Payment Approval Report - City Council Approval

Page: 17

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
230	J & M SANITATION, INC.	09012017-090		<u>SANITATION RECEIPT TRANSFER - LESS FRANCHISE FEES - 09/1/17-9/7/17</u>	09/08/2017	-3,381.33	-3,381.33	<u>01-4170 FRANCHISE FEES</u>	0	9/17	09/08/2017	
Total 09012017-09072017:						30,842.66	30,842.66					
Total J & M SANITATION, INC.:						45,856.12	41,416.42					
JOSEPH BARKULIS												
1889	JOSEPH BARKULIS	001		<u>LUMBER, BRACKETS, SCREWS, NAILS, FENCE LABOR, FOR THE MAYOR'S TABLE, SEPT.'17</u>	09/06/2017	207.40	.00	<u>03-6376 EXPENDITURE- MAYOR'S TABLE</u>	0	9/17		
1889	JOSEPH BARKULIS	001		<u>ART DISPLAY LABOR FOR THE ART COMMISSION, SEPT.'17</u>	09/06/2017	160.00	.00	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	9/17		
Total 001:						367.40	.00					
Total JOSEPH BARKULIS:						367.40	.00					
J-U-B ENGINEERS, INC.												
1236	J-U-B ENGINEERS, INC.	0110660		<u>PROFESSIONAL SERVICES FROM JUNE 4-JULY 29, 2017 - DOWNTOWN REVITALIZATION GRANT</u>	08/17/2017	2,500.00	.00	<u>03-6378 EXPENDITURE- CDBG DWNTWN REVIT.</u>	0	8/17		
Total 0110660:						2,500.00	.00					
Total J-U-B ENGINEERS, INC.:						2,500.00	.00					
KELLER ASSOCIATES, INC.												
429	KELLER ASSOCIATES, INC.	0000001-5		<u>PROFESSIONAL SERVICES FROM 7-1-17 TO 7-31-17, GREYHAWK SUBDIVISION NO#7 PLAN REVIEW, AUG 17, WATER</u>	08/21/2017	195.30	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	8/17		
429	KELLER ASSOCIATES, INC.	0000001-5		<u>PROFESSIONAL SERVICES FROM 7-1-17 TO 7-31-17, GREYHAWK SUBDIVISION NO#7 PLAN REVIEW, AUG 17,</u>								

City of Kuna

Payment Approval Report - City Council Approval

Page: 18

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
				SEWER	08/21/2017	195.30	.00	21-6202 PROFESSIONAL SERVICES	0	8/17		
429	KELLER ASSOCIATES, INC.	0000001-5		PROFESSIONAL SERVICES FROM 7-1-17 TO 7-31-17, GREYHAWK SUBDIVISION NO#7 PLAN REVIEW, AUG 17, PI	08/21/2017	74.40	.00	25-6202 PROFESSIONAL SERVICES	0	8/17		
Total 0000001-5:						465.00	.00					
429	KELLER ASSOCIATES, INC.	0000001-6		PROFESSIONAL SERVICES FROM 7-1-17 TO 7-31-17, GREYHAWK SUB NO. 6 PLAN REVIEW, AUG 17, WATER	08/21/2017	111.30	.00	20-6202 PROFESSIONAL SERVICES	0	8/17		
429	KELLER ASSOCIATES, INC.	0000001-6		PROFESSIONAL SERVICES FROM 7-1-17 TO 7-31-17, GREYHAWK SUB NO. 6 PLAN REVIEW, AUG 17, SEWER	08/21/2017	111.30	.00	21-6202 PROFESSIONAL SERVICES	0	8/17		
429	KELLER ASSOCIATES, INC.	0000001-6		PROFESSIONAL SERVICES FROM 7-1-17 TO 7-31-17, GREYHAWK SUB NO. 6 PLAN REVIEW, AUG 17, PI	08/21/2017	42.40	.00	25-6202 PROFESSIONAL SERVICES	0	8/17		
Total 0000001-6:						265.00	.00					
429	KELLER ASSOCIATES, INC.	0000002-6		PROFESSIONAL SERVICES FROM 7-1-17 TO 7-31-17, ORCHARD REGIONAL LIFT STATION PROJECT, AUG 17	08/21/2017	3,930.00	.00	21-6020 CAPITAL IMPROVEMENTS	1104	8/17		
Total 0000002-6:						3,930.00	.00					
Total KELLER ASSOCIATES, INC.:						4,660.00	.00					
KENDALL FORD OF MERIDIAN LLC												
1616	KENDALL FORD OF MERIDIAN LLC	166098082		MULTIPOINT INSPECTION OF TRUCK #23 WITH USE OF VISE, AUG.'17 - SEWER	08/10/2017	273.00	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 19

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 166098082:						273.00	.00					
Total KENDALL FORD OF MERIDIAN LLC:						273.00	.00					
KNIFE RIVER CORPORATION - NORTHWEST												
1524	KNIFE RIVER CORPORATION - NORTHWEST	ITD16GN-94		KUNA DOWNTOWN REVITALIZATION, PHASE 1, TAP, AUG 17	08/31/2017	9,968.35	.00	03-6380 EXP-DWNTWN REVIT TMA TAP	0	8/17		
1524	KNIFE RIVER CORPORATION - NORTHWEST	ITD16GN-94		KUNA DOWNTOWN REVITALIZATION, PHASE 1, CDBG, AUG 17	08/31/2017	66,785.00	.00	03-6378 EXPENDITURE-CDBG DWNTWN REVIT.	0	8/17		
Total ITD16GN-94:						76,753.35	.00					
Total KNIFE RIVER CORPORATION - NORTHWEST:						76,753.35	.00					
KOWALLIS AND RICHARDS, INC.												
1495	KOWALLIS AND RICHARDS, INC.	2021010-1	6037	SCREWS FOR SR CENTER FENCE, S HOWELL, AUG 17	08/31/2017	13.06	.00	40-6020 CAPITAL IMPROVEMENTS	1075	8/17		
Total 2021010-1:						13.06	.00					
Total KOWALLIS AND RICHARDS, INC.:						13.06	.00					
KUNA LUMBER												
499	KUNA LUMBER	A92400	5941	PAINT BRUSHES, THROW AWAY TRAYS, ROLLERS FOR PARK BENCHES AT BERNIE FISHER PARK, PARKS, J CRUMPTON, AUG 17	08/03/2017	20.50	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/17		
Total A92400:						20.50	.00					
499	KUNA LUMBER	A92677	5984	COPPER COIL FOR PRV REPAIR OFF COLUMBIA RD, J.WEBB, AUG.'17 - WATER	08/17/2017	3.08	.00	20-6150 M & R - SYSTEM	0	8/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 20

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 A92677:						3.08	.00					
499	KUNA LUMBER	A92684	5986	FLARING TOOL FOR PRV REPAIR OFF COLUMBIA RD. J.WEBB, AUG.'17 - WATER	08/17/2017	15.29	.00	20-6175 SMALL TOOLS	0	8/17		
Total A92684:						15.29	.00					
499	KUNA LUMBER	A92953	6030	CONCRETE FOR GREENBELT EXTENSION, J.CRUMPTON	08/29/2017	7.78	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/17		
Total A92953:						7.78	.00					
499	KUNA LUMBER	A92993	6039	PAINT FOR BRIDGE AND EAR PLUGS, J.CRUMPTON, AUG.'17 - PARKS	08/31/2017	122.83	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/17		
Total A92993:						122.83	.00					
499	KUNA LUMBER	A93003	6045	PVC ADAPTER TO REPAIR ARBOR RIDGE, J.CRUMPTON, AUG.'17	08/31/2017	1.61	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/17		
Total A93003:						1.61	.00					
499	KUNA LUMBER	A93005	6049	HOSE CLAMPS FOR ARBOR PROJECT, D.POLENTZ, AUG.'17	08/31/2017	5.36	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/17		
Total A93005:						5.36	.00					
499	KUNA LUMBER	A93057	6070	PI CAPS FOR GREENBELT, J.MORFIN, SEPT.'17	09/11/2017	6.72	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 21

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
499	KUNA LUMBER	A93057	6070	HOSE BIBB AND MONSTER TAPE REPAIR PI BOX BY CITY HALL AT BMX RACE TRACK, J.MORFIN, SEPT.'17	09/11/2017	10.15	.00	40-6020 CAPITAL IMPROVEMENTS	1080	9/17		
Total A93057:						16.87	.00					
499	KUNA LUMBER	A93142	6064	PAINT SUPPLIES FOR BRIDGE AND REPLACEMENT CHAIN AND HOOKS FOR BUTLER PARK, J.CRUMPTON, SEPT.'17	09/07/2017	92.46	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/17		
Total A93142:						92.46	.00					
499	KUNA LUMBER	B103415	6033	1 EA WALL PLATE, 4 BOXES PLUG INS, 1 BAG CABLE TIES, FOR KUNA DAYS, AUG.'17 - PARKS	08/29/2017	98.49	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	8/17		
499	KUNA LUMBER	B103415	6033	1 CONNECTOR BOX, FOR SENIOR CENTER PROJECT, AUG.'17	08/29/2017	5.84	.00	40-6020 CAPITAL IMPROVEMENTS	1076	8/17		
499	KUNA LUMBER	B103415	6033	SCREWS, NUTS, CONCRETE, DEGREASER, HINGES, BLACK SPRAY PAINT, AND GATE LATCH FOR THE SENIOR CENTER FENCE PROJECT, AUG.'17	08/29/2017	140.76	.00	40-6020 CAPITAL IMPROVEMENTS	1075	8/17		
Total B103415:						245.09	.00					
499	KUNA LUMBER	B104642	6052	PARTS FOR ARBOR PARK, TEETER TOTER, PARKS, SEPT 17	09/05/2017	20.09	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	9/17		
Total B104642:						20.09	.00					
499	KUNA LUMBER	B104760	6066	SPRAY PAINT FOR VAC TRUCK, B.GILLOGLY, SEPT.'17	09/08/2017	4.04	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	9/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 22

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 B104760:						4.04	.00					
Total KUNA LUMBER:						555.00	.00					
KUNA WELDING												
46	KUNA WELDING	3650		BUILT HOOKS FOR PUMPS AT PROSPECTOR L.S., SEWER, AUG 17	08/09/2017	105.34	.00	21-6150 M & R - SYSTEM	0	8/17		
Total 3650:						105.34	.00					
46	KUNA WELDING	3679		PORTABLE: WELD LEAK ON PUMP AT DOG PARK, PI, PARKS, AUG 17	08/18/2017	35.00	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	8/17		
Total 3679:						35.00	.00					
Total KUNA WELDING:						140.34	.00					
KWIK SILVER EMBROIDERY												
1769	KWIK SILVER EMBROIDERY	0012943	6071	5 LG SAFETY GREEN SHORT SLEEVED SHIRTS, 1 LG BLACK POLO SHIRT, 3 LG LONG SLEEVED DENIM SHIRTS FOR T.FLEMING, SEPT.'17	09/11/2017	90.15	.00	21-6285 UNIFORMS EXPENSE	0	9/17		
1769	KWIK SILVER EMBROIDERY	0012943	6071	1 LG BLACK POLO FOR M.FISETTE, SEPT.'17	09/11/2017	18.71	.00	21-6285 UNIFORMS EXPENSE	0	9/17		
1769	KWIK SILVER EMBROIDERY	0012943	6071	3 EA. ASH XXL LONG SLEEVED SHIRT, 1 EA. BLACK POLO, FOR R.DAVILA, SEPT.'17	09/11/2017	48.37	.00	21-6285 UNIFORMS EXPENSE	0	9/17		
1769	KWIK SILVER EMBROIDERY	0012943	6071	1 EA. BLACK MED POLO, R.WARWICK, SEPT.'17	09/11/2017	18.71	.00	21-6285 UNIFORMS EXPENSE	0	9/17		
1769	KWIK SILVER EMBROIDERY	0012943	6071	5 EA. GRAY SHORT SLEEVED XXL SHIRTS, 3 EA. GRAY LONG XXL SLEEVED SHIRTS, 1 BLACK XXL POLO SHIRT, 3 EA. DENIM XXL SHIRTS, FOR T.SHAFFER, SEPT.'17	09/11/2017	134.85	.00	21-6285 UNIFORMS EXPENSE	0	9/17		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 9/1/2017-9/14/2017

Page: 23

Sep 14, 2017 11:52AM

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
1769	KWIK SILVER EMBROIDERY	0012943	6071	3 EA. GRAY XXL SHORT SLEEVED SHIRTS, 2 EA. GRAY XXL LONG SLEEVED SHIRTS, 1 EA. XXL BLACK POLO SHIRT, FOR M.NADEAU, SEPT.'17	09/11/2017	62.20	.00	21-6285 UNIFORMS EXPENSE	0	9/17		
1769	KWIK SILVER EMBROIDERY	0012943	6071	EMBROIDERY OF NAMES AND LOGOS, SEPT.'17	09/11/2017	162.60	.00	21-6285 UNIFORMS EXPENSE	0	9/17		
Total 0012943:						535.59	.00					
Total KWIK SILVER EMBROIDERY:						535.59	.00					
LES SCHWAB TIRES												
221	LES SCHWAB TIRES	12800255863		4 LT245/75R-16/10 BACK COUNTRY TIRES, SEWER TRUCK REPLACEMENT TIRES, JUN 17, SEWER	06/27/2017	966.36	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	6/17		
Total 12800255863:						966.36	.00					
221	LES SCHWAB TIRES	12800267093		TUBELESS TIRES FOR THE MOWER, SEPT.'17 - PARKS	09/05/2017	27.77	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1004	9/17		
Total 12800267093:						27.77	.00					
Total LES SCHWAB TIRES:						994.13	.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	16065554		RECURRING RENTAL FEE FOR HYDROGEN CHLORIDE, SEWER, AUG 17	08/31/2017	28.67	.00	21-6150 M & R - SYSTEM	0	8/17		
Total 16065554:						28.67	.00					
Total MATHESON TRI-GAS INC:						28.67	.00					
MISCELLANEOUS VENDORS												

City of Kuna

Payment Approval Report - City Council Approval

Page: 24

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
285	MISCELLANEOUS VENDORS	09122017		<u>REIMBURSE M DAVILA FOR CLASS II DRINKING WATER TEST, SEP 17, WATER</u>	09/12/2017	49.60	.00	<u>20-6265 TRAINING & SCH00LING EXPENSE</u>	0	9/17		
285	MISCELLANEOUS VENDORS	09122017		<u>REIMBURSE M DAVILA FOR CLASS II DRINKING WATER TEST, SEP 17, PI</u>	09/12/2017	12.40	.00	<u>25-6265 TRAINING & SCH00LING EXPENSE</u>	0	9/17		
Total 09122017:						62.00	.00					
Total MISCELLANEOUS VENDORS:						62.00	.00					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	09062017KB		<u>REFUND OF PARKING LOT RENTAL FOR KUNA FLEA MARKET</u>	09/06/2017	100.00	100.00	<u>01-4195 RENTAL INCOME</u>	0	9/17	09/06/2017	
Total 09062017KB:						100.00	100.00					
Total MISCELLANEOUS VENDORS 2:						100.00	100.00					
MUNICIPAL CODE CORPORATION												
1488	MUNICIPAL CODE CORPORATION	00294885		<u>ADMINISTRATIVE SUPPORT FEE 9-1-17 TO 8-31-2018, SEP 17,</u>	09/06/2017	98.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	9/17		
1488	MUNICIPAL CODE CORPORATION	00294885		<u>ADMINISTRATIVE SUPPORT FEE 9-1-17 TO 8-31-2018, SEP 17, PARKS</u>	09/06/2017	35.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1004	9/17		
1488	MUNICIPAL CODE CORPORATION	00294885		<u>ADMINISTRATIVE SUPPORT FEE 9-1-17 TO 8-31-2018, SEP 17, WATER</u>	09/06/2017	91.00	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	0	9/17		
1488	MUNICIPAL CODE CORPORATION	00294885		<u>ADMINISTRATIVE SUPPORT FEE 9-1-17 TO 8-31-2018, SEP 17, SEWER</u>	09/06/2017	91.00	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	0	9/17		
1488	MUNICIPAL CODE CORPORATION	00294885		<u>ADMINISTRATIVE SUPPORT FEE 9-1-17 TO 8-31-2018, SEP 17, PI</u>	09/06/2017	35.00	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	0	9/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 25

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 00294885:						350.00	.00					
Total MUNICIPAL CODE CORPORATION:						350.00	.00					
NCH CORPORATION												
1784	NCH CORPORATION	23188857	6021	1 PKG CRYOBITS AND 1 PKG CRYONITRIDE STEP BIT, D.CROSSLEY, AUG.'17 - ADMIN	08/30/2017	178.27	.00	01-6175 SMALL TOOLS	0	8/17		
1784	NCH CORPORATION	23188857	6021	1 PKG CRYOBITS AND 1 PKG CRYONITRIDE STEP BIT, D.CROSSLEY, AUG.'17 - WATER	08/30/2017	71.31	.00	20-6175 SMALL TOOLS	0	8/17		
1784	NCH CORPORATION	23188857	6021	1 PKG CRYOBITS AND 1 PKG CRYONITRIDE STEP BIT, D.CROSSLEY, AUG.'17 - SEWER	08/30/2017	71.31	.00	21-6175 SMALL TOOLS	0	8/17		
1784	NCH CORPORATION	23188857		1 PKG CRYOBITS AND 1 PKG CRYONITRIDE BITS, D.CROSSLEY, AUG.'17 - P.I	08/30/2017	35.64	.00	25-6175 SMALL TOOLS	0	8/17		
1784	NCH CORPORATION	23188857	6021	1 PKG SILIFUSE ID TAPE, AUG.'17 - ADMIN	08/30/2017	59.53	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	0	8/17		
1784	NCH CORPORATION	23188857	6021	1 PKG SILIFUSE ID TAPE, AUG.'17 - WATER	08/30/2017	23.81	.00	20-6150 M & R - SYSTEM	0	8/17		
1784	NCH CORPORATION	23188857	6021	1 PKG SILIFUSE ID TAPE, AUG.'17 - SEWER	08/30/2017	23.81	.00	21-6150 M & R - SYSTEM	0	8/17		
1784	NCH CORPORATION	23188857	6021	1 PKG SILIFUSE ID TAPE, AUG.'17 - P.I	08/30/2017	11.90	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	8/17		
Total 23188857:						475.58	.00					
Total NCH CORPORATION:						475.58	.00					
NORCO, INC.												
222	NORCO, INC.	21770169	5975	WELDING WIRE AND GAS FOR WELDER FOR THE SENIOR CENTER FENCE PROJECT.								

City of Kuna

Payment Approval Report - City Council Approval

Page: 26

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				B.GILLOGLY, AUG.'17	08/15/2017	113.27	.00	40-6020 CAPITAL IMPROVEMENTS	1075	8/17		
Total 21770169:						113.27	.00					
Total NORCO, INC.:						113.27	.00					
PACIFIC STEEL												
584	PACIFIC STEEL	6179183	6040	FENCE CAPS FOR THE SENIOR CENTER WROUGHT IRON FENCE. B.GILLOGLY, AUG.'17	08/31/2017	35.60	.00	40-6020 CAPITAL IMPROVEMENTS	1075	8/17		
Total 6179183:						35.60	.00					
Total PACIFIC STEEL:						35.60	.00					
PARTS, INC.												
470	PARTS, INC.	146592	6002	HYDAULIC HOSE FOR WHEEL LINES AT FARM. C MCDANIEL, SEWER, AUG 17	08/23/2017	34.98	.00	21-6090 FARM EXPENDITURES	0	9/17		
Total 146592:						34.98	.00					
470	PARTS, INC.	146713	6008	CLUTCH MASTER CYLINDER FOR TRUCK #4, B.GILLOGLY, AUG.'17	08/24/2017	51.87	.00	21-6305 VEHICLE MAINTENANCE & REPAIRS	0	8/17		
470	PARTS, INC.	146713	6008	DRIVE RATCHET, B.GILLOGLY, AUG.'17	08/24/2017	23.99	.00	01-6175 SMALL TOOLS	0	8/17		
470	PARTS, INC.	146713	6008	DRIVE RATCHET, B.GILLOGLY, AUG.'17 - WATER	08/24/2017	9.60	.00	20-6175 SMALL TOOLS	0	8/17		
470	PARTS, INC.	146713	6008	DRIVE RATCHET, B.GILLOGLY, AUG.'17 - SEWER	08/24/2017	9.60	.00	21-6175 SMALL TOOLS	0	8/17		
470	PARTS, INC.	146713	6008	DRIVE RATCHET, B.GILLOGLY, AUG.'17 - P.I	08/24/2017	4.79	.00	25-6175 SMALL TOOLS	0	8/17		
Total 146713:						99.85	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 27

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
470	PARTS, INC.	146807	6014	<u>1 EA CLUTCH SLAVE CYLINDER TRUCK #1, AUG.'17 - SEWER</u>	08/25/2017	115.93	.00	<u>21-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	8/17		
Total 146807:						115.93	.00					
470	PARTS, INC.	147185	6036	<u>BATTERY FOR TRUCK#14, J.CRUMPTON, AUG.'17 - PARKS</u>	08/30/2017	133.44	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	8/17		
Total 147185:						133.44	.00					
470	PARTS, INC.	147308	6046	<u>HYDRAULIC HOSE AND SWIVEL FOR THE FARM, C.MCDANIEL, AUG.'17</u>	08/31/2017	27.67	.00	<u>21-6090 FARM EXPENDITURES</u>	0	8/17		
Total 147308:						27.67	.00					
470	PARTS, INC.	147616	6053	<u>HYDRAULIC HOSE FOR THE FARM, C.MCDANIEL, AUG.'17</u>	09/05/2017	33.24	.00	<u>21-6090 FARM EXPENDITURES</u>	0	9/17		
Total 147616:						33.24	.00					
470	PARTS, INC.	147648	6055	<u>TIRE REPAIR KIT FOR KUBOTA, J.CRUMPTON, AUG.'17</u>	09/05/2017	5.26	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	9/17		
Total 147648:						5.26	.00					
470	PARTS, INC.	147871	6065	<u>GRINDING STONE AND DE- BURRING TOOL, B.GILLOGLY, SEPT.'17 - ADMIN</u>	09/08/2017	5.25	.00	<u>01-6175 SMALL TOOLS</u>	0	9/17		
470	PARTS, INC.	147871	6065	<u>GRINDING STONE AND DE- BURRING TOOL, B.GILLOGLY, SEPT.'17 - WATER</u>	09/08/2017	2.10	.00	<u>20-6175 SMALL TOOLS</u>	0	9/17		
470	PARTS, INC.	147871	6065	<u>GRINDING STONE AND DE- BURRING TOOL, B.GILLOGLY, SEPT.'17 - SEWER</u>	09/08/2017	2.10	.00	<u>21-6175 SMALL TOOLS</u>	0	9/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 28

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
470	PARTS, INC.	147871		<u>GRINDING STONE AND DE-BURRING TOOL, B.GILLOGLY, SEPT.'17 - P.I</u>	09/08/2017	1.05	.00	<u>25-6175 SMALL TOOLS</u>	0	9/17		
Total 147871:						10.50	.00					
470	PARTS, INC.	147912	6069	<u>ENGINE DEGREASER, AND TANK REPAIR KIT, B.GILLOGLY, SEPT.'17 - SEWER</u>	09/08/2017	15.41	.00	<u>21-6150 M & R - SYSTEM</u>	0	9/17		
Total 147912:						15.41	.00					
470	PARTS, INC.	148228	6079	<u>DRIVE BELT TENSIONER, B.GILLOGLY, SEPT.'17</u>	09/12/2017	17.57	.00	<u>01-6175 SMALL TOOLS</u>	0	9/17		
470	PARTS, INC.	148228	6079	<u>DRIVE BELT TENSIONER, B.GILLOGLY, SEPT.'17 - WATER</u>	09/12/2017	7.03	.00	<u>20-6175 SMALL TOOLS</u>	0	9/17		
470	PARTS, INC.	148228	6079	<u>DRIVE BELT TENSIONER, B.GILLOGLY, SEPT.'17 - SEWER</u>	09/12/2017	7.03	.00	<u>21-6175 SMALL TOOLS</u>	0	9/17		
470	PARTS, INC.	148228	6079	<u>DRIVE BELT TENSIONER, B.GILLOGLY, SEPT.'17 - P.I</u>	09/12/2017	3.51	.00	<u>25-6175 SMALL TOOLS</u>	0	9/17		
470	PARTS, INC.	148228	6079	<u>DRIVE BELT (FAN/ALT/AC) FOR DUMP TRUCK, B.GILLOGLY, SEPT.'17 - PARKS</u>	09/12/2017	42.74	.00	<u>01-6305 VEHICLE MAINTENANCE & REPAIRS</u>	1004	9/17		
470	PARTS, INC.	148228	6079	<u>V-BELT FOR LAWN VACUUM, B.GILLOGLY, SEPT.'17 - PARKS</u>	09/12/2017	7.75	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	9/17		
Total 148228:						85.63	.00					
470	PARTS, INC.	148284	6082	<u>PINS FOR KUBOTA, J.CRUMPTON, SEPT.'17</u>	09/13/2017	4.69	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	9/17		
Total 148284:						4.69	.00					
Total PARTS, INC.:						566.60	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 29

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
PATAGONIA DEVELOPMENT LLC												
1888	PATAGONIA DEVELOPMENT LLC	09062017PD		PRESSURE IRRIGATION TRUNK REIMBURSEMENT AGREEMENT, J.MARSH	09/06/2017	2,229.23	2,229.23	25-6160 MISCELLANEOUS EXPENSES	0	9/17	09/06/2017	
1888	PATAGONIA DEVELOPMENT LLC	09062017PD		PRESSURE IRRIGATION PUMP STATION REIMBURSEMENT AGREEMENT, J.MARSH	09/06/2017	34,582.65	34,582.65	25-6160 MISCELLANEOUS EXPENSES	0	9/17	09/06/2017	
1888	PATAGONIA DEVELOPMENT LLC	09062017PD		PATAGONIA WATER TRUNK REIMBURSEMENT AGREEMENT, J.MARSH	09/06/2017	14,900.87	14,900.87	20-6160 MISCELLANEOUS EXPENSES	0	9/17	09/06/2017	
1888	PATAGONIA DEVELOPMENT LLC	09062017PD		PATAGONIA SEWER TRUNK REIMBURSEMENT AGREEMENT, J.MARSH	09/06/2017	2,401.41	2,401.41	21-6160 MISCELLANEOUS EXPENSES	0	9/17	09/06/2017	
1888	PATAGONIA DEVELOPMENT LLC	09062017PD		PATAGONIA SEWER LIFT STATION REIMBURSEMENT AGREEMENT, J.MARSH	09/06/2017	66,192.07	66,192.07	21-6160 MISCELLANEOUS EXPENSES	0	9/17	09/06/2017	
Total 09062017PD:						120,306.23	120,306.23					
Total PATAGONIA DEVELOPMENT LLC:						120,306.23	120,306.23					
PLAYCORE WISCONSIN INC												
798	PLAYCORE WISCONSIN INC	PJI-0068216		PLAYGROUND EQUIPMENT, FRT AND INSTALLATION, B WITHROW - , AUG 17, PARKS	08/22/2017	23,120.02	.00	01-6045 CONTINGENCY	1121	8/17		
Total PJI-0068216:						23,120.02	.00					
Total PLAYCORE WISCONSIN INC:						23,120.02	.00					
RAIN FOR RENT												
144	RAIN FOR RENT	1090846	5992	REPLACEMENT BULL GEAR FOR WHEELINES AT FARM, C MCDANIELS, SEWER, AUG 17	08/21/2017	300.00	.00	21-6090 FARM EXPENDITURES	0	8/17		
Total 1090846:						300.00	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 30

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 RAIN FOR RENT:						300.00	.00					
REXEL, INC.												
1613	REXEL, INC.	N774672		<u>EXTERIOR LIGHTING AT THE SENIOR CENTER, C.OSWALD, AUG.'17</u>	08/18/2017	205.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1076	8/17		
Total N774672:						205.00	.00					
Total REXEL, INC.:						205.00	.00					
RIDGEWOOD ENTERPRISES, INC												
1728	RIDGEWOOD ENTERPRISES, INC	100960005	5995	<u>COIL FOR A CHAINSAW, B.GILLOGLY, AUG.'17</u>	08/31/2017	100.10	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	8/17		
Total 100960005:						100.10	.00					
Total RIDGEWOOD ENTERPRISES, INC:						100.10	.00					
SEID CRANE SERVICE, INC												
1766	SEID CRANE SERVICE, INC	9730	6058	<u>OFF LOADING SERVICES FOR INDIAN CREEK LIFT STATION, T.FLEMING, SEPT.'17</u>	09/06/2017	210.00	.00	<u>21-6150 M & R - SYSTEM</u>	0	9/17		
Total 9730:						210.00	.00					
Total SEID CRANE SERVICE, INC:						210.00	.00					
SENTRY SECURITY MONITORING LLC												
1860	SENTRY SECURITY MONITORING LLC	13498		<u>FIRE ALARM MONITORING AND CELL COMMUNICATOR SERVICE FOR 10/1/17-3/31/18 - ADMIN</u>	09/01/2017	86.52	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	10/17		
1860	SENTRY SECURITY MONITORING LLC	13498		<u>FIRE ALARM MONITORING AND CELL COMMUNICATOR SERVICE FOR 10/1/17-3/31/18 - P & Z</u>	09/01/2017	30.90	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	10/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 31

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
1860	SENTRY SECURITY MONITORING LLC	13498		<u>FIRE ALARM MONITORING AND CELL COMMUNICATOR SERVICE FOR 10/1/17-3/31/18 - WATER</u>	09/01/2017	80.34	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	10/17		
1860	SENTRY SECURITY MONITORING LLC	13498		<u>FIRE ALARM MONITORING AND CELL COMMUNICATOR SERVICE FOR 10/1/17-3/31/18 - SEWER</u>	09/01/2017	80.34	.00	<u>21-6140 MAINT. & REPAIR BUILDING</u>	0	10/17		
1860	SENTRY SECURITY MONITORING LLC	13498		<u>FIRE ALARM MONITORING AND CELL COMMUNICATOR SERVICE FOR 10/1/17-3/31/18 - P.I</u>	09/01/2017	30.90	.00	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	10/17		
Total 13498:						309.00	.00					
Total SENTRY SECURITY MONITORING LLC:						309.00	.00					
SENTRY SECURITY SYSTEMS LLC												
1859	SENTRY SECURITY SYSTEMS LLC	4149		<u>FIRE ALARM INSPECTION - ASSISTING WITH ELEVATOR INSPECTION, JUN.'17</u>	09/08/2017	45.36	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	6/17		
1859	SENTRY SECURITY SYSTEMS LLC	4149		<u>FIRE ALARM INSPECTION - ASSISTING WITH ELEVATOR INSPECTION, JUN.'17 - P & Z</u>	09/08/2017	16.20	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	6/17		
1859	SENTRY SECURITY SYSTEMS LLC	4149		<u>FIRE ALARM INSPECTION - ASSISTING WITH ELEVATOR INSPECTION, JUN.'17 - WATER</u>	09/08/2017	42.12	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	6/17		
1859	SENTRY SECURITY SYSTEMS LLC	4149		<u>FIRE ALARM INSPECTION - ASSISTING WITH ELEVATOR INSPECTION, JUN.'17 - SEWER</u>	09/08/2017	42.12	.00	<u>21-6140 MAINT. & REPAIR BUILDING</u>	0	6/17		
1859	SENTRY SECURITY SYSTEMS LLC	4149		<u>FIRE ALARM INSPECTION - ASSISTING WITH ELEVATOR INSPECTION, JUN.'17 - P.I</u>	09/08/2017	16.20	.00	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	6/17		
Total 4149:						162.00	.00					
Total SENTRY SECURITY SYSTEMS LLC:						162.00	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 32

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
SHARP ELECTRONICS CORP -LEASE												
1734	SHARP ELECTRONICS CORP - LEASE	5004217803		<u>SHARP COPIER LEASE, MODEL MX2615N, 9/1/17-9/30/17 - PARKS</u>	09/05/2017	17.33	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	9/17		
1734	SHARP ELECTRONICS CORP - LEASE	5004217803		<u>SHARP COPIER LEASE, MODEL MX2615N, 9/1/17-9/30/17 - WATER</u>	09/05/2017	27.92	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	9/17		
1734	SHARP ELECTRONICS CORP - LEASE	5004217803		<u>SHARP COPIER LEASE, MODEL MX2615N, 9/1/17-9/30/17 - SEWER</u>	09/05/2017	34.65	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	9/17		
1734	SHARP ELECTRONICS CORP - LEASE	5004217803		<u>SHARP COPIER LEASE, MODEL MX2615N, 9/1/17-9/30/17 - P.I</u>	09/05/2017	16.36	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	9/17		
Total 5004217803:						96.26	.00					
Total SHARP ELECTRONICS CORP -LEASE:						96.26	.00					
ST. LUKE'S REGIONAL MEDICAL CENTER												
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	421266671		<u>NEW HIRE SCREENING, AUG.'17 - PARKS</u>	08/09/2017	40.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1004	8/17		
Total 421266671:						40.00	.00					
1441	ST. LUKE'S REGIONAL MEDICAL CENTER	421272533		<u>INJURY SCREENING, AUG.'17 - BUILDING INSPECTION</u>	08/01/2017	40.00	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1005	8/17		
Total 421272533:						40.00	.00					
Total ST. LUKE'S REGIONAL MEDICAL CENTER:						80.00	.00					
THE JORDEL COMPANY												
1523	THE JORDEL COMPANY	00000000239	5994	<u>SHIPPING COST TO RETURN LOANED CALIBRATION UNIT TO READ INHOUSE LABS. T. SHAFFER, AUG.'17 - SEWER</u>	08/21/2017	96.66	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	8/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 33

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 00000000239:						96.66	.00					
Total THE JORDEL COMPANY:						96.66	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2160:05184145	6051	10 BOTTLES WATER, 1 COOLER RENTAL AT THE MAINTENANCE SHOP, AUG.'17	09/01/2017	64.50	.00	01-6165 OFFICE SUPPLIES	1004	8/17		
Total 2160:05184145:						64.50	.00					
Total TREASURE VALLEY COFFEE:						64.50	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	170572076420	5905	THE PEREGRINE FUND, BIRDS OF PREY FIELD TRIP FOR THE RANGER PROGRAM, JUL.'17	07/26/2017	116.00	.00	01-6265 TRAINING & SCH00LING	1086	7/17		
Total 17057207642074211735:						116.00	.00					
1444	U.S. BANK (VISA)	552372080837	5909	WALMART.COM, SD CARD FOR CLERKS OFFICE CAMERA, A.WELKER, JUL.'17	07/27/2017	11.95	.00	01-6165 OFFICE SUPPLIES	0	7/17		
Total 55237208083757423254:						11.95	.00					
1444	U.S. BANK (VISA)	921672131009	5924	CASELLE, REGISTRATION FOR ANNUAL CONFERENCE, K.RICE AND G.SMITH	08/01/2017	225.00	.00	01-6265 TRAINING & SCH00LING	0	10/17		
1444	U.S. BANK (VISA)	921672131009	5924	CASELLE, XPRESS BILL PAY, REGISTRATION FOR ANNUAL CONFERENCE, K.RICE AND G.SMITH	08/01/2017	297.00	.00	20-6265 TRAINING & SCH00LING EXPENSE	0	10/17		
1444	U.S. BANK (VISA)	921672131009	5924	CASELLE, XPRESS BILL PAY, REGISTRATION FOR ANNUAL CONFERENCE, K.RICE AND G.SMITH	08/01/2017	297.00	.00	21-6265 TRAINING & SCH00LING EXPENSE	0	10/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 34

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1444	U.S. BANK (VISA)	921672131009	5924	CASELLE, XPRESS BILL PAY, REGISTRATION FOR ANNUAL CONFERENCE, K.RICE AND G.SMITH	08/01/2017	81.00	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	10/17		
Total 92167213100902118539:						900.00	.00					
1444	U.S. BANK (VISA)	921672131009	5924	CASELLE, XPRESS BILL PAY, REGISTRATION FOR ANNUAL CONFERENCE, N.STAUFFER	08/01/2017	112.50	.00	01-6265 TRAINING & SCHOOLING	0	10/17		
1444	U.S. BANK (VISA)	921672131009	5924	CASELLE, XPRESS BILL PAY, REGISTRATION FOR ANNUAL CONFERENCE, N.STAUFFER	08/01/2017	148.50	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	10/17		
1444	U.S. BANK (VISA)	921672131009	5924	CASELLE, XPRESS BILL PAY, REGISTRATION FOR ANNUAL CONFERENCE, N.STAUFFER	08/01/2017	148.50	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	10/17		
1444	U.S. BANK (VISA)	921672131009	5924	CASELLE, XPRESS BILL PAY, REGISTRATION FOR ANNUAL CONFERENCE, N. STAUFFER	08/01/2017	40.50	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	10/17		
Total 92167213100902118547:						450.00	.00					
1444	U.S. BANK (VISA)	921672161001	5800	TEN LITTLE CHICKS, PIES AND COOKIES FOR THE VOLUNTEER APPRECIATION BBQ, A.BARKULIS, JUN.'17	08/04/2017	11.25	.00	01-6045 CONTINGENCY	1115	8/17		
1444	U.S. BANK (VISA)	921672161001	5800	TEN LITTLE CHICKS, PIES AND COOKIES FOR THE VOLUNTEER APPRECIATION BBQ, A.BARKULIS, AUG.'17	08/04/2017	11.25	.00	21-6045 CONTINGENCY	1115	8/17		
1444	U.S. BANK (VISA)	921672161001	5800	TEN LITTLE CHICKS, PIES AND COOKIES FOR THE VOLUNTEER APPRECIATION BBQ, A.BARKULIS, AUG.'17	08/04/2017	11.25	.00	20-6045 CONTINGENCY	1115	8/17		
1444	U.S. BANK (VISA)	921672161001	5800	TEN LITTLE CHICKS, PIES AND COOKIES FOR THE VOLUNTEER APPRECIATION BBQ, A.BARKULIS, AUG.'17	08/04/2017	11.25	.00	25-6045 CONTINGENCY FUND	1115	8/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 35

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 92167216100140093830:						45.00	.00					
1444	U.S. BANK (VISA)	921672201002	5951	<u>WALMART.COM, USB CHARGING PORTS, A.WELKER, AUG.'17</u>	08/08/2017	1.96	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/17		
Total 92167220100221870548:						1.96	.00					
1444	U.S. BANK (VISA)	921672201002	5951	<u>WALMART.COM, USB CHARGING PORTS, A.WELKER, AUG.'17</u>	08/08/2017	4.90	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	8/17		
Total 92167220100221888599:						4.90	.00					
1444	U.S. BANK (VISA)	921672341005	6000	<u>LOWES, 3 GALS MARKING PAINT, PAINT TRAYS, ROLLERS, M.MEADE, AUG.'17</u>	08/22/2017	94.70	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	8/17		
Total 92167234100552270486:						94.70	.00					
1444	U.S. BANK (VISA)	921672351009	5960	<u>LOWES, 4 EA. 1X4X6S LUMBER FOR STORAGE, M.BORZICK, AUG.'17</u>	08/22/2017	48.85	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	8/17		
Total 92167235100910548101:						48.85	.00					
1444	U.S. BANK (VISA)	939872362862	5960	<u>INTERSTATE PLASTICS, CLEAR ACRYLIC SHEET FOR BUILDING STORAGE, M.BORZICK, AUG.'17</u>	08/23/2017	50.00	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	8/17		
Total 93987236286252700680:						50.00	.00					
Total U.S. BANK (VISA):						1,723.36	.00					

UNITED OIL

City of Kuna

Payment Approval Report - City Council Approval

Page: 36

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
316	UNITED OIL	0375101		<u>1501.4 GALLONS UNLEADED FUEL, T.SHAFFER, AUG.'17</u>	08/16/2017	4,052.28	4,052.28	<u>21-6300 FUEL</u>	0	8/17	09/08/2017	
Total 0375101:						4,052.28	4,052.28					
Total UNITED OIL:						4,052.28	4,052.28					
UNIVAR USA, INC.												
1410	UNIVAR USA, INC.	NA588282	6056	<u>2 TOTES SODIUM HYPOCHLORITE PLUS FREIGHT, T. SHAFFER, SEPT '17-SEWER</u>	09/07/2017	1,300.20	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	9/17		
1410	UNIVAR USA, INC.	NA588282	6056	<u>2 EA. RETURNABLE CONTAINER DEPOSITS, SEPT.'17 -SEWER</u>	09/07/2017	1,400.00	.00	<u>21-6097 DEPOSITS ON ACCOUNT</u>	0	9/17		
Total NA588282:						2,700.20	.00					
Total UNIVAR USA, INC.:						2,700.20	.00					
USA BLUE BOOK												
265	USA BLUE BOOK	344136	5979	<u>CHLORINE PILLOW PACKETS FOR WATER SAMPLES, D.CROSSLEY, AUG.'17</u>	08/17/2017	57.86	.00	<u>20-6151 M & R - PROCESS CHEMICALS</u>	0	8/17		
Total 344136:						57.86	.00					
265	USA BLUE BOOK	351129	5961	<u>CUSTODY SEALS FOR SAMPLE BOTTLES, D.CROSSLEY, AUG.'17 - WATER</u>	08/25/2017	102.21	.00	<u>20-6151 M & R - PROCESS CHEMICALS</u>	0	8/17		
Total 351129:						102.21	.00					
Total USA BLUE BOOK:						160.07	.00					
UTILITY REFUNDS #4												
1887	UTILITY REFUNDS #4	100060.01		<u>DEAN ANDERSON, 758 W GINA DR - UTILITY REFUND</u>	09/01/2017	75.07	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 37

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 100060.01:						75.07	.00					
1887	UTILITY REFUNDS #4	120710.01		<u>MICHAEL TAM, 1905 W ESCONDIDO ST - UTILITY REFUND</u>	08/31/2017	146.90	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 120710.01:						146.90	.00					
1887	UTILITY REFUNDS #4	121810.02		<u>AUBRI BENDER, 1704 W SEGO PRAIRIE ST - UTILITY REFUND</u>	08/31/2017	36.68	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 121810.02:						36.68	.00					
1887	UTILITY REFUNDS #4	130840.02		<u>ELYSHIA HOLMES, 1554 W TOPANGA CT - UTILITY REFUND</u>	09/13/2017	2.10	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 130840.02:						2.10	.00					
1887	UTILITY REFUNDS #4	160330.01		<u>DOKMAY SENEHANDITH, 269 W WHITE WAY - UTILITY REFUND</u>	08/31/2017	63.74	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 160330.01:						63.74	.00					
1887	UTILITY REFUNDS #4	160520.04		<u>TYLER REX, 1393 N CATERPILLAR AVE - UTILITY REFUND</u>	09/13/2017	8.48	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 160520.04:						8.48	.00					
1887	UTILITY REFUNDS #4	170240.02		<u>RONALD HERATHER, 478 S STIBNITE AVE - UTILITY REFUND</u>	09/13/2017	65.71	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 170240.02:						65.71	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 38

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
1887	UTILITY REFUNDS #4	170960.02		<u>MELANIE JACOBS, 773 S WHITEHORSE AVE - UTILITY REFUND</u>	08/31/2017	67.69	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 170960.02:						67.69	.00					
1887	UTILITY REFUNDS #4	174001.01		<u>CBH, 1135 S KALAHARI AVE - UTILITY REFUND</u>	09/01/2017	25.99	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 174001.01:						25.99	.00					
1887	UTILITY REFUNDS #4	174004.01		<u>CBH, 1071 S KALAHARI AVE - UTILITY REFUND</u>	09/01/2017	30.65	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 174004.01:						30.65	.00					
1887	UTILITY REFUNDS #4	183630.03		<u>REED PALMER, 1356 W CASTRO DR - UTILITY REFUND</u>	09/13/2017	236.44	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 183630.03:						236.44	.00					
1887	UTILITY REFUNDS #4	200255.01		<u>JESSE KENNEDY, 211 E SCREECH OWL DR - UTILITY REFUND</u>	08/31/2017	50.97	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 200255.01:						50.97	.00					
1887	UTILITY REFUNDS #4	210370.01		<u>FAY ELMORE, 456 E BLACK HAWK DR - UTILITY REFUND</u>	09/13/2017	15.59	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 210370.01:						15.59	.00					
1887	UTILITY REFUNDS #4	221335.01		<u>CBH, 1101 S PENMARK AVE - UTILITY REFUND</u>	08/31/2017	47.06	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 221335.01:						47.06	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 39

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
1887	UTILITY REFUNDS #4	221430.01		<u>CBH, 1180 S RUMNEY AVE - UTILITY REFUND</u>	08/31/2017	47.06	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 221430.01:						47.06	.00					
1887	UTILITY REFUNDS #4	221530.02A		<u>CRAIG TRAUTMAN, 931 S RUMNEY AVE - UTILITY REFUND</u>	09/13/2017	69.92	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 221530.02A:						69.92	.00					
1887	UTILITY REFUNDS #4	230670.02		<u>JORDAN HARMON, 579 W WILLOW DALE WAY - UTILITY REFUND</u>	08/31/2017	69.92	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 230670.02:						69.92	.00					
1887	UTILITY REFUNDS #4	240730.02		<u>SIMON VANDERWOUDE, 982 E FOLGADO ST - UTILITY REFUND</u>	09/13/2017	37.27	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 240730.02:						37.27	.00					
1887	UTILITY REFUNDS #4	250950.02		<u>ADAM T SMITH, 1112 S BOBBY AVE - UTILITY REFUND</u>	08/31/2017	69.92	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 250950.02:						69.92	.00					
1887	UTILITY REFUNDS #4	252090.02		<u>ANNA MAE WILLIAMSON, 1097 S CHALKBOARD PL - UTILITY REFUND</u>	09/12/2017	78.75	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 252090.02:						78.75	.00					
1887	UTILITY REFUNDS #4	253075.01		<u>WAYNE LAMBRECHT, 792 W TEST CT - UTILITY REFUND</u>	08/31/2017	30.09	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 40

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 253075.01:						30.09	.00					
1887	UTILITY REFUNDS #4	260825.02		<u>RANDALL ROUSH, 2142 W QUILCEDA ST - UTILITY REFUND</u>	08/31/2017	13.57	.00	<u>99-1075 Utility Cash Clearing</u>	0	8/17		
Total 260825.02:						13.57	.00					
1887	UTILITY REFUNDS #4	264040.01		<u>CBH, 2172 W GAINSBORO DR - UTILITY REFUND</u>	08/31/2017	47.06	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 264040.01:						47.06	.00					
1887	UTILITY REFUNDS #4	264200.02		<u>JUSTIN DOTY, 1873 W FELTSON ST - UTILITY REFUND</u>	09/01/2017	26.84	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 264200.02:						26.84	.00					
1887	UTILITY REFUNDS #4	264440.01		<u>CBH, 2073 W MELON DR - UTILITY REFUND</u>	09/13/2017	89.63	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 264440.01:						89.63	.00					
1887	UTILITY REFUNDS #4	268019.01		<u>CBH, 1794 N RHODAMINE AVE - UTILITY REFUND</u>	08/31/2017	47.06	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 268019.01:						47.06	.00					
1887	UTILITY REFUNDS #4	280555.01		<u>SUNRISE HOMES, 2127 N FIRE OPAL AVE - UTILITY REFUND</u>	08/31/2017	117.81	.00	<u>99-1075 Utility Cash Clearing</u>	0	8/17		
Total 280555.01:						117.81	.00					
1887	UTILITY REFUNDS #4	300065.02		<u>RYAN HOWE, 2638 N HOSE GULCH AVE - UTILITY REFUND</u>	08/31/2017	67.69	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 41

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 300065.02:						67.69	.00					
1887	UTILITY REFUNDS #4	300205.02		<u>MERIE STOCKWELL, 2565 N GREENVILLE AVE - UTILITY REFUND</u>	09/01/2017	30.05	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 300205.02:						30.05	.00					
1887	UTILITY REFUNDS #4	302003.01		<u>STACY CONSTRUCTION, 463 E MERINO ST - UTILITY REFUND</u>	09/13/2017	3.01	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 302003.01:						3.01	.00					
1887	UTILITY REFUNDS #4	302042.01		<u>STYLISH HOMES, 620 E MERINO ST - UTILITY REFUND</u>	09/13/2017	68.15	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 302042.01:						68.15	.00					
1887	UTILITY REFUNDS #4	302044.01		<u>STYLISH HOMES, 662 E MERINO ST - UTILITY REFUND</u>	08/31/2017	42.95	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 302044.01:						42.95	.00					
1887	UTILITY REFUNDS #4	302051.01		<u>RIVERWOOD HOMES, 535 E MERINO ST - UTILITY REFUND</u>	08/31/2017	58.12	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 302051.01:						58.12	.00					
1887	UTILITY REFUNDS #4	30230.01		<u>ENRIQUE CONTRERAS, 1318 W OWYHEE ST - UTILITY REFUND</u>	09/13/2017	115.14	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 30230.01:						115.14	.00					
1887	UTILITY REFUNDS #4	303036.01		<u>HUBBLE HOMES, 2456 N DESTINY AVE - UTILITY REFUND</u>	09/13/2017	45.51	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 42

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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 303036.01:						45.51	.00					
1887	UTILITY REFUNDS #4	310135.01		<u>TOLL BROS INC. 9405 S COPELAND PL - UTILITY REFUND</u>	08/31/2017	41.25	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 310135.01:						41.25	.00					
1887	UTILITY REFUNDS #4	310343.01		<u>TOLL BROS INC. 9344 S RUSSELL AVE - UTILITY REFUND</u>	09/13/2017	8.93	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 310343.01:						8.93	.00					
1887	UTILITY REFUNDS #4	50680.02		<u>HAROLD STONE. 513 N FRANKLIN AVE - UTILITY REFUND</u>	09/13/2017	134.54	.00	<u>99-1075 Utility Cash Clearing</u>	0	9/17		
Total 50680.02:						134.54	.00					
Total UTILITY REFUNDS #4:						2,233.31	.00					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	43278		<u>ESTATEMENT AND POSTAGE FOR AUG.'17 - ADMIN</u>	08/31/2017	907.97	.00	<u>01-6190 POSTAGE & BILLING</u>	0	8/17		
857	VALLI INFORMATION SYSTEMS, INC	43278		<u>ESTATEMENT AND POSTAGE FOR AUG.'17 - WATER</u>	08/31/2017	1,426.82	.00	<u>20-6190 POSTAGE & BILLING</u>	0	8/17		
857	VALLI INFORMATION SYSTEMS, INC	43278		<u>ESTATEMENT AND POSTAGE FOR AUG.'17 - SEWER</u>	08/31/2017	1,426.82	.00	<u>21-6190 POSTAGE & BILLING</u>	0	8/17		
857	VALLI INFORMATION SYSTEMS, INC	43278		<u>ESTATEMENT AND POSTAGE FOR AUG.'17 - P.I</u>	08/31/2017	562.08	.00	<u>25-6190 POSTAGE & BILLING</u>	0	8/17		
Total 43278:						4,323.69	.00					
857	VALLI INFORMATION SYSTEMS, INC	43279		<u>LOCKBOX TRANSACTIONS AND POSTAGE FOR AUG.'17 - ADMIN</u>	08/31/2017	50.80	.00	<u>01-6190 POSTAGE & BILLING</u>	0	8/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 43

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

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
857	VALLI INFORMATION SYSTEMS, INC	43279		<u>LOCKBOX TRANSACTIONS AND POSTAGE FOR AUG.'17 - WATER</u>	08/31/2017	79.83	.00	<u>20-6190 POSTAGE & BILLING</u>	0	8/17		
857	VALLI INFORMATION SYSTEMS, INC	43279		<u>LOCKBOX TRANSACTIONS AND POSTAGE FOR JUL.'17 - SEWER</u>	08/31/2017	79.83	.00	<u>21-6190 POSTAGE & BILLING</u>	0	8/17		
857	VALLI INFORMATION SYSTEMS, INC	43279		<u>LOCKBOX TRANSACTIONS AND POSTAGE FOR JUL.'17 - P.I</u>	08/31/2017	31.44	.00	<u>25-6190 POSTAGE & BILLING</u>	0	8/17		
Total 43279:						241.90	.00					
Total VALLI INFORMATION SYSTEMS, INC:						4,565.59	.00					
VALUATIONS NORTHWEST, INC.												
352	VALUATIONS NORTHWEST, INC.	09062017V		<u>ASSET VALUATION, SEPT.'17 - ADMIN</u>	09/06/2017	1,604.20	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1110	9/17		
352	VALUATIONS NORTHWEST, INC.	09062017V		<u>ASSET VALUATION, SEPT.'17 - WATER</u>	09/06/2017	2,032.16	.00	<u>20-6202 PROFESSIONAL SERVICES</u>	1110	9/17		
352	VALUATIONS NORTHWEST, INC.	09062017V		<u>ASSET VALUATION, SEPT.'17 - SEWER</u>	09/06/2017	1,745.64	.00	<u>21-6202 PROFESSIONAL SERVICES</u>	1110	9/17		
352	VALUATIONS NORTHWEST, INC.	09062017V		<u>ASSET VALUATION, SEPT.'17 - P.I</u>	09/06/2017	1,332.00	.00	<u>25-6202 PROFESSIONAL SERVICES</u>	1110	9/17		
Total 09062017V:						6,714.00	.00					
Total VALUATIONS NORTHWEST, INC.:						6,714.00	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9791833663		<u>CELL PHONE SERVICE, AUGUST - ADMIN</u>	08/28/2017	62.18	.00	<u>01-6255 TELEPHONE</u>	0	8/17		
1575	VERIZON WIRELESS	9791833663		<u>CELL PHONE SERVICE, AUGUST - ADMIN</u>	08/28/2017	355.31	.00	<u>01-6255 TELEPHONE</u>	1004	8/17		

City of Kuna

Payment Approval Report - City Council Approval

Page: 44

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1575	VERIZON WIRELESS	9791833663		<u>CELL PHONE SERVICE,</u> <u>AUGUST - BUILDING</u> <u>INSPECTION</u>	08/28/2017	53.30	.00	<u>01-6255</u> <u>TELEPHONE</u>	1005	8/17		
1575	VERIZON WIRELESS	9791833663		<u>CELL PHONE SERVICE,</u> <u>AUGUST - WATER</u>	08/28/2017	274.48	.00	<u>20-6255</u> <u>TELEPHONE</u> <u>EXPENSE</u>	0	8/17		
1575	VERIZON WIRELESS	9791833663		<u>CELL PHONE SERVICE,</u> <u>AUGUST - SEWER</u>	08/28/2017	336.65	.00	<u>21-6255</u> <u>TELEPHONE</u> <u>EXPENSE</u>	0	8/17		
1575	VERIZON WIRELESS	9791833663		<u>CELL PHONE SERVICE,</u> <u>AUGUST - P.I</u>	08/28/2017	72.83	.00	<u>25-6255</u> <u>TELEPHONE</u> <u>EXPENSE</u>	0	8/17		
Total 9791833663:						1,154.75	.00					
1575	VERIZON WIRELESS	9791925234		<u>TABLET SERVICE, AUGUST -</u> <u>ADMIN</u>	09/01/2017	3.97	.00	<u>01-6255</u> <u>TELEPHONE</u>	0	8/17		
1575	VERIZON WIRELESS	9791925234		<u>TABLET SERVICE, AUGUST -</u> <u>PARKS</u>	09/01/2017	8.73	.00	<u>01-6255</u> <u>TELEPHONE</u>	1004	8/17		
1575	VERIZON WIRELESS	9791925234		<u>TABLET SERVICE, AUGUST -</u> <u>BUILDING INSPECTION</u>	09/01/2017	17.46	.00	<u>01-6255</u> <u>TELEPHONE</u>	1005	8/17		
1575	VERIZON WIRELESS	9791925234		<u>TABLET SERVICE, AUGUST -</u> <u>WATER</u>	09/01/2017	38.72	.00	<u>20-6255</u> <u>TELEPHONE</u> <u>EXPENSE</u>	0	8/17		
1575	VERIZON WIRELESS	9791925234		<u>TABLET SERVICE, AUGUST -</u> <u>SEWER</u>	09/01/2017	48.24	.00	<u>21-6255</u> <u>TELEPHONE</u> <u>EXPENSE</u>	0	8/17		
1575	VERIZON WIRELESS	9791925234		<u>TABLET SERVICE, AUGUST -</u> <u>P.I</u>	09/01/2017	9.84	.00	<u>25-6255</u> <u>TELEPHONE</u> <u>EXPENSE</u>	0	8/17		
Total 9791925234:						126.96	.00					
Total VERIZON WIRELESS:						1,281.71	.00					

WESTERN RECORDS DESTRUCTION, INC.

City of Kuna

Payment Approval Report - City Council Approval

Page: 45

Report dates: 9/1/2017-9/14/2017

Sep 14, 2017 11:52AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
1633	WESTERN RECORDS DESTRUCTION, INC.	0366358		<u>RECORDS DESTRUCTION SERVICES, 8/1/17-8/31/17 - ADMIN</u>	09/01/2017	7.00	.00	<u>01-6052 CONTRACT SERVICES</u>	0	8/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0366358		<u>RECORDS DESTRUCTION SERVICES, 8/1/17-8/31/17 - P & Z</u>	09/01/2017	2.25	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	8/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0366358		<u>RECORDS DESTRUCTION SERVICES, 8/1/17-8/31/17 - WATER</u>	09/01/2017	6.63	.00	<u>20-6052 CONTRACT SERVICES</u>	0	8/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0366358		<u>RECORDS DESTRUCTION SERVICES, 8/1/17-8/31/17 - SEWER</u>	09/01/2017	6.63	.00	<u>21-6052 CONTRACT SERVICES</u>	0	8/17		
1633	WESTERN RECORDS DESTRUCTION, INC.	0366358		<u>RECORDS DESTRUCTION SERVICES, 8/1/17-8/31/17 - P.I</u>	09/01/2017	2.49	.00	<u>25-6052 CONTRACT SERVICES</u>	0	8/17		
Total 0366358:						25.00	.00					
Total WESTERN RECORDS DESTRUCTION, INC.:						25.00	.00					
WEX BANK												
1234	WEX BANK	51047675		<u>FUEL, AUG.'17 - ADMIN</u>	08/31/2017	8.36	.00	<u>01-6300 FUEL</u>	0	8/17		
1234	WEX BANK	51047675		<u>FUEL, AUG.'17 - PARKS</u>	08/31/2017	884.69	.00	<u>01-6300 FUEL</u>	1004	8/17		
1234	WEX BANK	51047675		<u>FUEL, AUG.'17 - BUILDING INSPECTION</u>	08/31/2017	183.83	.00	<u>01-6300 FUEL</u>	1005	8/17		
1234	WEX BANK	51047675		<u>FUEL, AUG.'17 - WATER</u>	08/31/2017	377.80	.00	<u>20-6300 FUEL</u>	0	8/17		
1234	WEX BANK	51047675		<u>FUEL, AUG.'17 - SEWER</u>	08/31/2017	33.43	.00	<u>21-6300 FUEL</u>	0	8/17		
1234	WEX BANK	51047675		<u>FUEL, AUG.'17 - P.I</u>	08/31/2017	102.81	.00	<u>25-6300 FUEL</u>	0	8/17		
Total 51047675:						1,590.92	.00					
Total WEX BANK:						1,590.92	.00					

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 9/1/2017-9/14/2017

Page: 46

Sep 14, 2017 11:52AM

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
WHEELER SHEET METAL												
341	WHEELER SHEET METAL	5103		REPAIRS ON PUMP HOUSES (SNOWHAWK, #6, AND GOIRI), PARTS AND LABOR, AUG.'17	08/23/2017	2,020.00	.00	20-6140 MAINT. & REPAIR BUILDING	0	8/17		
Total 5103:						2,020.00	.00					
Total WHEELER SHEET METAL:						2,020.00	.00					
Grand Totals:						707,955.23	306,596.99					

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

CITY OF KUNA

**PO BOX 13 KUNA, ID 83643 * 751 W. 4TH * PH. 208.922.5546 * FAX 208.922.5989 *
JMARSH@KUNAID.GOV**

TO: MAYOR STEAR AND MEMBERS OF KUNA CITY COUNCIL
FROM: John Marsh – Kuna City Treasurer
SUBJECT: RESOLUTION R67-2017A FOREGONE PROPERTY TAX LEVY
DATE: 9/14/2017

SUMMARY DISCUSSION

This is an amendment to Resolution R67-2017, certifying the intent of the Kuna City Council to levy, as part of the general tax levy adopted pursuant to Ordinance No. 2017-14, foregone property taxes for the FYE 2018 budget cycle.

The change: Only the addition of more specific language regarding use of the foregone property tax levy, specifically stated as *“is intended specifically for additional ongoing policing services as budgeted within the General Fund.....”*

Thank You,

John Marsh
Kuna City Treasurer

**RESOLUTION NO. R67-2017A
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING RESOLUTION NO. R67-2017 TO ADD MORE SPECIFIC LANGUAGE REGARDING USE OF THE FOREGONE PROPERTY TAX LEVY; AND CERTIFYING THE INTENT OF THE KUNA CITY COUNCIL TO LEVY, AS PART OF THE GENERAL TAX LEVY ADOPTED PURSUANT TO ORDINANCE NO. 2017-14, FOREGONE PROPERTY TAXES.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho the Kuna City Council certifies the levy of foregone property taxes as part of the annual property tax levy.

Furthermore, the foregone property tax amount is levied at \$57,570, and is part of the overall property tax levy adopted by the Kuna City Council pursuant to Ordinance No. 2017-14, entitled *Annual Appropriation Ordinance*.

Additionally, the foregone property tax levy is part of the general tax levy on all taxable property within the City of Kuna and is intended specifically for additional ongoing policing services as budgeted within the General Fund during the fiscal year beginning October 1, 2017.

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of September, 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of September, 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**RESOLUTION NO. R69-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING THE CITY OF KUNA PUBLIC UTILITIES EASEMENT BY AND BETWEEN DAVID L. AND TAWNI M. LIMESAND (GRANTOR) AND THE CITY OF KUNA, IDAHO (GRANTEE) FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A CITY OF KUNA, IDAHO PUBLIC UTILITIES.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho to accept the certain Temporary Easement, as attached hereto as **EXHIBIT A**, and entitled:

1. Public Utilities Easement- dated September 7, 2017 provided by David L. and Tawni M. Limesand (husband and wife) as Grantor, which grants to the City of Kuna an easement for construction, maintenance, operation and replacement of a City of Kuna Public Utilities Easement, which location is more particularly described in Exhibit A, attached to the Easement.

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of September 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of September 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



(SPACE ABOVE RESERVED FOR RECORDING)

PUBLIC UTILITY EASEMENT

Sept **THIS PERPETUAL PUBLIC UTILITY EASEMENT** is granted this 7 day of Sept, 2017, by and between **DAVID L. LINESAND** and **TAWNI M. LINESAND**, (husband and wife) ("Grantor") and the **CITY OF KUNA, IDAHO**, an Idaho municipal corporation ("Grantee"):

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

WITNESSETH:

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

This easement is made subject to the following conditions:

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

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

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

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this City of Kuna, Idaho *Pressurized Irrigation Easement* to be executed in its name as of the day and year first herein written.

GRANTOR:

Tawni Limesand

Print Name

Tawni Limesand

STATE OF IDAHO)

) ss.

County of ADA)

On this 17th day of September, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared TAWNI M LIMESAND, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Ariana Welker

Notary Public

Residing at

Ada County

My Commission Expires

July 7, 2022

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this City of Kuna, Idaho *Utility Easement* to be executed in its name as of the day and year first herein written.

GRANTOR:

David Limesand
Print Name David Limesand

STATE OF IDAHO)

) ss.

County of ADA)

On this 7th day of September, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID L LINESAND, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Ariana Welker

Notary Public

Residing at Ada County

My Commission Expires July 7, 2022

COMPASS LAND SURVEYING, P.L.L.C.

3818 E. Newby Street, Suite 103
Nampa, Idaho 83687

Telephone: (208) 442-0115

Fax: (208) 327-2106

Email: rgray.cls@gmail.com

Client: Dave & Tawni Limesand

Date: 6/21/17

Job No.: 3117

CITY OF KUNA
UTILITY EASEMENT DESCRIPTION

The following describes a 10.00 foot wide strip of Land for the purpose of a Utility Easement being a portion of Parcel "6B" of Record of Survey No. 10644 as Filed in the Office of the Ada County Recorder lying in the SW 1/4 SW 1/4 of Section 26, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County Idaho, and more particularly described as follows:

COMMENCING at a found 5/8" inch Iron Pin Marking the South West 1/16 Corner of said Section 26; Thence along the Northerly Boundary Line of said SW 1/4 SW 1/4 of said Section 26, South 89°58'51" West, a distance of 20.00 feet to a point of Intersection with the Westerly Right of Way Line of South Ash Avenue;

Thence leaving said Northerly Boundary Line and along said Westerly Right of Way Line of South Ash Avenue, South 00°04'35" East, a distance of 20.00 feet to a found 1/2" Iron Pin "PLS 7732" Marking the NE Corner of Parcel "6A" of said Record of Survey No. 10644;

Thence continuing along said Westerly Right of Way Line of South Ash Avenue and the East Boundary Line of said Parcel "6A", South 00°04'35" East, a distance of 313.67 feet to a found 1/2" Iron Pin "PLS 7732" Marking the Corner Common with said Parcels "6A & 6B", the **POINT OF BEGINNING**;

Thence continuing along said Westerly Right of Way Line of South Ash Avenue and along the East Boundary Line of said Parcel "6B", South 00°04'35" East, a distance of 335.67 feet to a found 1/2" Iron Pin with "Illegible Cap"

Thence leaving said Westerly Right of Way Line of South Ash Avenue and the East Boundary Line of said Parcel "6B", and along the Southerly Boundary Line of said Parcel "6B", North 89°54'50" West, a distance of 10.00 feet to a point;

Thence leaving said Southerly Boundary Line, and along a Line being 10.00 feet Westerly of and parallel with the Easterly Boundary Line of said Parcel "6B", North 00°04'35" West, a distance of 335.66 feet to a point on the Northerly Boundary Line of said Parcel "6B"

Thence leaving said parallel Line, and along the Northerly Boundary Line of said Parcel "6B", South 89°58'01" East, a distance of 10.00 feet to the **POINT OF BEGINNING**;

The above described Strip of Land contains 0.08 Acres (3,357 Sq. Ft.) more or less.



Exhibit A

COMPASS LAND SURVEYING, P.L.L.C.

3818 E. Newby Street, Suite 103
Nampa, Idaho 83687

Telephone: (208) 442-0115
Fax: (208) 327-2106
Email: rgray.cls@gmail.com

Client: Dave & Tawni Limesand
Date: 6/15/17
Job No.: 3117

UTILITY EASEMENT DESCRIPTION

The following describes a 30.00 foot wide strip of Land for the purpose of a Utility Easement being a portion of Parcel "6B" of Record of Survey No. 10644 as Filed in the Office of the Ada County Recorder lying in the SW 1/4 SW 1/4 of Section 26, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County Idaho, and more particularly described as follows:

COMMENCING at a found 5/8" inch Iron Pin Marking the South West 1/16 Corner of said Section 26; Thence along the Northerly Boundary Line of said SW 1/4 SW 1/4 of said Section 26, South 89°58'51" West, a distance of 20.00 feet to a point of Intersection with the Westerly Right of Way Line of South Ash Avenue;

Thence leaving said Northerly Boundary Line and along said Westerly Right of Way Line of South Ash Avenue, South 00°04'35" East, a distance of 20.00 feet to a found 1/2" Iron Pin "PLS 7732" Marking the NE Corner of Parcel "6A" of said Record of Survey No. 10644;

Thence continuing along said Westerly Right of Way Line of South Ash Avenue and the East Boundary Line of said Parcel "6A", South 00°04'35" East, a distance of 313.67 feet to a found 1/2" Iron Pin "PLS 7732" Marking the Corner Common with said Parcels "6A & 6B";

Thence continuing along said Westerly Right of Way Line of South Ash Avenue and along the East Boundary Line of said Parcel "6B", South 00°04'35" East, a distance of 305.67 feet to a set 1/2" Iron pin "PLS 7732", the **POINT OF BEGINNING**;

Thence continuing along said Westerly Right of Way Line of South Ash Avenue and along the East Boundary Line of said Parcel "6B", South 00°04'35" East, a distance of 30.00 feet to a found 1/2" Iron Pin with Illegible Cap Marking the Southeast Corner of said Parcel "6B";

Thence leaving said Westerly Right of Way Line of South Ash Avenue and the East Boundary Line of said Parcel "6B", and along the Southerly Boundary Line of said Parcel "6B", North 89°54'50" West, a distance of 327.91 feet to a point;

Thence leaving said Southerly Boundary Line, North 00°04'35" West, 30.00 feet to a point;

Thence along a Line being 30.00 feet Northerly of and parallel with the Southerly Boundary Line of said Parcel "6A", South 89°54'50" East, a distance of 327.91 feet to the **POINT OF BEGINNING**;

The above described Strip of Land contains 0.22 Acres (9,837 Sq. Ft.) more or less.



**RESOLUTION NO. R70-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING THE CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT BY AND BETWEEN DAVID L. AND TAWNI M. LIMESAND (GRANTOR) AND THE CITY OF KUNA, IDAHO (GRANTEE) FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A CITY OF KUNA, IDAHO PRESSURIZED IRRIGATION SYSTEM.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho to accept the certain Temporary Easement, as attached hereto as **EXHIBIT A**, and entitled:

1. Pressurized Irrigation Easement- dated September 7, 2017 provided by David L. and Tawni M. Limesand (husband and wife) as Grantor, which grants to the City of Kuna an easement for construction, maintenance, operation and replacement of a City of Kuna Pressurized Irrigation Easement, which location is more particularly described in Exhibit A, attached to the Easement.

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of September 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of September 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk



00406218201700843790040046

(SPACE ABOVE RESERVED FOR RECORDING)

PRESSURIZED IRRIGATION EASEMENT

THIS PERPETUAL CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT is granted this 7 day of Sept, 2017, by and between **DAVID L. LINESAND** and **TAWNI M. LINESAND**, (husband and wife) ("Grantor") and the **CITY OF KUNA, IDAHO**, an Idaho municipal corporation ("Grantee"):

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

WITNESSETH:

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

This easement is made subject to the following conditions:

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

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

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

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this City of Kuna, Idaho *Pressurized Irrigation Easement* to be executed in its name as of the day and year first herein written.

GRANTOR: David Limesand
 Print Name David Limesand

STATE OF IDAHO)

) ss.

County of ADA)

On this 7th day of September, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID L LINESAND, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Ariana Welker

Notary Public
 Residing at Ada County
 My Commission Expires July 7, 2022

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this City of Kuna, Idaho *Pressurized Irrigation Easement* to be executed in its name as of the day and year first herein written.

GRANTOR:

Tawni Limesand

Print Name

Tawni Limesand

STATE OF IDAHO)

) ss.

County of ADA)

On this 7th day of September, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared TAWNI M LIMESAND, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

Arianah Welker

Notary Public

Residing at Ada County

My Commission Expires July 7, 2022

COMPASS LAND SURVEYING, P.L.L.C.

3818 E. Newby Street, Suite 103
Nampa, Idaho 83687

Telephone: (208) 442-0115
Fax: (208) 327-2106
Email: rgray.cls@gmail.com

Client: Dave & Tawni Limesand
Date: 7/12/17
Job No.: 3117

IRRIGATION EASEMENT DESCRIPTION

The following describes a 10.00 foot wide strip of Land for the purpose of an Irrigation Easement being a portion of Parcel "6B" of Record of Survey No. 10644 as Filed in the Office of the Ada County Recorder lying in the SW 1/4 SW 1/4 of Section 26, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County Idaho, and more particularly described as follows:

COMMENCING at a found 5/8" inch Iron Pin Marking the South West 1/16 Corner of said Section 26; Thence along the Northerly Boundary Line of said SW 1/4 SW 1/4 of said Section 26, South 89°58'51" West, a distance of 20.00 feet to a point of Intersection with the Westerly Right of Way Line of South Ash Avenue;

Thence leaving said Northerly Boundary Line and along said Westerly Right of Way Line of South Ash Avenue, South 00°04'35" East, a distance of 20.00 feet to a found 1/2" Iron Pin "PLS 7732" Marking the NE Corner of Parcel "6A" of said Record of Survey No. 10644;

Thence continuing along said Westerly Right of Way Line of South Ash Avenue and the East Boundary Line of said Parcel "6A", South 00°04'35" East, a distance of 313.67 feet to a found 1/2" Iron Pin "PLS 7732" Marking the Corner Common with said Parcels "6A & 6B";

Thence continuing along said Westerly Right of Way Line of South Ash Avenue and along the East Boundary Line of said Parcel "6B", South 00°04'35" East, a distance of 335.67 feet to a found 1/2" Iron pin "Illegible Cap";

Thence leaving said Westerly Right of Way Line of South Ash Avenue and the East Boundary Line of said Parcel "6B", and along the Southerly Boundary Line of said Parcel "6B", North 89°54'50" West, a distance of 327.90 feet to the **POINT OF BEGINNING**:

Thence continuing along said Southerly Boundary Line, North 89°54'50" West, a distance of 310.55 feet to a found 1/2" Iron Pin "PLS 4998" Marking the SW Corner of Parcel "6B"

Thence leaving said Southerly Boundary Line, and along the Westerly Boundary Line of said Parcel "6B", North 00°02'56" West, a distance of 10.00 feet to a point;

Thence leaving said Westerly Boundary Line, and along a Line being 10.00 feet Northerly of and parallel with the Southerly Boundary Line of said Parcel "6B", South 89°54'50" East, a distance of 310.54 feet to a point;

Thence leaving said parallel line, South 00°04'35" East, a distance of 10.00 feet to the **POINT OF BEGINNING**:

The above described Strip of Land contains 0.07 Acres (3,105 Sq. Ft.) more or less.

Exhibit A



**RESOLUTION NO. R72-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING THE CITY OF KUNA SEWER EASEMENT BY AND BETWEEN DON YOUNG LAND COMPANY INC. (GRANTOR) AND THE CITY OF KUNA, IDAHO (GRANTEE) FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A CITY OF KUNA, IDAHO MUNICIPAL UTILITIES, INCLUDING SEWER AND WATER LINES, A LIFT STATION AND DRIVEWAY.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho to accept the certain Temporary Easement, as attached hereto as **EXHIBIT A**, and entitled:

1. SEWER EASEMENT- dated August 9, 2017 provided by Don Young Land Company Inc., which grants to the City of Kuna an easement for construction, maintenance, operation and replacement of a City of Kuna municipal utilities, including sanitary sewer and water lines, a lift station and driveway, which location is more particularly described in Exhibit A of the Easement.

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of September 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of September 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

(space above reserved for recording)

SEWER EASEMENT

THIS PERPETUAL CITY OF KUNA SEWER EASEMENT granted this _____ day of _____, 2017, by and between, **DON YOUNG LAND COMPANY INC.** whose mailing address is Post Office Box 189, Kuna, Idaho 83634, by and through its president, Michael H. Young, owner of Parcel B jointly referred to herein as ("Grantor") and the **CITY OF KUNA, IDAHO**, an Idaho municipal corporation ("Grantee"), whose mailing address is Post Office Box 13, Kuna, Idaho 83634:

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

WITNESSETH:

Grantor, owner of the property as more particularly described in the **REVISED DESCRIPTION FOR CITY OF KUNA SEWER EASEMENT YOUNG PROPERTY AIRENEL SUBDIVISION**, as attached hereto as **EXHIBIT A**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants to the Grantee, its successors, contractors, agents, and assigns a Perpetual Easement for Access, Construction, Maintenance, Operation and Replacement of City of Kuna, Idaho municipal utilities, including sanitary sewer and water lines, a lift station and driveway as more particularly depicted in **EXHIBIT B**, ("Easement Premises"), attached hereto and incorporated herein by reference.

This perpetual easement is made subject to the following conditions:

1. The easement described above is hereby reserved for the utility purposes herein set forth and no structures other than those for utility purposes are to be erected within the limits of said easement. The parties recognize that that portion of the easement that does not contain the lift station may have other utilities and dedicated rights-of-way placed within the Easement Premises, which shall be reviewed by the City as part of the platting process and accepted by the Ada County Highway District or utility.
2. The CITY OF KUNA, or its assigns, shall have the right at any time to access said improvements to perform any necessary maintenance, repair or replacement, and to cut, trim, and clear all trees, brush, and other obstructions that may injure, endanger, or interfere with the construction, operation, or maintenance of said utilities.
3. The CITY OF KUNA shall maintain the area of improvements that are located within the fence to be constructed around said improvements. It is understood that the Easement Premises may be located upon a common lot within a subdivision.

The subdivision homeowners' association shall landscape and maintain the area outside of the fence.

4. The CITY OF KUNA shall design the improvements upon the Easement Premises to sit to the west as far as practical considering the engineering requirements.
5. In exercising the rights granted herein, the CITY OF KUNA, or its assigns, will not unreasonably interfere with the normal use of the premises and will, at its sole cost and expense and with due diligence, restore the premises to its original or better condition following any use of the easement either for construction, repair, maintenance, and/or replacement of said facilities and appurtenances thereto.
6. This easement shall terminate upon the replacement of a permanent easement acceptable to Grantee for access to and maintenance of the lift station on the common lot within the platted subdivision, and with a deeded or dedicated public road right-of-way capable providing similar or better access to the public utility improvements and acceptable to Grantee.

There shall also be granted a temporary construction easement as follows:

1. Access to the lift station site during construction shall be by an all-weather driveway surface and the contractor shall have an additional 30' easement around the lift station site until construction is complete.

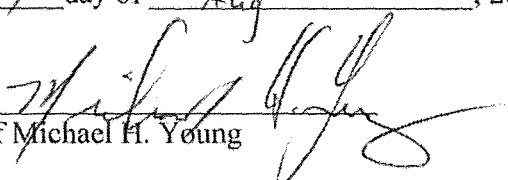
TOGETHER With the right of ingress and egress on said real property for the purpose of constructing, operating, and maintaining said facilities and the necessary appurtenances thereto.

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

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this *City of Kuna, Idaho Sewer Easement* to be executed in its name as of the day and year first herein written.

GRANTOR: Don Young Land Company, LLC

Dated this 9 day of Aug, 2017

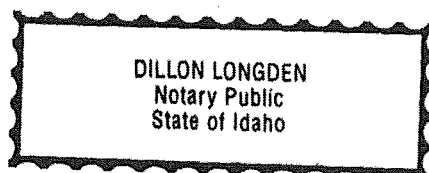


Signature of Michael H. Young
President

STATE OF IDAHO)
) ss.
County of Ada)

I, Dillon Longden, a Notary Public in and for said State of Idaho, do hereby certify that on this 9th day of August, 2017, before me, personally appeared Michael H. Young, president of Don Young Land Company, Inc. known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as attorney-in-fact for Michael W. Young, president of Don Young Land Company, Inc.

S
E
A
L



A handwritten signature in cursive script, appearing to read "Dillon Longden".

Notary Public for Boise ID
My commission expires on 3/7/2022

**REVISED DESCRIPTION FOR
CITY OF KUNA SEWER EASEMENT
YOUNG PROPERTY
AIRENEL SUBDIVISION**

A utility easement located in Lots 4 and 5 of Avalon Orchard Tracts as if filed in Book 4 of Plats at Page 189, records of Ada County, Idaho, located in the NW 1/4 of Section 25, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the W1/16 corner of said Section 25 from which the N1/4 corner of said Section 25 bears South 88°39'09" East, 1,309.24 feet;

thence along said West boundary line of the NE 1/4 of the NW 1/4 of said Section 25 South 00°00'36" East, 233.04 feet;

thence leaving said West boundary line South 89°36'33" East, 20.00 feet to a point on the East right-of-way line of S. Orchard Avenue;

thence continuing South 89°36'33" East, 257.45 feet;

thence South 79°24'01" East, 46.27 feet;

thence South 00°23'27" West, 248.98 feet to the **REAL POINT OF BEGINNING**;

thence continuing South 00°23'27" West, 188.29 feet;

thence South 21°15'59" East, 318.22 feet;

thence South 58°41'47" East, 92.43 feet;

thence North 85°45'14" East, 328.31 feet;

thence South 73°49'32" East, 299.52 feet;

thence N 90°00'00" East, 166.78 feet;

thence South 00°23'58" East, 50.00 feet;

thence North 90°00'00" West, 174.23 feet;

thence North 73°49'32" West, 297.62 feet;

thence South 85°45'14" West, 335.34 feet;

thence North 58°41'47" West, 125.39 feet;

thence North 21°15'59" West, 344.72 feet;

thence North 00°23'27" East, 137.48 feet;

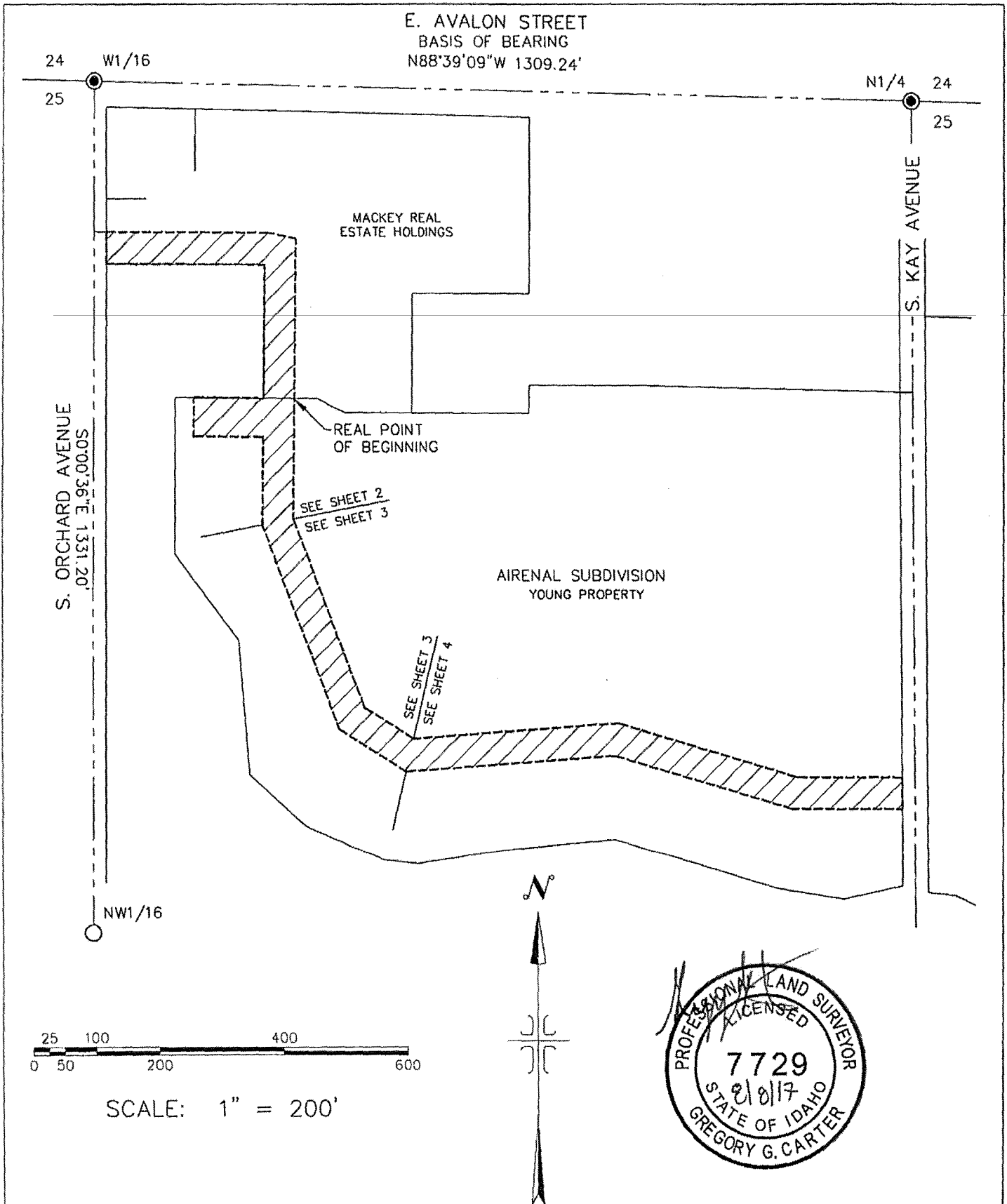
thence North 89°10'09" West, 141.01 feet;

thence North 00°03'27" East, 60.01 feet;

thence South 89°10'09" East, 141.36 feet;

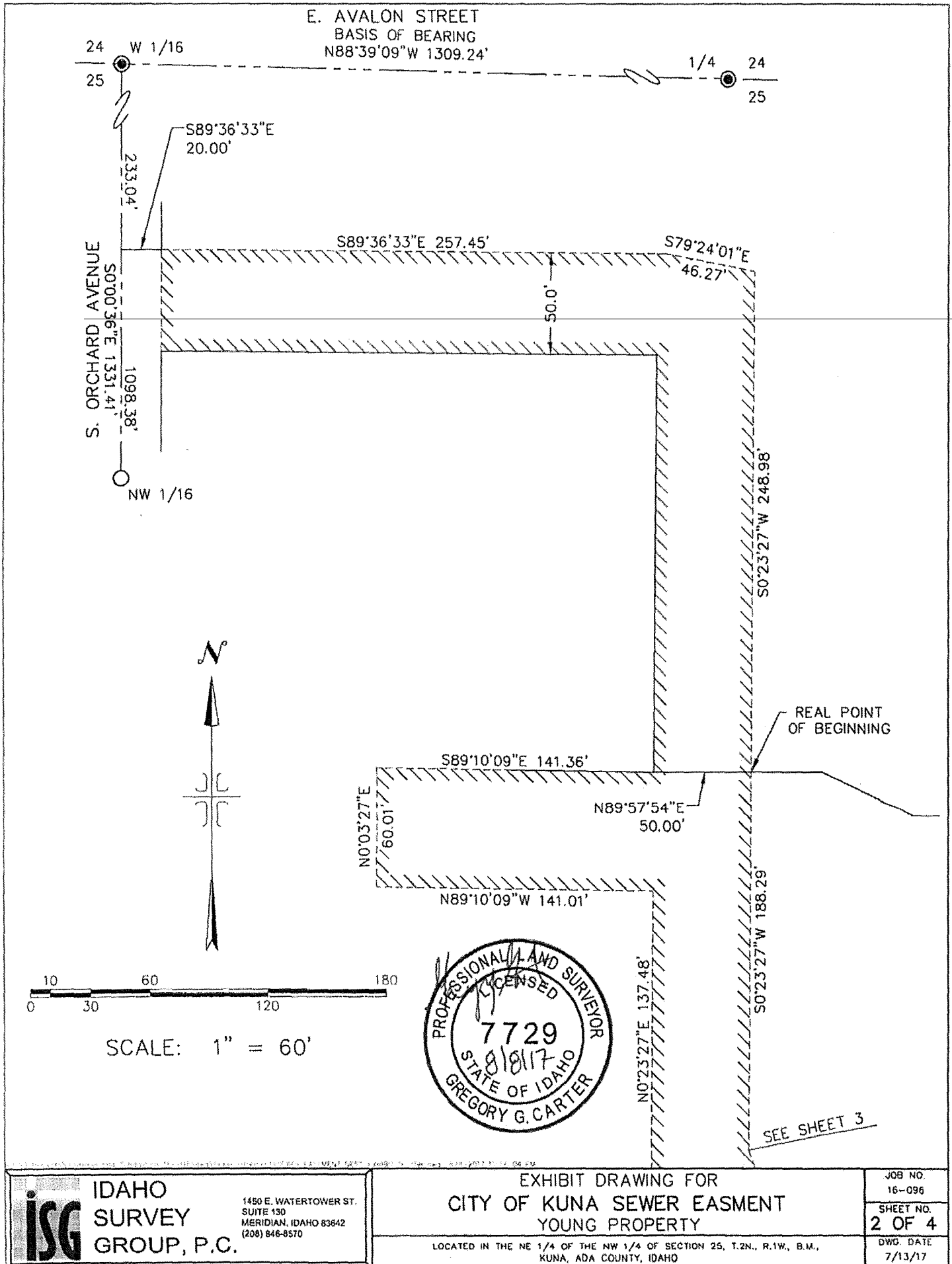
thence North 89°57'54" East, 50.00 feet to the **REAL POINT OF BEGINNING**.

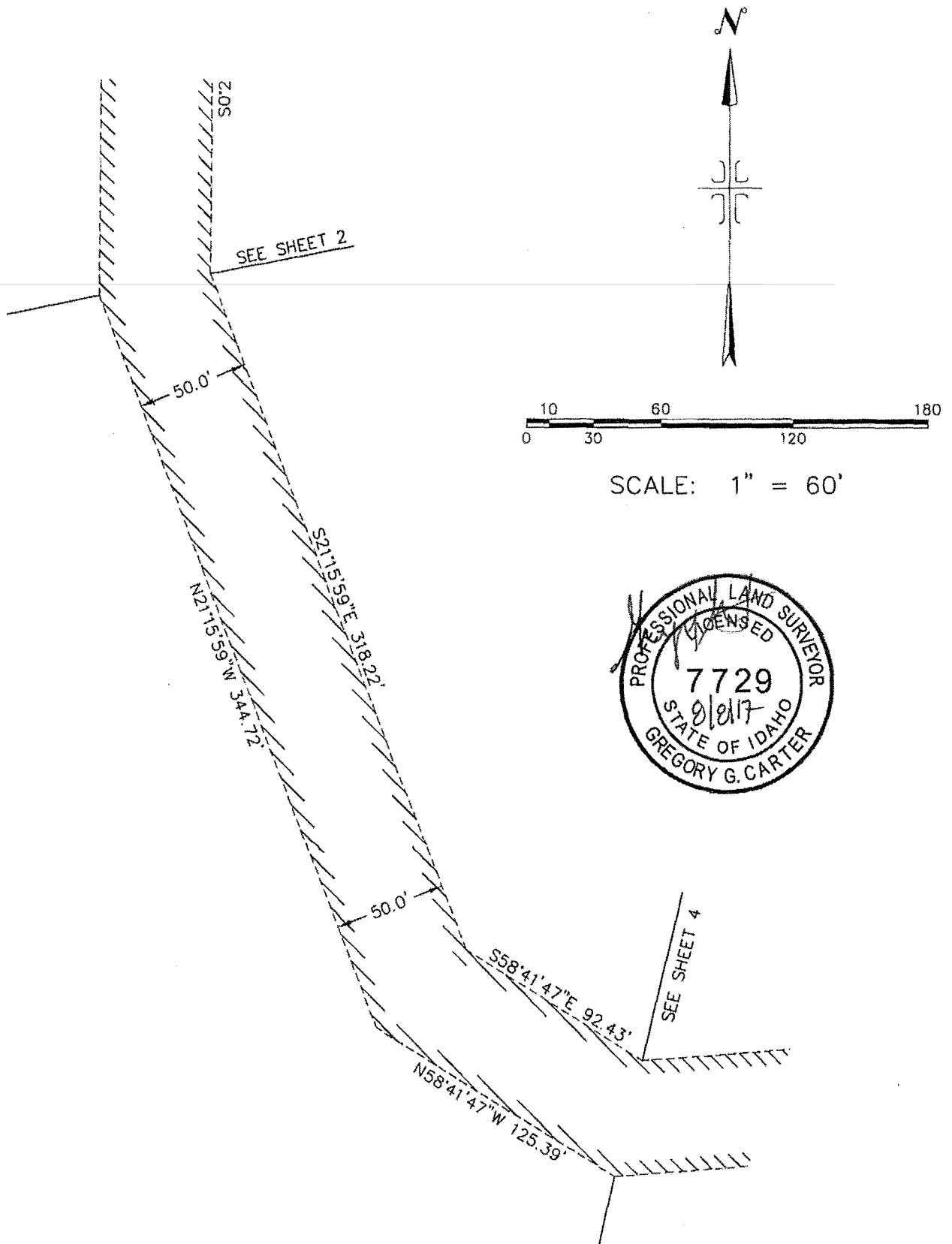




	IDAHO SURVEY GROUP, P.C. 1450 E. WATERTOWER ST. SUITE 130 MERIDIAN, IDAHO 83642 (208) 846-8570	EXHIBIT DRAWING FOR	JOB NO. 16-096
		CITY OF KUNA SEWER EASMENT	SHEET NO. 1 OF 4
		LOCATED IN THE NE 1/4 OF THE NW 1/4 SECTION 25, T.2N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO	DWG. DATE 7/13/17

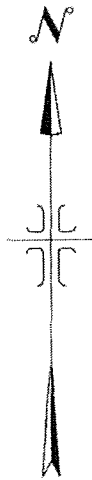
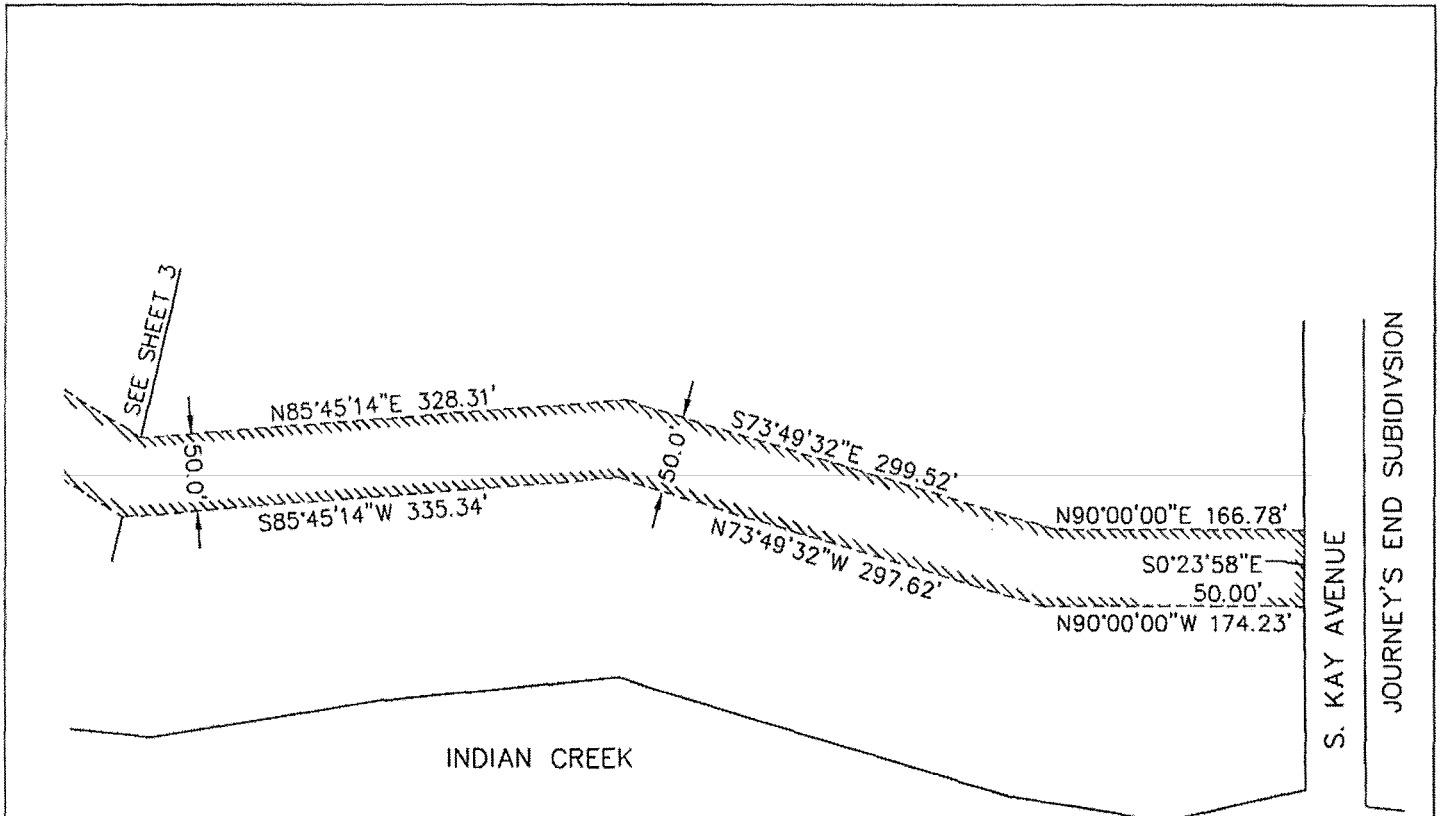
Exhibit B





 IDAHO SURVEY GROUP, P.C. 1450 E. WATERTOWER ST. SUITE 130 MERIDIAN, IDAHO 83642 (208) 848-8570	EXHIBIT DRAWING FOR CITY OF KUNA SEWER EASMENT YOUNG PROPERTY	JOB NO. 16-096
		SHEET NO. 3 OF 4 DWG. DATE 7/13/17

LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 25, T.2N., R.1W., B.M.,
KUNA, ADA COUNTY, IDAHO



SCALE: 1" = 120'



ISG IDAHO SURVEY GROUP, P.C. 1450 E. WATERTOWER ST. SUITE 130 MERIDIAN, IDAHO 83642 (208) 846-8570	EXHIBIT DRAWING FOR CITY OF KUNA SEWER EASMENT YOUNG PROPERTY LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 25, T.2N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO	JOB NO. 15-096
		SHEET NO. 4 OF 4 DWG. DATE 7/13/17

**RESOLUTION NO. R73-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING THE CITY OF KUNA SEWER EASEMENT BY AND BETWEEN MACKEY REAL ESTATE HOLDING, LLC (GRANTOR) AND THE CITY OF KUNA, IDAHO (GRANTEE) FOR THE PURPOSE OF CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A CITY OF KUNA, IDAHO MUNICIPAL UTILITIES, INCLUDING SEWER AND WATER LINES, A LIFT STATION AND DRIVEWAY.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho to accept the certain Easement, as attached hereto as **EXHIBIT A**, and titled:

1. SEWER EASEMENT- dated August 9, 2017 provided by Mackey Real Estate Holdings, LLC, which grants to the City of Kuna an easement for construction, maintenance, operation and replacement of a City of Kuna municipal utilities, including sanitary sewer and water lines, a lift station and driveway, the locations of which is more particularly described in Exhibit A of the Easement.

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of September 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of September 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

(space above reserved for recording)

SEWER EASEMENT

THIS PERPETUAL CITY OF KUNA SEWER EASEMENT granted this _____ day of _____, 2017, by and between, **MACKEY REAL ESTATE HOLDINGS, LLC**, by its manager John W. Mackey, whose address is 4679 W. Prickly Pear Drive, Eagle, Idaho 83616, owner of Parcel A, referred to herein as (“Grantor”) and the **CITY OF KUNA, IDAHO**, an Idaho municipal corporation (“Grantee”), whose mailing address is Post Office Box 13, Kuna, Idaho 83634:

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

WITNESSETH:

Grantor, owner of the property as more particularly described in the **DESCRIPTION FOR CITY OF KUNA SEWER EASEMENT MACKEY REAL ESTATE HOLDINGS AIRENEL SUBDIVISION**, as attached hereto as **EXHIBIT A**, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants to the Grantee, its successors, contractors, agents, and assigns a Perpetual Easement for Access, Construction, Maintenance, Operation and Replacement of City of Kuna, Idaho municipal utilities, including sewer and water lines, a lift station and driveway as more particularly depicted in **EXHIBIT B**, (“Easement Premises”), attached hereto and incorporated herein by reference.

This perpetual easement is made subject to the following conditions:

1. The easement described above is hereby reserved for the utility purposes herein set forth and no structures other than those for utility purposes are to be erected within the limits of said easement. The parties recognize that the easement may have other utilities and right-of-way placed within the Easement Premises, which shall be reviewed by the City as part of the platting process and accepted by the Ada County Highway District or utility.
2. The CITY OF KUNA, or its assigns, shall have the right at any time to access said improvements to perform any necessary maintenance, repair or replacement, and to cut, trim, and clear all trees, brush, and other obstructions that may injure, endanger, or interfere with the construction, operation, or maintenance of said utilities.
3. In exercising the rights granted herein, the CITY OF KUNA, or its assigns, will not unreasonably interfere with the normal use of the premises and will, at its sole cost and expense and with due diligence, restore the premises to its original or better condition following any use of the easement either for construction, repair, maintenance, and/or replacement of said facilities and appurtenances thereto.

**DESCRIPTION FOR
CITY OF KUNA SEWER EASEMENT
MACKEY REAL ESTATE HOLDINGS
AIRENEL SUBDIVISION**

A utility easement located in Lots 1, 2 and 3, Block 14 of Amended Avalon Orchard Tracts as is filed in Book 6 of Plats at Page 254, records of Ada County, Idaho and in Lot 4 of Avalon Orchard Tracts as if filed in Book 4 of Plats at Page 189, records of Ada County, Idaho, located in the NW 1/4 of Section 25, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the W1/16 corner of said Section 25 from which the N1/4 corner of said Section 25 bears South 88°39'09" East, 1,309.24 feet;

thence along said West boundary line of the NE 1/4 of the NW 1/4 of said Section 25 South 00°00'36" East, 233.04 feet;

thence leaving said West boundary line South 89°36'33" East, 20.00 feet to a point on the East right-of-way line of S. Orchard Avenue, said point being the **REAL POINT OF BEGINNING**;

thence South 89°36'33" East, 257.45 feet;

thence South 79°24'01" East, 46.27 feet;

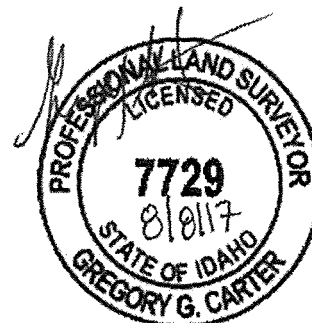
thence South 00°23'27" West, 248.98 feet;

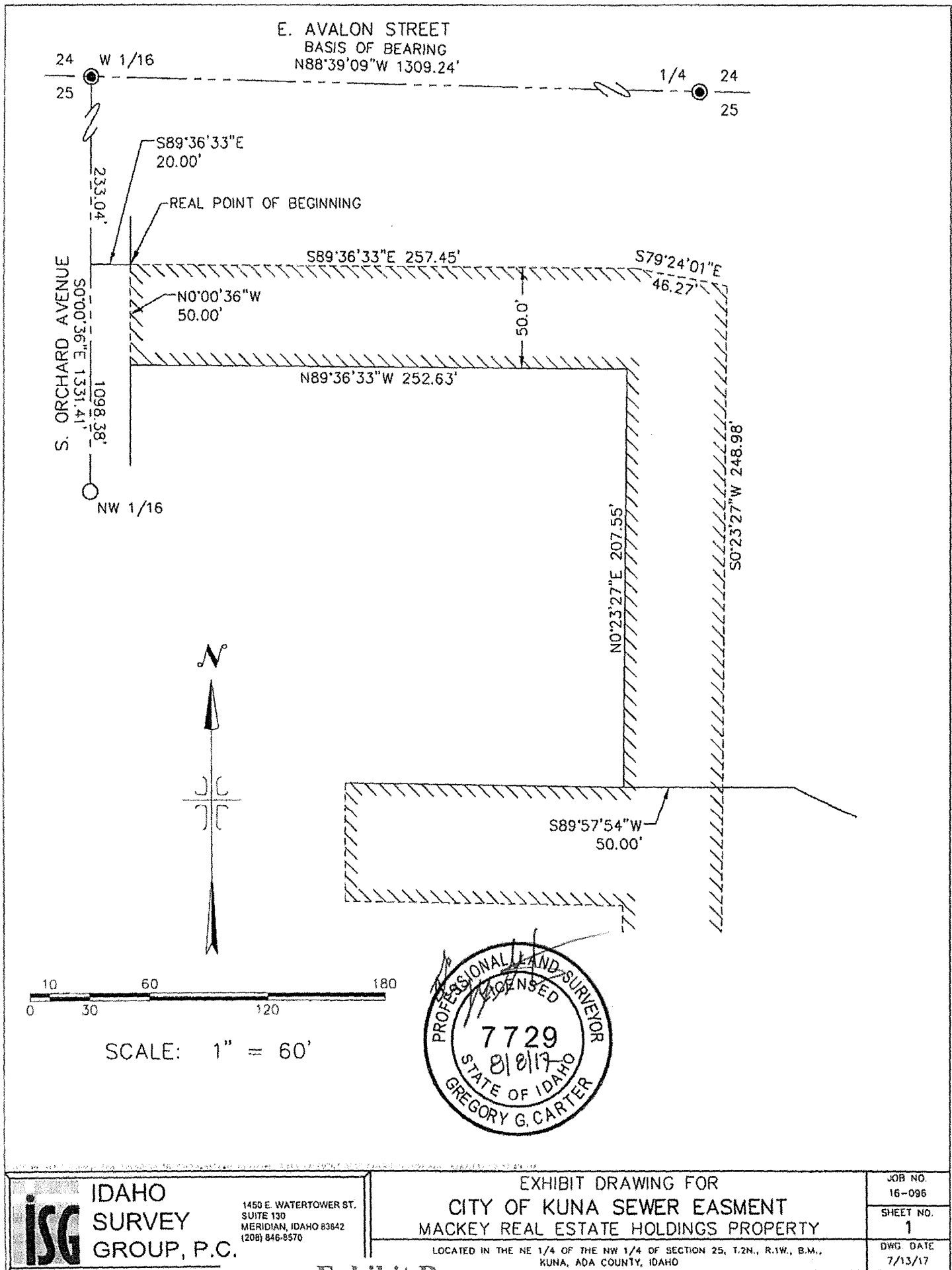
thence South 89°57'54" West, 50.00 feet;

thence North 00°23'27" East, 207.55 feet;

thence North 89°36'33" West, 252.63 feet to a point on the East right-of-way line of S. Orchard Avenue;

thence along said East right-of-way line North 00°00'36" West, 50.00 feet to the **REAL POINT OF BEGINNING**.





ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=5 DAN RYALLS
KUNA CITY

2017-084380
09/07/2017 03:42 PM
NO FEE



00406219201700843800050059

(SPACE ABOVE RESERVED FOR RECORDING)

PUBLIC UTILITY EASEMENT

THIS PERPETUAL PUBLIC UTILITY EASEMENT is granted this 7 day of Sept, 2017, by and between DAVID L. LINESAND and TAWNI M. LINESAND, (husband and wife) ("Grantor") and the CITY OF KUNA, IDAHO, an Idaho municipal corporation ("Grantee"):

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

WITNESSETH:

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

This easement is made subject to the following conditions:

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

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

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

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this City of Kuna, Idaho *Pressurized Irrigation Easement* to be executed in its name as of the day and year first herein written.

GRANTOR:

Tawni Limesand

Print Name

Tawni Limesand

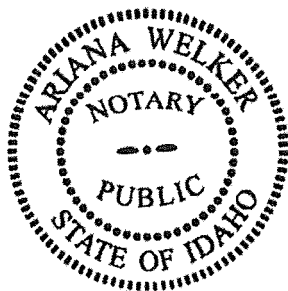
STATE OF IDAHO)

) ss.

County of ADA)

On this 7th day of September, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared TAWNI M LIMESAND, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Ariana Welker

Notary Public

Residing at Ada County

My Commission Expires July 7, 2022

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this City of Kuna, Idaho *Utility Easement* to be executed in its name as of the day and year first herein written.

GRANTOR: David Limesand
Print Name David Limesand

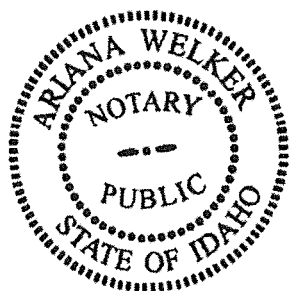
STATE OF IDAHO)

) ss.

County of ADA)

On this 7th day of September, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID L LIMESAND, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Ariana Welker

Notary Public
Residing at Ada County
My Commission Expires July 7, 2022

COMPASS LAND SURVEYING, P.L.L.C.

3818 E. Newby Street, Suite 103
Nampa, Idaho 83687

Telephone: (208) 442-0115

Fax: (208) 327-2106

Email: rgray.cls@gmail.com

Client: Dave & Tawni Limesand

Date: 6/21/17

Job No.: 3117

CITY OF KUNA
UTILITY EASEMENT DESCRIPTION

The following describes a 10.00 foot wide strip of Land for the purpose of a Utility Easement being a portion of Parcel "6B" of Record of Survey No. 10644 as Filed in the Office of the Ada County Recorder lying in the SW 1/4 SW 1/4 of Section 26, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County Idaho, and more particularly described as follows:

COMMENCING at a found 5/8" inch Iron Pin Marking the South West 1/16 Corner of said Section 26; Thence along the Northerly Boundary Line of said SW 1/4 SW 1/4 of said Section 26, South 89°58'51" West, a distance of 20.00 feet to a point of Intersection with the Westerly Right of Way Line of South Ash Avenue;

Thence leaving said Northerly Boundary Line and along said Westerly Right of Way Line of South Ash Avenue, South 00°04'35" East, a distance of 20.00 feet to a found 1/2" Iron Pin "PLS 7732" Marking the NE Corner of Parcel "6A" of said Record of Survey No. 10644;

Thence continuing along said Westerly Right of Way Line of South Ash Avenue and the East Boundary Line of said Parcel "6A", South 00°04'35" East, a distance of 313.67 feet to a found 1/2" Iron Pin "PLS 7732" Marking the Corner Common with said Parcels "6A & 6B", the **POINT OF BEGINNING**:

Thence continuing along said Westerly Right of Way Line of South Ash Avenue and along the East Boundary Line of said Parcel "6B", South 00°04'35" East, a distance of 335.67 feet to a found 1/2" Iron Pin with "Illegible Cap"

Thence leaving said Westerly Right of Way Line of South Ash Avenue and the East Boundary Line of said Parcel "6B", and along the Southerly Boundary Line of said Parcel "6B", North 89°54'50" West, a distance of 10.00 feet to a point;

Thence leaving said Southerly Boundary Line, and along a Line being 10.00 feet Westerly of and parallel with the Easterly Boundary Line of said Parcel "6B", North 00°04'35" West, a distance of 335.66 feet to a point on the Northerly Boundary Line of said Parcel "6B"

Thence leaving said parallel Line, and along the Northerly Boundary Line of said Parcel "6B", South 89°58'01" East, a distance of 10.00 feet to the **POINT OF BEGINNING**:

The above described Strip of Land contains 0.08 Acres (3,357 Sq. Ft.) more or less.

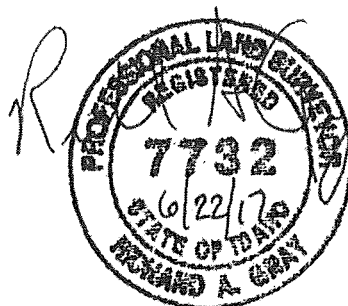


Exhibit A

COMPASS LAND SURVEYING, P.L.L.C.

3818 E. Newby Street, Suite 103
Nampa, Idaho 83687

Telephone: (208) 442-0115
Fax: (208) 327-2106
Email: rgray.cls@gmail.com

Client: Dave & Tawni Limesand
Date: 6/15/17
Job No.: 3117

UTILITY EASEMENT DESCRIPTION

The following describes a 30.00 foot wide strip of Land for the purpose of a Utility Easement being a portion of Parcel "6B" of Record of Survey No. 10644 as Filed in the Office of the Ada County Recorder lying in the SW 1/4 SW 1/4 of Section 26, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County Idaho, and more particularly described as follows:

COMMENCING at a found 5/8" inch Iron Pin Marking the South West 1/16 Corner of said Section 26; Thence along the Northerly Boundary Line of said SW 1/4 SW 1/4 of said Section 26, South 89°58'51" West, a distance of 20.00 feet to a point of Intersection with the Westerly Right of Way Line of South Ash Avenue;

Thence leaving said Northerly Boundary Line and along said Westerly Right of Way Line of South Ash Avenue, South 00°04'35" East, a distance of 20.00 feet to a found 1/2" Iron Pin "PLS 7732" Marking the NE Corner of Parcel "6A" of said Record of Survey No. 10644;

Thence continuing along said Westerly Right of Way Line of South Ash Avenue and the East Boundary Line of said Parcel "6A", South 00°04'35" East, a distance of 313.67 feet to a found 1/2" Iron Pin "PLS 7732" Marking the Corner Common with said Parcels "6A & 6B";

Thence continuing along said Westerly Right of Way Line of South Ash Avenue and along the East Boundary Line of said Parcel "6B", South 00°04'35" East, a distance of 305.67 feet to a set 1/2" Iron pin "PLS 7732", the **POINT OF BEGINNING**;

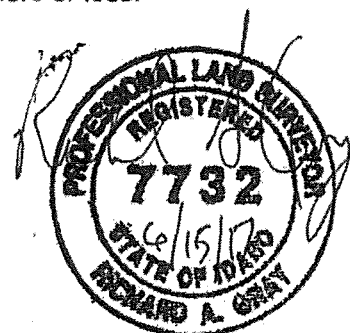
Thence continuing along said Westerly Right of Way Line of South Ash Avenue and along the East Boundary Line of said Parcel "6B", South 00°04'35" East, a distance of 30.00 feet to a found 1/2" Iron Pin with Illegible Cap Marking the Southeast Corner of said Parcel "6B";

Thence leaving said Westerly Right of Way Line of South Ash Avenue and the East Boundary Line of said Parcel "6B", and along the Southerly Boundary Line of said Parcel "6B", North 89°54'50" West, a distance of 327.91 feet to a point;

Thence leaving said Southerly Boundary Line, North 00°04'35" West, 30.00 feet to a point;

Thence along a Line being 30.00 feet Northerly of and parallel with the Southerly Boundary Line of said Parcel "6A", South 89°54'50" East, a distance of 327.91 feet to the **POINT OF BEGINNING**;

The above described Strip of Land contains 0.22 Acres (9,837 Sq. Ft.) more or less.



ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO Pgs=4 DAN RYALLS
KUNA CITY

2017-084379
09/07/2017 03:41 PM
NO FEE



00406218201700843790040046

(SPACE ABOVE RESERVED FOR RECORDING)

PRESSURIZED IRRIGATION EASEMENT

THIS PERPETUAL CITY OF KUNA PRESSURIZED IRRIGATION EASEMENT is granted this 7 day of Sept, 2017, by and between **DAVID L. LIMESAND** and **TAWNI M. LIMESAND**, (husband and wife) ("Grantor") and the **CITY OF KUNA, IDAHO**, an Idaho municipal corporation ("Grantee"):

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

WITNESSETH:

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

This easement is made subject to the following conditions:

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

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

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

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this City of Kuna, Idaho *Pressurized Irrigation Easement* to be executed in its name as of the day and year first herein written.

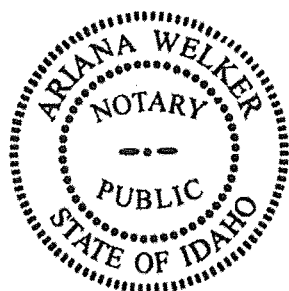
GRANTOR: David Limesand
Print Name David Limesand

STATE OF IDAHO)
) ss.

County of ADA)

On this 7th day of September, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared DAVID L LINESAND, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



Ariana Welker
Notary Public
Residing at Ada County
My Commission Expires July 7, 2022

IN WITNESS WHEREOF, the Grantor has duly authorized and caused this City of Kuna, Idaho *Pressurized Irrigation Easement* to be executed in its name as of the day and year first herein written.

GRANTOR:

Tawni Limesand

Print Name

Tawni Limesand

STATE OF IDAHO)

) ss.

County of ADA)

On this 7th day of September, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared TAWNI M LIMESAND, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

Arianah Welker

Notary Public

Residing at Ada County

My Commission Expires July 7, 2022

COMPASS LAND SURVEYING, P.L.L.C.

3818 E. Newby Street, Suite 103
Nampa, Idaho 83687

Telephone: (208) 442-0115
Fax: (208) 327-2106
Email: rgray.cls@gmail.com

Client: Dave & Tawni Limesand
Date: 7/12/17
Job No.: 3117

IRRIGATION EASEMENT DESCRIPTION

The following describes a 10.00 foot wide strip of Land for the purpose of an Irrigation Easement being a portion of Parcel "6B" of Record of Survey No. 10644 as Filed in the Office of the Ada County Recorder lying in the SW 1/4 SW 1/4 of Section 26, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County Idaho, and more particularly described as follows:

COMMENCING at a found 5/8" inch Iron Pin Marking the South West 1/16 Corner of said Section 26; Thence along the Northerly Boundary Line of said SW 1/4 SW 1/4 of said Section 26, South 89°58'51" West, a distance of 20.00 feet to a point of Intersection with the Westerly Right of Way Line of South Ash Avenue;

Thence leaving said Northerly Boundary Line and along said Westerly Right of Way Line of South Ash Avenue, South 00°04'35" East, a distance of 20.00 feet to a found 1/2" Iron Pin "PLS 7732" Marking the NE Corner of Parcel "6A" of said Record of Survey No. 10644;

Thence continuing along said Westerly Right of Way Line of South Ash Avenue and the East Boundary Line of said Parcel "6A", South 00°04'35" East, a distance of 313.67 feet to a found 1/2" Iron Pin "PLS 7732" Marking the Corner Common with said Parcels "6A & 6B";

Thence continuing along said Westerly Right of Way Line of South Ash Avenue and along the East Boundary Line of said Parcel "6B", South 00°04'35" East, a distance of 335.67 feet to a found 1/2" Iron pin "Illegible Cap";

Thence leaving said Westerly Right of Way Line of South Ash Avenue and the East Boundary Line of said Parcel "6B", and along the Southerly Boundary Line of said Parcel "6B", North 89°54'50" West, a distance of 327.90 feet to the **POINT OF BEGINNING**:

Thence continuing along said Southerly Boundary Line, North 89°54'50" West, a distance of 310.55 feet to a found 1/2" Iron Pin "PLS 4998" Marking the SW Corner of Parcel "6B"

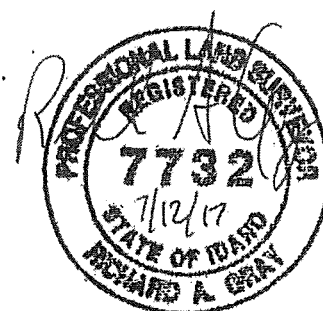
Thence leaving said Southerly Boundary Line, and along the Westerly Boundary Line of said Parcel "6B", North 00°02'56" West, a distance of 10.00 feet to a point;

Thence leaving said Westerly Boundary Line, and along a Line being 10.00 feet Northerly of and parallel with the Southerly Boundary Line of said Parcel "6B", South 89°54'50" East, a distance of 310.54 feet to a point;

Thence leaving said parallel line, South 00°04'35" East, a distance of 10.00 feet to the **POINT OF BEGINNING**:

The above described Strip of Land contains 0.07 Acres (3,105 Sq. Ft.) more or less.

Exhibit A





City of Kuna

City Council Findings of Fact and Conclusions of Law

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

To: **Kuna City Council**

File Number: 17-05-ZC (Rezone)

Location: 692 W. Avalon St.
Kuna, ID 83634

Planner: Trevor Kesner, Planner II

Hearing Date: September 5, 2017
Findings: **September 19, 2017**

Applicant: JSV Development
John Van Dyke
1088 W. Bear Track Dr.
Meridian, ID 83642
john@jsvidaho.com

Table of Contents:

- A. Process and Noticing
- B. Applicant Request
- C. Site History
- D. General Project Facts
- E. Staff Analysis
- F. Applicable Standards
- G. Procedural Process
- H. Findings for Council Consideration
- I. Comprehensive Plan Analysis
- J. Kuna City Code Analysis



- K. Conclusions of Law
- L. Decision by Council

A. Process and Noticing:

1. Kuna City Code 1-14-3 (KCC), states that rezones are designated as a public hearing, with the Commission as the recommending body and the City Council as the decision-making body. This land use application was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Land Use Planning Act.

a. Notifications

- | | |
|----------------------------|------------------------------|
| i. Neighborhood Meeting | June 07, 2017 (one attendee) |
| ii. Agency Comment Request | June 12, 2017 |
| iii. 300' Property Owners | August 10, 2017 |
| iv. Kuna, Melba Newspaper | August 9, 2017 |
| v. Site Posted | August 14, 2017 |

B. Applicants Request:

John Van Dyke with JSV Development, requests to change an approximately 1.46-acre parcel from R-6 (medium-density residential) zoning to a C-1 (Neighborhood Business District) zone. The site is located north of West Avalon Street, south of West Owyhee Avenue, approximately 80 feet west of the intersection of North Bridge Avenue and West Shortline Street; addressed as 692 W. Avalon Street, Kuna, ID 83634. (APN#: R5070001940).

C. Site History:

This parcel has historically been used as a residential home site with some of the surrounding land left as open fields.

D. General Projects Facts:**1. Surrounding Land Use Zoning Designations:**

North	UPRR	Union Pacific Rail Right-of-Way along Indian Creek
South	M-1/ C-2/ R-6	Light Industrial District – Kuna City Area Business District – Kuna City Medium to Low Density Residential – Kuna City
East	M-1	Light Industrial District– Kuna City
West	R-6	Medium Density Residential – Kuna City

2. Parcel Sizes, Current Zoning, Parcel Number:

- Parcel Size: 1.46-acres (approximately)
- Current Zoning: R-6 (Medium-Density Residential)
- Parcel #: R5070001940

3. Services:

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

4. Existing Structures, Vegetation and Natural Features:

Currently, there is a residential home and an accessory shed situated on the site. Vegetation onsite is generally associated with a residential use, such as grass and weeds.

5. Transportation / Connectivity:

The site is currently accessed from West Avalon Street, approximately 80 feet west of the intersection of North Bridge Avenue and West Shortline Street. The applicant proposes to relocate the primary access to the north side of the parcel on Owyhee Avenue with future development, eliminating the access from West Avalon Street. The applicant also proposes to utilize portions of unopened/unimproved ACHD rights-of-way (alleys) with future development. Compass and ACHD recommends improving the streets and sidewalks around Avalon Street and Owyhee Avenue to encourage safer access to downtown and the Indian Creek pathway. Any future site improvements, right-of-way dedications/vacations, and proposed driveway approach relocations or changes shall be reviewed and assessed by Ada County Highway District (ACHD).

6. Environmental Issues:

Staff is not aware of any environmental issues, health or safety conflicts. The subject site's topography has an average slope of approximately 10% to the southeast, and soils are classified within the Hydrologic Group

'D' (High Runoff Potential) with a potential bedrock depth between 10 to 40 inches according to the USDA's Soil Survey of Ada County.

7. Comprehensive Plan Future Land Use Map:

The site is identified as Neighborhood and Community Commercial on Kuna's Comprehensive Plan Future Land Use Map. The comprehensive plan is a living document, intended for use as a guide for decision making by governmental bodies. Staff views this rezone request as generally compatible with the comprehensive plan future land use map and adjacent land uses.



8. Recreation and Pathways Master Plan Map

The Recreation and Pathways Master Plan Map indicates a 'Future Trail' on the north side of Indian Creek; however, the Indian Creek pathway is fully improved adjacent to the site. The site is within walkable distance to pathways and parks.



9. **Agency Responses:**

The following agencies returned comments which are included as exhibits with this case file:

- Idaho Department of Environmental Quality (DEQ) – Exhibit B1
- Kuna City Engineer – Exhibit B2
- COMPASS – Exhibit B3
- Idaho Transportation Department (ITD) – Exhibit B4
- Central District Health Department (CDHD) – Exhibit B5
- Boise Project Board of Control – Exhibit B6
- Nampa Meridian Irrigation District – Exhibit B7

E. **Staff Analysis:**

The applicant's intention is to remove the existing home and storage shed to develop the site as a mix of multi-family units and commercial office suites, which are permitted uses (with a Design Review approval) under the applicants request for C-1 (Neighborhood Business District) zone.

The subject site encompasses four (4) separate parcels; however, each of the four (4) separate parcels associated with this application reference the same County tax parcel number (No. R5070001948), land acreage (approximately 1.46 acres), and ownership information. Staff consulted with Ada County Assessor's office as to why these parcels are consolidated under one tax identification parcel number, and determined that the original parcel was segmented as a result of prior public right-of-way dedications for Railway, Owyhee Street and public alleyways lying within the project's boundaries.

Staff has determined this Rezone application complies with Title 5 of the Kuna City Code; Idaho Statute §50-222. Staff forwards a recommendation of approval for Case # 17-05-ZC, a rezone request from John Van Dyke representing JSV Development, subject to the proposed conditions of approval listed in Section 'L' of this report.

F. **Applicable Standards:**

1. Kuna City Code (KCC) Title 1,
2. Kuna City Code (KCC) Title 5, Chapter 12.
3. City of Kuna Comprehensive Plan and Future Land Use Map
4. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

G. **Procedural Process:**

The Council considered the project, including the submitted application items, agency comments, staff's report, application exhibits and any public testimony presented at the hearing.

H. **Findings of Fact for Council Consideration:**

1. **Rezoning:** Based on the record contained in Case No. 17-05-ZC, including the exhibits, staff's report and any public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 17-05-ZC rezoning.
2. The Kuna City Council approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna City Council held a public hearing on the subject applications on September 5, 2017 to hear from the City staff, the applicant, and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case No. 17-05-ZC, this proposal appears to generally comply with the Comprehensive Plan and Future Land Use Map.

Comment: *The Comp Plan Future Land Use Map designates the approximately 1.46 acres (subject property) as Neighborhood and Community Commercial. The proposed rezone to a commercial use (C-1) conforms with the Comprehensive Plan Future Land Use Map.*

4. The Kuna City Council has the authority to approve or deny this application.

Comment: *On July 25, 2017, Kuna's Planning and Zoning Commission voted to recommend approval of application 17-05-ZC. On September 5, 2017, the City Council voted 3-1 to approve the rezone application.*

5. 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 section, public notice requirements were met to hold a public hearing on September 5, 2017.*

I. Comprehensive Plan Analysis:

The Kuna City Council accepts the Comprehensive Plan components as described below. The proposed zone change for the site is consistent with the following Comprehensive Plan components:

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 criteria established to determine the potential for property taking.

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

Economic Development Goals and Objectives - Section 5 - Summary:

Improve and diversify the local economy to ensure a sustainable economic tax base. Capitalize on local and regional strengths to promote sustainable growth.

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

Objective 1.2: Strengthen existing business enterprises and promote their expansion.

Goal 2: Expand Kuna's shopping and entertainment opportunities.

Objective 2.1: Assist in retaining or expanding sales opportunities in entertainment, sit-down restaurants, and neighborhood/convenience shopping categories. Encourage neighborhood and community-scale retail.

Goal 3: Strengthen and expand the City Center area

Objective 3.2 Improve the City Center's streetscape.

Comment: *The proposed rezone to a C-1 allows for a more diverse and sustainable economy, strengthens the existing businesses by adding additional office space and when developed, will provide neighborhood and community scale retail opportunities. The retail and residential uses will be within walking distance to downtown and the streetscape along Owyhee will be improved by the project when developed.*

Land Use Goals and Objectives – Section 6 – Summary:

Preserve and enhance the Kuna community quality of life.

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

Objective 2.1: Support mixed uses in the City core to provide a vibrant community center with a 24-hour population.

Comment: *The rezone allows for a broader mix of uses to ensure a vibrant community which contributes to the community quality of life.*

City Center Goals and Objectives – Section 15 – Summary:

Kuna citizens expressed a strong desire to sustain and revitalize its historic downtown core and expand and strengthen it. The Plan outlines a vision for strong, sustainable and modern city center.

Goal 1: Develop a healthy and vibrant City Center that offers Kuna residents a variety of services.

Objective 3.2: Encourage business investment in the City Center

Comment: *The rezone allows for uses which expand upon the city's downtown core and provides a mix of uses for residents.*

Goal 2: Make Kuna's City Center pedestrian friendly.

Objective 2.1: Create lively and attractive pedestrian oriented streets within the City Center

Comment: *Via ACHD and Kuna standards, applicant would be required to construct curb, gutter and concrete sidewalks abutting the site.*

J. Kuna City Code Analysis:

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

Comment: *The proposed application adheres to the applicable requirements of Title 5 of the KCC.*

2. The site is physically suitable for a commercial zoning designation.

Comment: *The 1.46-acre parcel is suitable to accommodate commercial uses.*

3. The rezone to a commercial use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be rezoned is not used as wildlife habitat. Roads, pathways, bike lanes and open space already exist and will therefore not cause environmental damage or loss of habitat.*

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

Comment: *The proposed commercial zoning designation requires connection to Kuna public sewer and water facilities, eliminating the occurrence of adverse public health problems.*

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

Comment: *The rezone request considers the location of the property and adjacent uses. The subject property is located within walkable distance to the downtown area. The adjacent uses are light industrial and residential – as referenced in the Kuna Comprehensive Plan Future Land Use Map.*

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

Comment: *Correspondence from Kuna Public Works confirms that the utility services are suitable and adequate for a commercial use.*

K. Conclusions of Law:

1. Based on the evidence contained in Case No 17-05-ZC, the City Council finds Case No. 17-05-ZC generally complies with Kuna City Code.
2. Based on the evidence contained in Case No. 17-05-ZC, the City Council finds Case No. 17-02-ZC is generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

L. Decision by the Council:

Note: This proposed motion is to approve, conditionally approve, or deny this request. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.

On September 5, 2017, the City Council voted to *approve/conditionally approve/deny* Case No 17-05-ZC, based on the facts outlined in staff's report and the testimony during the public hearing by the City Council of Kuna, Idaho, the Council hereby *approves* Case No. 17-05-ZC, a request from John Van Dyke representing JSV Development, with the following conditions of approval:

1. The applicant shall follow all staff and agency recommendations and requirements as set forth in the exhibits attached to this case file.
2. The applicant and/or owner, or any future assigns are subject to a Design Review approval for any future buildings or dwellings constructed within a commercial (C-1) zone.
3. The applicant and/or owner or any future assigns 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 site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve sewer hook-ups.
 - b. The City Engineer shall approve future drainage and grading plans. Central District Health Department recommends the plans 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 future building plans. Installation of fire protection facilities as required by Kuna Fire District.
 - d. The *Boise-Kuna* Irrigation District shall approve 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.
4. Irrigation/drainage waters shall not be impeded by any future construction on site per Idaho Code Section 31-3805.

5. Storm Drainage and/or Street Runoff must be retained on site.
6. Any local irrigation or drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by appropriate easements. (See exhibit B8)
7. Fencing within and/or around the site shall comply with Kuna City Code at time of development.
8. Parking within the site shall comply with KCC 5-9.
9. Signage within the site shall comply with KCC 5-10.
10. Lighting within the site shall comply with KCC 5-9-5-B.
11. Maintenance and planting of vegetation within public rights-of-way shall be with approval from the public entities owning the property.
12. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions and Kuna City Code or seek amending them through the public hearing process. All commercial and/or multi-family projects require Design Review approvals for new buildings, parking, signage and landscaping.
13. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
14. Applicant shall comply with all local, state and federal laws.

DATED: this day 19th of September, 2017.

Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk



City of Kuna

City Council Findings of Fact and Conclusions of Law

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

To: Kuna City Council

Case Number: 17-03-S and 17-03-ZC:
Deserthawk Subdivision No. 4

Location: Southeast corner (SEC) of
South Ten Mile Road and
West Sunbeam Street;
874 S. Ten Mile Rd.
Kuna, Idaho

Planner: Trevor Kesner, Planner II

Hearing Date: September 05, 2017
Findings: September 19, 2017

Applicant: Endurance Holdings, LLC
1977 E. Overland Rd.
Boise, ID 83705
208.343-3381

Project Engineer: David Crawford
B&A Engineers
5505 W. Franklin Rd.
Boise, Idaho 83705
208.343.5792



Table of Contents:

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

A. Course of Proceedings

1. Proposing a Preliminary Plat and Rezoning lands for a residential subdivision are both designated in Kuna City Code (KCC), 1-14-3 as a public hearing matter, with the Planning and Zoning Commission as the recommending body, and City Council as the decision-making body. These land use requests provided proper public notice and followed the requirements set forth in Idaho Code, Chapter 65-Local Land Use Planning Act.

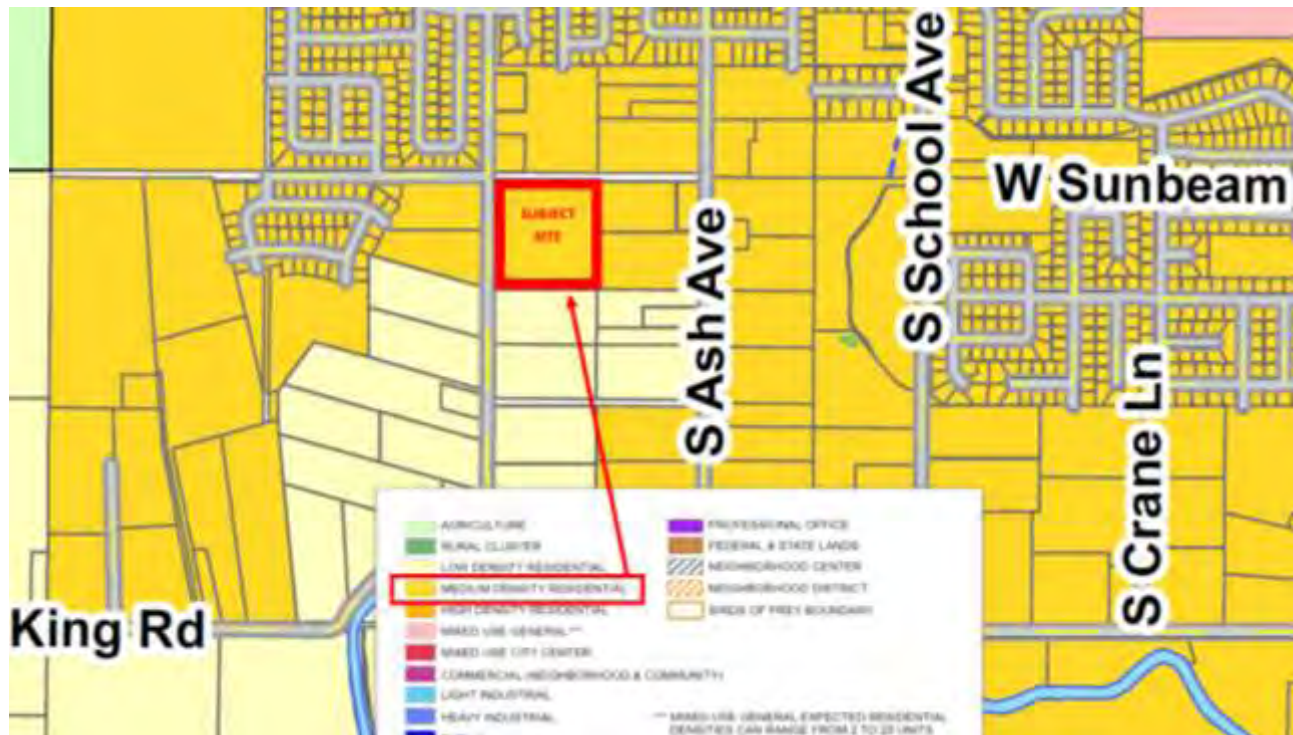
a. Notifications

- | | |
|----------------------------|-----------------|
| i. Agencies | May 22, 2017 |
| ii. 300' Property Owners | August 10, 2017 |
| iii. Kuna, Melba Newspaper | August 09, 2017 |
| iv. Site Posted | August 26, 2017 |

2. In accordance with KCC Title 6 in Kuna City Code (KCC), this application seeks approval for a Rezone and Preliminary Plat (residential subdivision) for Deserthawk Subdivision No. 4.

B. General Project Facts, Staff Analysis:

1. **Request:** A preliminary plat and rezone request from David Crawford with B&A Engineers, representing owners, Endurance Holdings, LLC to rezone an approximately 9.43-acre parcel within an existing agricultural (Ag) zone to a medium density residential (R6) designation, and subdivide the parcel into 34 residential building lots and seven (7) common lots. The subject site is located approximately 2500 feet south of the intersection of West Avalon Street and South Ten Mile Road on the southeast corner (SEC) of South Ten Mile Road and West Sunbeam Street, and is addressed as 874 S. Ten Mile Rd., Kuna, Idaho.
2. The applicant has submitted all the necessary documents and materials for review and has held the appropriate neighborhood meeting (three attendees) and has posted the site in accordance with KCC 5-1A-8 posting requirements.
3. **History:** The subject site has historically been used as a residential home site with associated agricultural-related uses (pasture).
4. **Legal Description:** A legal description was included with the application documents (deed).
5. **Comprehensive Plan Designation:** The Comprehensive Plan Future Land Use map indicates the site has a designation of Medium Density Residential. In accordance with KCC 5-3-2, staff views this residential use request as compatible with the Comprehensive Plan.



6. **Recreation and Pathways Map Designation:** The Recreation and Pathways Master Plan Map indicates a future trail along South Ten Mile Road; however, there is no indication of a future trail to be situated on the subject site.



6.1 Aerial Map:



6.2 Parcel Numbers: APN: R5070501800

6.3 Parcel Sizes and Current Zoning:

Acres: 9.43 acres

Zoning: R-6

6.4 Services:

Fire Protection – Kuna Fire District

Police Protection – Kuna City Police (Ada County Sheriff's office)

Sanitary Sewer– Future City of Kuna

Potable Water – Future City of Kuna

Irrigation District – Boise-Kuna Irrigation District

Pressurized Irrigation – Future City of Kuna (KMID)

Sanitation Services – J&M Sanitation

6.5 Existing Structures, Vegetation and Natural Features: The subject site has a residential home, two accessory structures (detached shop and hay shelter), and numerous farm trucks and equipment. The site is generally flat. The existing vegetation consists of a tilled farm field with the exception of approximately 14 mature trees which are commonly associated with a residential home, clustered on the southeast side of the existing home along the S. Ten Mile Road frontage. The applicant asserts that the existing trees are unhealthy and/or are undesirable species. The applicant proposes removal of the existing trees mitigated via the installation of common area landscaping.

6.6 Transportation / Connectivity: The subject site's existing public roadway frontage is on South Ten Mile Road, which is currently two (2) travel lanes on approximately 25-feet of pavement within 50 feet right-of-way, and no curb, gutter or sidewalk abutting the site. Applicant proposes to improve South Ten Mile Road on the East side, abutting the site with a detached 5-foot meandering sidewalk adjacent to the right-of-way in the common area buffer strip.. Applicant has proposed to construct the section of South Ten Mile Road abutting the site as half of a 72-foot street section; however, Ada County Highway District and Planning and Zoning staff are recommending this section of South Ten Mile Road be constructed as a half of a 3-lane, 49-foot street section with 24.5-feet of pavement from centerline with curb, gutter and a minimum five (5)-foot detached sidewalk.

The West Sunbeam Street alignment abutting the northerly boundary of the site is currently unimproved right-of-way. ACHD has recommended the applicant construct the unimproved/unopened right-of-way for West Sunbeam Street as half of a 36-foot wide street section, with an additional 12-feet of pavement north of centerline, with curb, gutter and a minimum five (5)-foot detached sidewalk or seven (7)-foot wide attached sidewalk.

6.7 Public Services, Utilities and Facilities: The following agencies returned comments which are included as exhibits with this case file:

- City Engineer - Exhibit B.1
- Department of Environmental Quality - Exhibit B.2
- Ada County Highway District - Exhibit B.4
- Central District Health Department - Exhibit B.5
- COMPASS (Development Checklist) - Exhibit B.6
- Idaho Transportation Department - Exhibit B.7
- Kuna School District - Exhibit B.8
- Nampa Meridian Irrigation District - Exhibit B.9

6.8 Surrounding Land Uses:

Direction	Current Zoning and Jurisdiction	
North	A/ R-4	Agriculture – Kuna City/ Medium-Low Density Residential – Kuna City
South	R-6	Medium Density Residential – Kuna City
East	A/ RUT	Agriculture – City of Kuna/ Rural Urban Transition – Ada County
West	R-6	Medium Density Residential – Kuna City

C. Applicable Standards:

1. City of Kuna Design Review Ordinance, 2011-08.
2. City of Kuna Subdivision Ordinance No. 2010-15, Title 6 Subdivision Regulations.
3. City of Kuna Zoning Ordinance Title 5, Chapter 13
4. City of Kuna Landscape Ordinance No. 2006-100.
5. City of Kuna Comprehensive Plan.
6. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act.

D. Comprehensive Plan Analysis:

The City Council may accept or reject the Comprehensive Plan components as described below:

1. The proposed rezone and subdivision are consistent with the following Comprehensive Plan components:

GOALS AND POLICIES – Property Rights

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

Policy 1: As part of a land use action review, 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: Staff has evaluated the Idaho Attorney General’s six criteria established for the potential for property takings with the City’s attorney and has determined that the subject property’s economic viability remains intact.

Economic Development Goals and Objectives - Section 5 - Summary:

Ensure an adequate supply of housing for all income levels and facilitate pedestrian connections, both visually and physically, to enhance pedestrian movement.

Comment: The proposed application complies with the comprehensive plan by providing a mix of lot sizes and sidewalk connectivity throughout and abutting the subdivision to meet this goal.

Land Use Goals and Objectives - Section 6 - Summary:

Adopt a future land use plan and map that includes natural and developed open spaces, while providing a variety of housing densities and types to accommodate various lifestyles, ages and economic groups. Protect existing neighborhoods and ensure new development is sustainable and keeps Kuna desirable.

Develop cohesive neighborhoods with character and quality while incorporating a variety of densities and styles.

Comment: *The project complies with the land use plan as adopted by the City by incorporating the following; open space (common lots) and varied housing choices and types to promote desirable, cohesive community character and a quality neighborhood that is generally cohesive with the existing residential land uses.*

Public Services, Facilities and Utilities Goals and Objectives - Section 8 -Summary:

Provide adequate services, facilities, and utilities for all City residents and annex contiguous properties that request City services. Ensure that development within Kuna connects into the City's sanitary sewer and potable water systems and continue expansion of the City's sewer systems as resources allow.

Comment: *Kuna has adequate services to serve this development. This application will extend the City's sanitary sewer system, potable water and adds to the pressure irrigation mainline in an orderly fashion.*

Transportation Goals and Objectives - Section 9 - Summary:

Work with ACHD, COMPASS, and ITD to promote and encourage bicycling and walking as transportation modes. Develop a transportation strategy and identify future transit corridors while requiring developers to preserve rights-of-way, to improve mobility on major routes while balancing land use planning with transportation needs.

Comment: *ACHD has provided comments and a staff report and the City engineer has provided comments and recommendations. The project meets the transportation goals of the City by constructing sidewalks and roadways through the development and fronting the site on South Ten Mile Road to create additional pedestrian and roadway connections.*

Housing Goals and Objectives - Section 12 - Summary:

Encourage developers to provide high-quality development with a variety of lot sizes, dwelling types, densities and price points to meet the needs of current and future population while creating safe and aesthetically-pleasing neighborhoods. Ensure housing is available throughout the community for all income levels and those with special needs. Encourage logical and orderly residential development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl.

Comment: *Applicant has proposed 34 single family building lots of varied sizes to be developed in a logical and orderly manner and provides for building lots that are much smaller than one half acre.*

Community Design Goals and Objectives - Section 13 - Summary:

Strengthen Kuna's Image through good community and urban design principles that create self-sufficient neighborhoods. Foster good community design concepts that incorporate landscape features to serve as buffers between incompatible uses while reducing scale and create a sense of place.

Comment: *The application incorporates sound community design elements and landscape features to buffer incompatible uses and collector roadway noise; and provides pedestrian sidewalks and street widths which creates a sense of place for this phase of Deserthawk, but is also incorporated with the entire Deserthawk community, which fosters neighborhood interactions and activities.*

E. Findings of Fact:

1. All required procedural items have been completed as detailed in this staff report.
2. The proposed residential development generally complies with the goals and objectives set forth in Kuna's Comprehensive Plan.
3. The proposed residential development complies with the Kuna City Code.
4. Public services are available and are adequate to accommodate this site's development.
5. The proposed rezone and residential preliminary plat will not be detrimental to the public's health, safety and general welfare.
6. The proposed rezone request to R-6 generally follows the comprehensive plan future land use map and is appropriate for use as a residential subdivision after acquiring the proper approvals.
7. The project description, staff analysis and findings of fact are correct.

F. Conclusions of Law:

1. The rezone and preliminary plat use is consistent with Kuna City Code.
2. The rezone and preliminary plat use meets the general objectives of Kuna's Comprehensive Plan.
3. The site is physically suitable for a residential subdivision preliminary plat use.
4. The residential subdivision preliminary plat use is not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.
5. The rezone and residential preliminary plat is not likely to cause adverse public health problems.
6. The rezone and residential subdivision preliminary plat is in compliance with all ordinances and laws of the City.
7. The rezone and residential preliminary plat does not appear to be detrimental 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.
8. The existing and proposed street and utility services in proximity to the site are suitable and adequate for residential purposes.
9. Based on evidence contained in Case No.'s 17-03-S and 17-03-ZC this proposal complies with KCC Title 6.
10. Based on the evidence contained in Case No.'s 17-03-S and 17-03-ZC, this proposal complies with Section 6.0 of the Comprehensive Plan and the Kuna Comprehensive Future Land Use Map.
11. The City Council of Kuna, Idaho, has the authority to approve, conditionally approve, or deny these rezone and preliminary plat applications.
12. The public notice requirements were met and the public hearing was conducted within the guidelines of applicable Idaho Code and City Ordinances.

G. Decision by the Council:

17-03-S and 17-03-ZC: Subdivision and Rezone Note: *This motion is to approve the subdivision and rezone requests. However, if the City Council wishes to approve or deny specific parts of these requests as detailed in this report, those changes must be specified.*

Based on the facts outlined in staff's report and public testimony as presented, the City Council of Kuna, Idaho, hereby *approves* Case No.'s 17-03-S and 17-03-ZC, a subdivision and rezone request by B&A Engineers representing Endurance Holdings, LLC with the following conditions of approval:

1. The applicant shall obtain written approval of the construction plans from the agencies noted below. The approval may be either on agency letterhead referring to the approval use or may be written or stamped upon a copy of the approved plan. All site improvements are prohibited prior to approval of these agencies.
 - a.) The City Engineer shall approve the sewer and water hook-ups.

- b.) The Kuna Fire District shall approve all fire flow requirements and/or building plans.
 - c.) The Boise-Kuna Irrigation District shall approve all proposed modifications to the existing irrigation system.
 - d.) Approval from Ada County Highway District and impact Fees, if any shall be paid prior to building permit approval.
 - e.) The City Engineer shall approve a surface drainage run-off plan, (if needed). As recommended by Central District Health Department, the plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading.
2. All public right-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may be commenced without the approval of the Ada County Highway District. Any work within the Ada County Highway District right-of-way requires a permit. For information regarding the requirements to obtain a permit, contact Ada County Highway District Development Services at 387-6100.
 - 2.1 – Dedicate right-of-way in sufficient amounts which follow City and ACHD standards and widths.
 3. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground.
 4. Compliance with Idaho Code Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site.
 5. Lighting within and abutting the site shall comply with Kuna City Code.
 7. Fencing within and around the site shall comply with Kuna City Code (except as specifically approved otherwise).
 8. Signage within the site shall comply with Kuna City Code. The applicant shall apply for a sign permit prior to subdivision signage construction.
 9. The applicant shall follow all the requirements for sanitary sewer, potable water, pressure irrigation system connections, and all other requirements of the City engineer, as outlined in the Engineers memorandum dated May 26, 2017.
 10. Submit a petition prior to applying for final plat for signature by the City, consenting to the pooling of irrigation surface water rights for delivery purposes and requesting to annex the irrigation surface water rights appurtenant to the property to the Kuna Municipal Pressure Irrigation District (KMID).
 11. Applicant's submitted preliminary plat and landscape plan (date stamped 04/10/2017, and 08/15/2017, respectively) shall be considered binding.
 12. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace any unhealthy or dead plant material immediately (within 3 days as weather permits or as the planting season permits), as required to meet the standards of these requirements. Maintenance and planting within public right-of-way shall be with approval from the public and/or private entities owning the property.
 13. The applicant shall comply with all conditions of approval listed in the Kuna staff report, and as approved by the Commission, and any other applicable agency comments or recommendations.
 14. Applicant shall comply with all local, state and federal laws.

DATED: this day 19th of September, 2017.

Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk



City of Kuna

City Council - Findings of Fact & Conclusions of Law

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

To: City Council

Case Numbers: 17-04-ZC (Rezone) and
17-04-S (Preliminary Plat)
Ashton Estates Subdivision

Location: Southeast Corner
(SEC) Meridian and
Deer Flat Roads,
Kuna, Idaho 83634

Planner: Troy Behunin,
Planner III

Hearing Date: September 5, 2017
Findings of Fact: September 19, 2017

Owner: SDN, LLC,
Don Newell
P.O. Box 1939
Eagle, ID 83616
208.404.2161
Ashton.home@hotmail.com

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

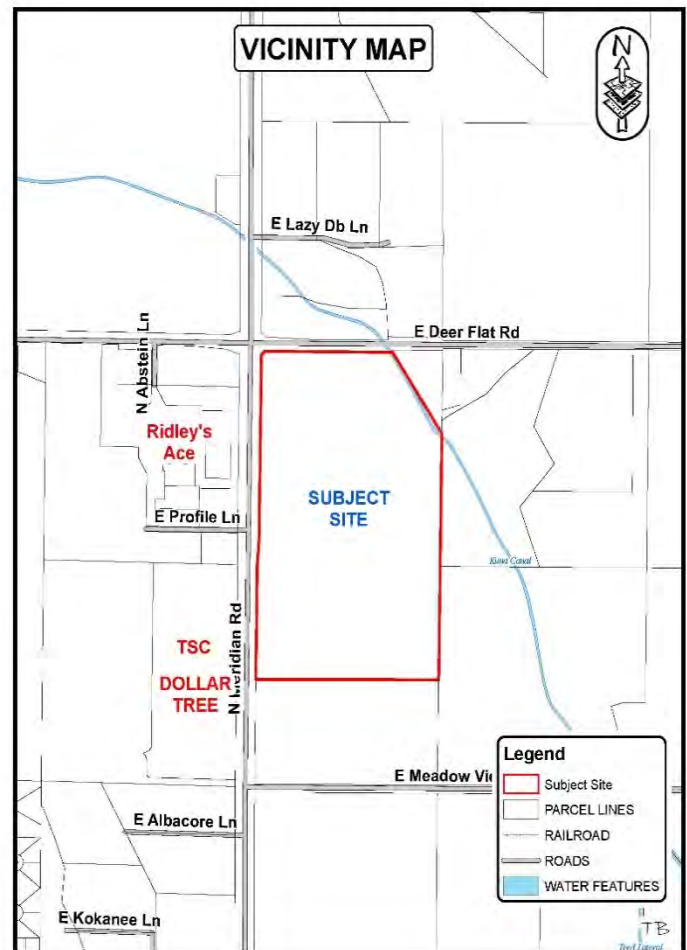


Table of Contents:

- | | |
|--------------------------|--------------------------------------|
| A. Process and Noticing | I. Factual Summary |
| B. Applicants Request | J. Findings of Fact |
| C. Aerial map | K. Comprehensive Plan Analysis |
| D. Site History | L. Idaho Code Analysis |
| E. General Project Facts | M. Conclusions of Law |
| F. Staff Analysis | N. Commission Recommended Conditions |
| G. Applicable Standards | O. Councils Order of Decision |
| H. Procedural Background | |

A. Process and Noticing:

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

a. Notifications

- | | |
|----------------------------------|------------------------------------|
| i. Neighborhood Meeting | April 12, 2017 (2 people attended) |
| ii. Agency Comment Request | May 30, 2017 |
| iii. 315' Property Owners Notice | August 14, 2017 |
| iv. Kuna, Melba Newspaper | August 9, 2017 |
| v. Site Posted | August 25, 2017 |

B. Applicant's Request:

On behalf of SDN, LLC, the applicant, Kirsti Grabo with KM Engineering, requests approval to rezone the portions of this site previously zoned as R-12 (High Density Res.) to, and increasing the C-1 (Neighborhood Commercial) and the R-6 (Medium Density Residential) zones. Applicant also requests approval for a preliminary plat that includes 9 commercial lots, 133 single-family lots, 20 common lots and a proposed City park lot. The subject site is located on the southeast corner (SEC) of Meridian and Deer Flat Roads.

C. Aerial Map:

©Copyrighted

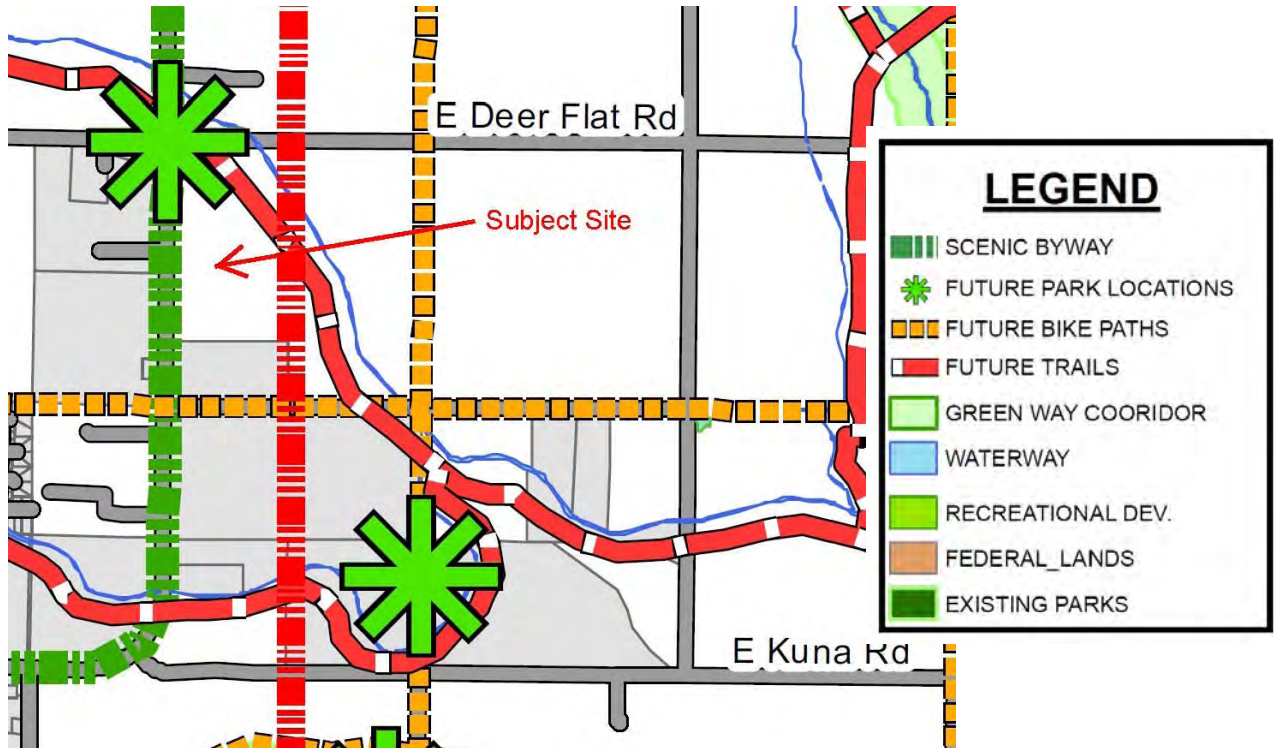
D. Site History:

This site is in the City limits and historically has been farmed. It is directly east of two Kuna City commercial subdivisions – the Merrell Family Center and Ensign Subdivisions.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comprehensive [Comp] Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates land use designations generally speaking, it is not the actual zone. The Comp Plan Map designation for this site was recently amended to Mixed-Use General for the approximate 50.7 acres.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail through the northeast corner (NEC) of the site, situated along the Kuna Canal. It is the City's goal and desire to increase the number of trails and pathways in Kuna. Accordingly, it is necessary for each parcel to develop trails and pathways along frontages of their canals and ditches to comply with the Master Plan goals by either starting a pathway, or extending one in the area of the project.



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 Number(s):**

- Parcel Size: 50.7 acres (approximately).
- Zoning: **R-12** (High Density Residential), **R-6** (Medium Density Residential) and **C-1** (Neighborhood Commercial), Kuna City.
- Parcel (APN) #: S1419223151.

5. **Services:**

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

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

The land is currently used for agricultural purposes. Applicant anticipates that the land will continue the historic agricultural uses on the lands until development occurs. This site is generally flat, with a slight slope from the north end to the center of the site, and a slight slope from the south end toward the center of the site. Soils appear to be a Hydrologic Group D for the majority of the site with a general slope of less than 2%.

7. **Transportation / Connectivity:**

The applicant proposes four access points for the site. Two access points on Meridian Road, to include one full public road access on the south and a Right-in/Right-out (RIRO) driveway on the north end of the Meridian frontage. The applicant has proposed two access points on Deer Flat Road, including one full public access on the east side, and a second RIRO (driveway) on the west side of the Deer Flat frontage. Staff notes that Kuna's Highway Overlay District (District) standards state that connection to Meridian Road and other points of access within the District shall be limited to the full and/or mid-mile alignments, or at a distance greater than 600' from centerline of Meridian Road.

8. **Environmental Issues:**

Staff is not aware of any environmental, health or safety conflicts, beyond the designation of being in the nitrate priority area.

9. **Agency Responses:**

The following agencies returned comments which are included as exhibits with this case file and report:

- City Engineer (Antonio Conti, P.E.) *Exhibit B 1*
- Ada County Highway District (Stacey Yarrington) *Exhibit B 2*
- Boise Project Board of Control (Bob Carter) *Exhibit B 3*
- Central Dist. Health Dept. (Lori Badigian), *Exhibit B 4*
- *Compass-Community Planning Association (Carl Miller), Exhibit B5*
- Department of Environmental Quality (DEQ) *Exhibit B 6*

F. **Staff Analysis:**

Fulfilling the conditions of approval for the entitlements received in early 2017 (16-10-AN & 16-03-CPM), the applicant proposes this subdivision application which includes nine commercial lots, 133 residential lots and 20 common lots and a proposal for a City park. This project is adjacent to a principle arterial (Meridian Rd.) and minor arterial (Deer Flat Rd.). All major public utilities are near, or adjacent to this site. Applicant intends to develop the site as a mixed-use development with commercial pads and new single-family housing options. It is anticipated this development will require four phases for complete build-out, for both residential lots and commercial pads.

The project size is approximately 51 acres in size and proposes two different zones as delineated on the preliminary plat where the zone lines are proposed. The C-1 (Neighborhood Commercial) is proposed to be approximately 19.86 acres and the R-6 (Medium Density Residential) is proposed to be approximately 34.76 acres (this includes lands to the centerline of both roadways). The proposed commercial uses along Meridian and Deer Flat Roads are in compliance with recommendations from the Comprehensive Plan and with staffs request to extend commercial uses as far south and east as reasonable, as directed by Council. The medium residential uses provide a buffer between the proposed commercial and current uses on the east and southern sides of the site and complies with mixed-use design principles. The proposed City Park is centrally located and applies good design principles, highlights mixed-use principles, and compliments the two proposed uses.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which promotes commercial development, and a variety of housing types for all income levels numerous times throughout the document. The sections of the Comp Plan that address new commercial and various housing types are included below, in Section K

(Comp Plan analysis) of this report. The City attempts to balance new commercial uses as well as all housing types. Applicant will be required to maintain technical compliance with Kuna City Code (KCC), as the site develops. Staff recommends the applicant work with Kuna Rural Fire District (KRFD) to conform to the secondary access requirements of the KRFD, for the number of homes utilizing access points, roadway access and circulation at time of development.

The Highway Overlay District (District) standards state that connection to Meridian Road and other points of access within the District shall be limited to the full and/or mid-mile alignments, or at distances greater than 600' from centerline of Meridian Road. Since this project does not abut a full/mid-mile road, Council should consider allowing the entrances as proposed but as temporary full-accesses only. Furthermore, as the area further develops, the City, ACHD or ITD may enforce the access portion of the Overlay District (or other policies / standards) in the form of a right-in/right-out for one or both of the proposed full entrances due to traffic volume and/or safety concerns and/or other needs.

Applicant is made aware that all new commercial uses must go through design review for the building(s), signage, parking lot(s) and landscaping for future development, prior to building permits being issued.

Staff has determined this application complies with the goals and policies of Kuna city for this corridor, and Title 5 and 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 17-04-ZC and 17-4-S, subject to the conditions of approval by Kuna's 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. City of Kuna Subdivision Regulations Title 6, Chapters 3 and 4
4. City of Kuna Design Review Code Title 5, Chapter 4
5. City of Kuna Landscape Code Title 5, Chapter 17
6. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

At a regular meeting on September 5, 2017, the Council considered the applications, including agency comments, staff's report, application exhibits and public testimony presented or given.

I. Factual Summary:

This site is located on the southeast corner of Meridian and Deer Flat Roads. The project consists of 50.7 (approx.) acres and is currently zoned R-12, R-6 and C-1. Applicant requests changing portions of the approved R-12 zone to C-1, while other portions of the R-12 are proposed to change to Medium Density Residential. The C-1 (Neighborhood Commercial) will increase in size from approximately 17.99 acres to (approx.) 19.86 acres. While the R-6 (Medium Density Residential) will increase in size from approximately 27.26 acres to (approx.) 34.76 acres. If approved, this project will take access from Meridian Road (principle arterial) in two places, and from Deer Flat Road (minor arterial) in two places. Both existing roads are classified roadways.

J. Findings of Fact:

17-04-ZC and 17-04-S: Based upon the record contained in Case No's 17-04-ZC and 17-04-S, including the Comprehensive Plan, Kuna City Code, staff's memorandums, the exhibits, and the testimony during the public hearing, the Council hereby *approves / denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 17-04-ZC and 17-04-S, a request for a rezone and preliminary plat in Kuna City limits request by the applicant follows:

The Council concludes that the applications comply with the City of Kuna's Zoning regulations (Title 5) 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 September 5, 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's 17-04-ZC and 17-04-S, this proposal does / does not appear to generally comply with the Comprehensive Plan and Comp Plan Map.

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

3. The Council has the authority to approve these two applications.

Comment: *At a regular meeting on September 5, 2017, Council voted to approve cases 17-04-ZC and 17-04-S.*

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 regular public hearing on September 5, 2017.*

K. Comprehensive Plan Analysis:

Council had determined the proposed subdivision for the *site* is consistent with the following Comp Plan components:

Housing: Residents envisioned higher densities in the City's core to include opportunities for mixed residential and light commercial activity. They expressed interest in a mix of residential type dwellings applications; including single-family, *multi-family*, apartments and condominiums. They were receptive to a greater mix of lot sizes and house price to appeal to a variety of people. A goal expressed by many was the preservation of large lots and rural cluster development in appropriate balance with a complement of other types of residential development (Page 21 [Comprehensive Plan –CP]).

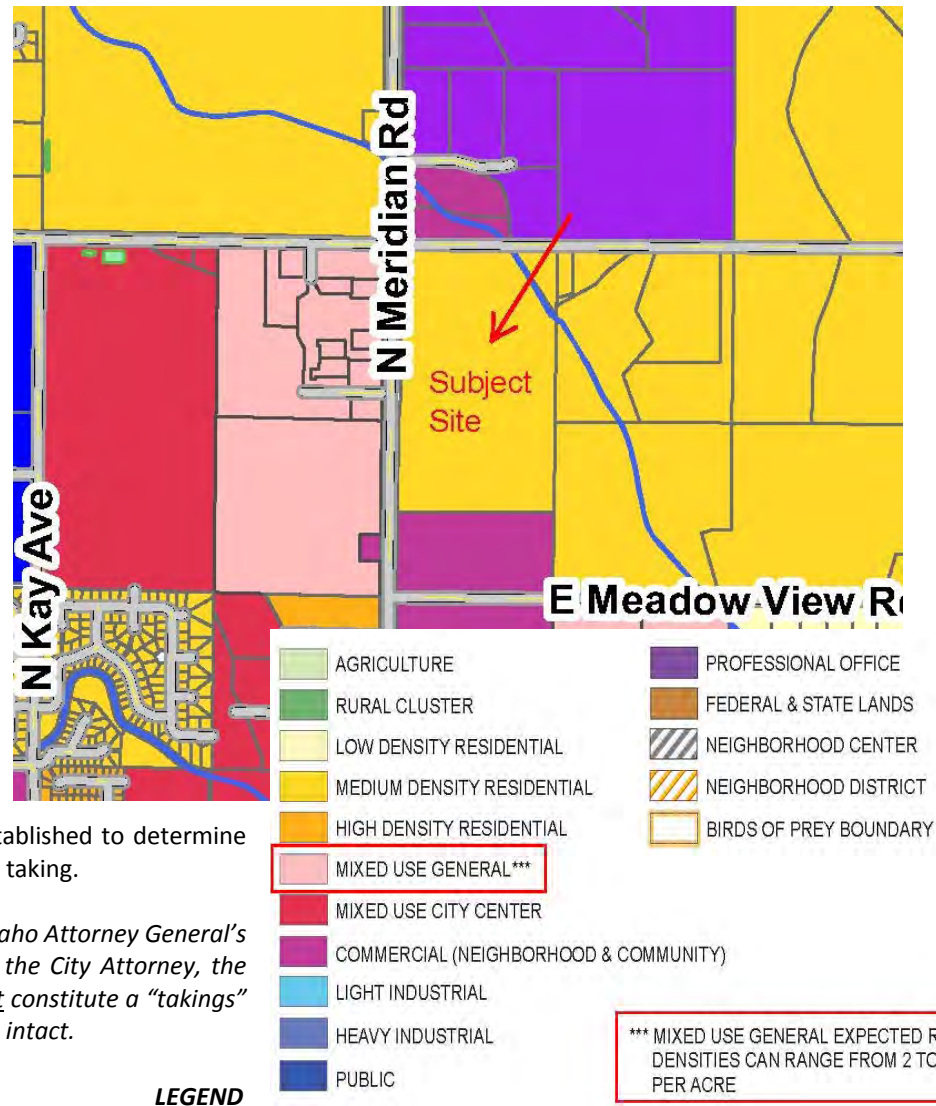
Residents hoped for the creation of business and light commercial use centers within neighborhoods. These centers would include restaurants, gas stations, churches, multi-family use facilities, and other mixed-use developments (Page 13 - CP).

Comment: *The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for a mix of medium density and high density residential uses and commercial uses. This project has proposed a variety of densities mixed with commercial, therefore it generally conforms to the Comp Plan and the Future Land Use Map.*

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

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

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



Economic Development Goals and Objectives - Section 5 - Summary:

Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community, and develop policies to provide incentives and assistance to attract companies. 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, Pg. 43 – 3.1 and Pg. 41 – 1 & 1.3 [CP]).

Comment: The Comp Plan encourages a mix of commercial uses and adequate housing for all income levels and calls for increasing pedestrian connections. This project supplies a number of additional housing types to Kuna's inventory and provides opportunities for quality housing. This development should 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:

Encourage and support mixed uses to accommodate a diverse range of business and commercial activity balanced with residential uses. Provide a broad mix of services within walking distances while strengthening the economy and providing opportunity for social interactions. Encourage commercial development on transportation corridors. 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. 63 – 1.1, Pg. 64 – 2.1, 2.2, 2.2.1, 3.1 & Goal 3, Pg. 65 – 4.3 and 6.4.1 Def. Pg. 89 [CP]).

Comment: *This project adds a number of quality commercial opportunities and several housing varieties to the City's inventory for all types of lifestyles, ages and economic groups.*

Transportation - Section 9: Encourage developers to create mixed-use developments that will reduce travel demand through trip capture. Increase Kuna's employment opportunities as a means of reducing commuter trips (Page 119 – Obj. 3.2 Policy 1 and 2 [CP]).

Comment: *Applicant proposes a mixed-use development adding to employment opportunities and may reduce commuter trips, therefore, it generally complies with the comp plan goals and policies*

Housing Goals and Objectives - Section 12 - Summary:

Adopt mixed-use land strategies which assure the self-sufficiency of neighborhoods. 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 mixed-use development while discouraging developers from developing land divisions greater than one half acre because large lot subdivisions increase municipal costs, require public subsidy and create sprawl (Pg. 155 – Obj. 1.1, Pg. 163 12.4 and Pg. 165 – 2.1 [CP]).

Encourage mixed-use development that includes town centers, single-family, *multi-family*, accessory units, and other types of residential development. – Policy 1.1.2, Section 12, Housing (Page 155 [CP]).

Comment: *Applicant proposes a high-quality development for commercial development along with a variety of dwelling types, densities, and price points for many income levels in this part of Kuna as encouraged by the Comp Plan. This project significantly adds to the City's overall network of commercial uses, utilities, sidewalks and roadways, therefore it complies with logical, orderly development and discourages land divisions and development greater than one half acre, and avoids increased municipal services costs and sprawl.*

Community Design Goals and Objectives - Section 13 - Summary:

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

Comment: *Applicant proposes good community and urban design principles through creation of Mixed-Uses and a self-sustaining development, adding to the pedestrian pathway network and adding to the City's sidewalk network. Applicant also proposes improving Deer Flat Road, which adds to the roadway system thereby complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development should also incorporate landscape buffers creating a sense of place for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image.*

Neighborhoods:

Kuna's updated Plan is an advocate for the development of self-sufficient and mixed-use neighborhoods. These neighborhoods are intended to be connected by transit and other non-motorized methods of transportation. Each neighborhood will have a center, a core and an edge (Page 179 [CP]).

Comment: Applicant proposes an extension of the sidewalk and roadway system which complies with the Master Street Plan adopted by Kuna. Applicant should also propose connections to adjacent parcels by adding stub streets, pathways and sidewalks for pedestrian and non-motorized transportation. Applicant proposes R-6 housing densities thereby complying with call for a variety of housing types outlined within the Comp Plan and Comp Plan Map.

L. Idaho State Code Analysis:

1. **IC §67-6511 (2) C** requires that the City 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. 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 is suitable for subdivision and development into a single-family and commercial subdivision, as proposed.

Comment: The 50.7 acre (approximate) project appears to be suitable for this subdivision and development as a mixed-use style subdivision, as proposed.

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

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

3. The Rezone and Subdivision applications are not likely to cause adverse public health problems.

Comment: The subdivision of the property would/would not generally comply with the Comp Plan. The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.

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

Comment: Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses. Council did consider the subdivision and the location of the property with adjacent uses.

5. The existing and proposed street and utility services in proximity to the site are suitable *or* adequate for commercial and residential purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the residential project.*

6. Based on the evidence contained in Case No.s 17-04-ZC and 17-04-S, Council finds Case No.s 17-04-ZC and 17-04-S, adequately comply with Kuna City Code.
7. Based on the evidence contained in Case No.s 17-04-ZC and 17-04-S, Council finds Case No.s 17-04-ZC and 17-04-S, generally comply with Kuna's zoning Code.

N. Commission Recommended Conditions of Approval:

On July 13, 2017, the Planning and Zoning Commission voted to recommend *approval* for case No.s 17-04-ZC and 17-04-S, based upon the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation, testimony and Commission discussion at the public hearing, the Kuna Commission votes to recommend approval for Case No.s 17-04-ZC and 17-04-S with the following conditions of approval *at time of development in the future*:

- Applicant shall follow all conditions listed in the staff report and those agreed upon during the meeting, to include:
 - Working with staff and ITD for additional landscaping along Meridian Road (in the form of additional trees, shrubs and grass),
 - Discuss options and work with ITD for improved Pedestrian crossings at Meridian and Deer Flat Roads intersection,
 - Work with staff and City Engineer concerning the water reservoir as outlined in the Engineers memo.
 - Add larger trees to the east side of the site as agreed.

O. City Council's Order of Decision:

17-04-ZC (Rezone) and 17-04-Sub (Subdivision), *Note: This proposed motion is for approval, conditional approval, or denial for this request.. If the Council wishes to approve or deny specific parts of the requests as detailed in this report, those changes must be specified.*

On September 5, 2017, the Council voted to *approve* case No.s 17-04-ZC, 17-04-S, based upon the Comp Plan, Kuna City Code, the record before the Council, the applicant's presentation, testimony and Council discussion at the public hearing, the Council hereby votes to approve Case No.s 17-04-ZC and 17-04-S with the following conditions of approval *at time of development*:

- Follow all staff and agency conditions of approval as listed in the staff memo.
 - Applicant shall meet with staff to clarify and also plan for the booster station and retention pond and park (for discussion, not decision).
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 applicant's proposed preliminary plat (dated 05.5.17) and landscape plan (dated 05.3.2017) shall be considered a binding site plans, or as modified and approved through the public hearing process.
 12. Applicant shall add the following notes to the landscape plans and resubmit a PDF for Planning and Zoning approved plans, bearing the changes.
 - 12.1 – *Landscape contractor shall remove all twine/ropes and burlap from root balls.*
 - 12.2 – *Landscape contractor shall remove the wire basket from the top 1/2 of the root ball.*
 13. Applicant shall be conditioned to add appropriate and necessary pathways along water bodies to comply with the Master Recreation and Pathways Map at time of development.
 14. The land owner/applicant/developer, and/or 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.
 15. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
 16. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 19th day of September, 2017.

Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk



City of Kuna

City Council – Findings of Fact & Conclusions of Law

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

To: City Council

Case Numbers: 16-11-AN (Annexation)
Kolo, LLC Property

Location: North east corner
(NEC) Meridian Road
and Deer Flat Road
Kuna, Idaho 83634

Planner: Troy Behunin,
Planner III

Hearing Date: September 5, 2017
Findings of Fact: September 19, 2017

Owner: **KOLO, LLC**
Logan Patten
PO BOX 412
Kuna, ID 83634
208.880.9546
LOGAN@LIBINC.NET

Engineer: **Jay Walker**
AllTerra Consulting
849 E. State St., Ste. 104
Eagle, Idaho 83616
208.484.4479
jwalker@allterraconsulting.com

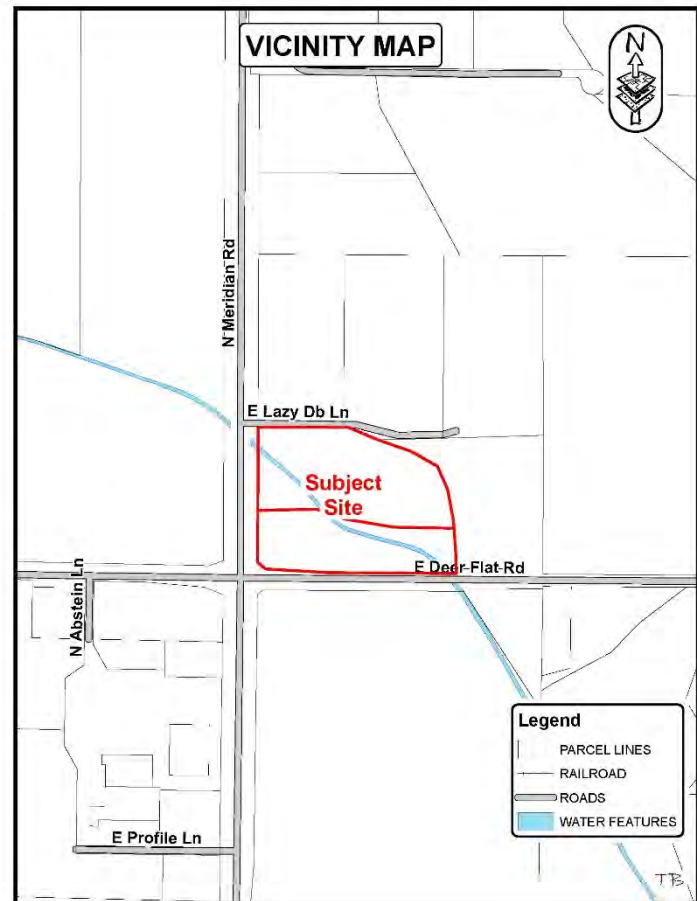


Table of Contents:

- | | |
|--------------------------|--|
| A. Process and Noticing | J. Findings of Fact |
| B. Applicants Request | K. Comprehensive Plan Analysis |
| C. Aerial map | L. Idaho Code Analysis |
| D. Site History | M. Conclusions of Law |
| E. General Project Facts | N. Commission Recommendation to Council. |
| F. Staff Analysis | O. Council's Order of Decision |
| G. Applicable Standards | |
| H. Procedural Background | |
| I. Factual Summary | |

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 the recommending body and City Council as the decision making body. This

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

a. Notifications

- | | |
|----------------------------------|--------------------------------------|
| i. Neighborhood Meeting | August 22, 2016 (13 people attended) |
| ii. Agency Comment Request | May 1, 2017 |
| iii. 315' Property Owners Notice | August 14 16, 2017 |
| iv. Kuna, Melba Newspaper | August 9, 2017 |
| v. Site Posted | August 24, 2017 |

B. Applicant's Request:

Jay Walker with AllTerra Consulting, on behalf of Logan Patten with Kolo, LLC, request's approval to annex approximately 11.41 acres into Kuna City limits with a C-1 zone (Neighborhood Commercial), is consistent with the Comprehensive Plan Map. The subject property is located on the north east corner (NEC) of Meridian and Deer Flat Roads.

C. Aerial Map:



©Copyrighted

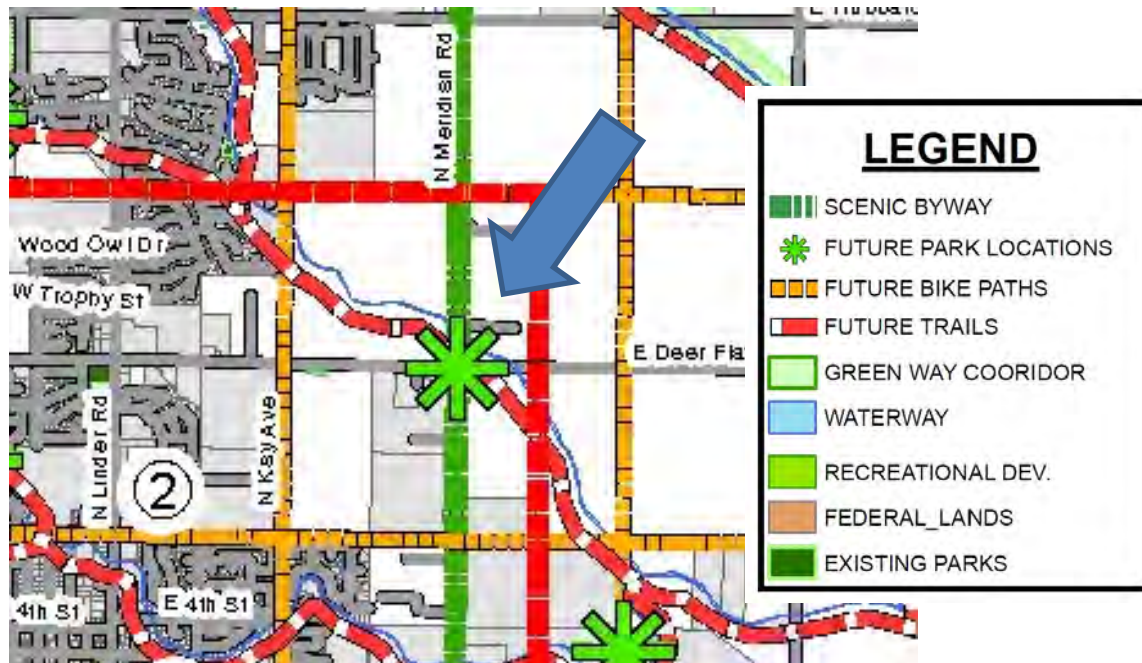
D. Site History:

This site is currently in unincorporated Ada County, and includes two parcels. The site has two homes and multiple outbuildings that will all be removed at time of development. Several accessory structures (to be removed) are on site and a corral; items that are typically associated with agricultural purposes.

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comprehensive [Comp] Plan Map) is intended to serve as a *guide* for the decision making body for the City. This map indicates general future land uses, however, it is not the actual zone. The Comp Plan Map identifies this site as Commercial uses.

2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map indicates a future trail along the west side of the Kuna Canal which generally travels through the middle of the site (from south east to northwest). It is the City's goal to increase the number of and connectivity to trails and pathways in Kuna. It is advantageous for each parcel to develop trails or pathways along frontages of canals and ditches to comply with the Recreation and Pathways Master Plan goals, by either constructing/improving a pathway segment, or extending a pathway/trail at time of development.



3. **Surrounding Land Uses:**

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

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

- Parcel Sizes: Parcel One = 5.89 acres (approximately), Parcel Two = 4.29 (approximately).
- Zoning: RUT; Rural Urban Transition, (Ada County).
- Parcel No.s: Parcel One = S1418336332, Parcel Two = S1418336401.

5. **Services:**

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

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

The land currently has two homes, multiple accessory buildings and a corral. This sites topography is generally flat. The soils appear to be a Hydrologic Group 'C' and possibly 'A' for the site with a general slope of less than 2%.

7. **Transportation / Connectivity:**

The applicant proposes two access points; the first point is on Meridian Road approximately 400' north of the intersection, and the second access is proposed on Deer Flat Road, approximately 350' east of the intersection. Staff notes that the Highway Overlay District (District) standards state that access to Meridian Road and other points of access within the District shall be limited to the full and/or mid-mile alignments, or at a distance greater than 600' from centerline of Meridian Road.

8. **Environmental Issues:**

Staff is not aware of any environmental, health or safety conflicts, beyond the high nitrate priority rating for the area.

9. **Agency Responses:**

The following agencies returned comments which are included with this case file:

- City Engineer (Antonio Conti, P.E.) *Exhibit B 1*
- Ada County Highway District (Stacey Yarrington) *Exhibit B 2*
- Boise Project Board of Control (Bob Carter) *Exhibit B 3*
- Central Dist. Health Dept. (Lori Badigian), *Exhibit B 4*
- COMPASS (Carl Miller), *Exhibit B 5*.
- Dept. of Environmental Quality (Aaron Scheff), *Exhibit B 6*

F. Staff Analysis:

This project requests annexation into Kuna City limits with a C-1 commercial zone. The Comprehensive Plan Map (CPM) designates this site as Commercial. The applicant is proposing new commercial uses. Because the site is located within the Overlay District, and adjacent to the Kuna Transportation/Commercial Corridor, staff views this request to be consistent with the Comp Plan and goals of the City Council.

The property is contiguous to Kuna City limits on the south and is adjacent to two principle arterials, (Meridian Rd/Highway 69 on the west, and Deer Flat Road on the south). Public utilities will be reasonably available in less than a year. Applicant is aware that it will be necessary to connect to sewer, potable water and pressure irrigation lines at time of development, as recommended in the City engineer's memo. Applicant intends to prepare the site for commercial uses. Applicant is aware that a preliminary plat and design review will be required for all future proposed buildings, landscaping (including pathway development), signage and parking lots.

Staff has reviewed Kuna's Comprehensive Plan (Comp Plan), which encourages commercial developments numerous times throughout the Comp Plan, and particularly within the Meridian Road corridor. The sections of the Comp Plan that address new commercial are included below, in Section K (Comp Plan analysis) of this report. The applicant will need to follow this annexation approval with a preliminary plat, in order to subdivide the property for development. Staff recommends the applicant work with Kuna Rural Fire District (KRFD) to ensure proper access and all servicing (including sprinkler needs) needs of the KRFD, throughout the development as well as coordinating access with Ada County Highway District & the ITD.

The Highway Overlay District (District) standards state that connection to Meridian Road and other points of access within the District shall be limited to the full and/or mid-mile alignments, or at distances greater than 600' from centerline of Meridian Road. Since this project does not touch a full/mid-mile road, Council should consider allowing temporary entrances as proposed, with the condition that the City, ACHD or ITD may

enforce the Overlay District standards (or other policies / standards) as the area develops more in the future, in the form of a right-in/right-out for both proposed entrances due to traffic volume and safety concerns and/or needs.

Staff has determined that this application complies with Title 5 and Title 6 of the Kuna City Code; Idaho Statute § 67-6511; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No. 16-11-AN, subject to the conditions of approval by Kuna's 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 September 5, 2017, the Council considered the applications, including agency comments, staff's report, application exhibits and public testimony presented or given.

I. Factual Summary:

This site is located at the north east corner of Meridian and Deer Flat Roads and is approximately 11.41 acres that are adjacent to City limits and currently zoned RUT (Rural Urban Transition – Ada County). Applicant requests annexation into Kuna with a C-1 (Neighborhood Commercial) zone. This project proposes to take access from Meridian Road and Deer Flat Road, both roads are classified roadways. The site is designated as commercial on the Comprehensive Plan Map.

J. Findings of Fact:

Based upon the record contained in Case No's **16-11-AN**, including the Comprehensive Plan, Kuna City Code, staff's report, the exhibits, and the testimony during the public hearing, Kuna's Council hereby *approves / denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No. 16-11-AN to City Council, a request for annexation into Kuna City limits by the applicant as follows:

The Council concludes that the applications comply with the City of Kuna's Zoning regulations (Title 5) 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 September 5, 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. 16-11-AN, this proposal appears to *generally* comply with the Comprehensive Plan and Comp Plan Map.

Comment: *The Comp Plan has listed numerous goals for providing new commercial in Kuna. The Comp Plan Map designates this property as High Density. Whereas this project proposes new commercial along Meridian Road, which has been designated as a commercial corridor, and this project proposes new commercial uses, and the project generally follows the goals of the Comp Plan and the Comp Plan Map.*

3. The *Council* has the authority to approve this application.

Comment: *On September 5, 2017, Council voted to approve case No. 16-11-AN.*

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

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on September 5, 2017.*

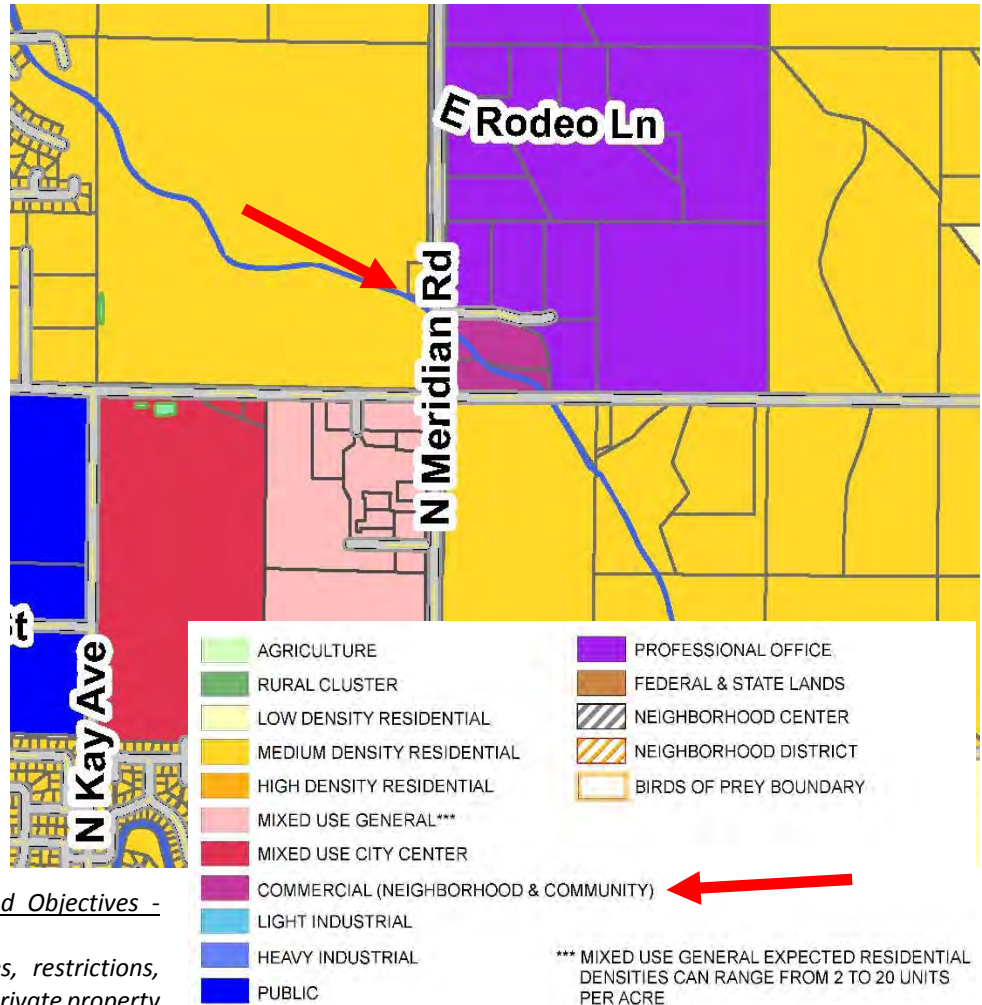
K. Comprehensive Plan Analysis:

Council determines the proposed commercial use for the site is consistent with the following Comp Plan components:

New Commercial:

Residents hoped for the creation of business and light commercial use centers within Kuna's neighborhoods. These centers would include restaurants, gas stations, churches, multi-family use facilities, and other mixed-use developments (Page 13 - CP).

Comment: *The Comp Plan and the corresponding Future Land Use Map (with land use designations) provides for commercial uses. This project has proposed new commercial, therefore it generally conforms to the Comp Plan and the Future Land Use Map.*



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

Ensure the City land use policies, restrictions, conditions and fees do not violate private property rights and ensure that land use actions, decisions, and regulations do not effectively eliminate all economic value of the subject property. Ensure

that City land use actions, decisions, and regulations do not prevent a private property owner from taking advantage of a fundamental property right and staff shall evaluate with guidance from the City's attorney; the Idaho Attorney General's six criterion established to determine the potential for property taking.

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

Economic Development Goals and Objectives - Section 5 - Summary:

Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community, and develop policies to provide incentives and assistance to attract companies. 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, Pg. 43 – 3.1 and Pg. 41 – 1 & 1.3 [CP]).

Comment: *The Comp Plan encourages a mix of commercial uses and calls for increasing pedestrian connections. This project adds to Kuna's new commercial inventory and provides opportunities for pedestrian pathway connections with development of the site.*

Land Use Goals and Objectives - Section 6 - Summary:

Encourage and support mixed uses to accommodate a diverse range of business and commercial activity balanced with residential uses. Provide a broad mix of services within walking distances while strengthening the economy and providing opportunity for social interactions. Encourage commercial development on transportation corridors. 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. 63 – 1.1, Pg. 64 – 2.1, 2.2.1, and 6.4.1 Def. Pg. 89 [CP]).

Comment: *This project has the opportunity to add quality commercial projects to the City's inventory.*

Transportation - Section 9: Encourage developers to create mixed-use developments that will reduce travel demand through trip capture. Increase Kuna's employment opportunities as a means of reducing commuter trips (Page 119 – Obj. 3.2 Policy 1 and 2 [CP]).

Comment: *Applicant proposes a new commercial development adding to employment opportunities and may reduce commuter trips, therefore, it complies with the comp plan goals and policies*

Community Design Goals and Objectives - Section 13 - Summary:

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

Comment: *Applicant proposes good community and urban design principles through creation of commercial and other quality developments, adding to the pedestrian pathway network and adding possibly in the future, and widening Deer Flat Road, complying with the adopted Master Street Plan of Kuna (Functional Classified Road Map). This development should also incorporate landscape buffers creating a sense of place for citizens. Therefore, this project fosters sound community design concepts and complies with the Comp Plan goals and strengthens Kuna's image.*

L. Idaho State Code Analysis:

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

M. Council'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 Council feels the site is physically suitable for commercial development as a commercial retail / service, as proposed.

Comment: *The 11.41 acre (approximate) project appears to be suitable for commercial development, as proposed.*

2. The commercial uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be developed commercially is not used as wildlife habitat. Uses for the site 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 proposed commercial uses for the property would generally comply with the Comp Plan. The project will be required to connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *Through correspondence with public service providers and application evaluation, this project appears to avoid detriment to surrounding uses. Council did consider the commercial uses and the location of the property with current adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site are suitable or adequate for commercial purposes.

Comment: *Correspondence from ACHD and Kuna Public Works confirms that the streets and utility services are suitable and adequate for the commercial project.*

6. Based on the evidence contained in Case No. 16-11-AN, Council finds Case No. 16-11-AN adequately complies with Kuna City Code.

7. Based on the evidence contained in Case No. 16-11-AN, Council finds Case No. 16-11-AN generally complies with Kuna's zoning Code.

N. Recommendation of the Commission to Council:

On June 27, 2017, the Commission voted to recommend *approval* for Case No. 16-11-AN, based upon the Comp Plan, Kuna City Code, the record before the Commission, the applicant's presentation and testimony at the June 27, 2017, and discussion at the public hearing, the Kuna Commission hereby votes to recommend *approval* for Case No. 16-11-AN with the following conditions of approval *at time of development*:

- Follow staff conditions and recommended conditions as outlined in the staff report and appropriate agency comments as discussed at the meeting.

O. Council's Order of Decision:

On September 27, 2017, the Council voted to *approve* Case No. 16-11-AN, based upon the Comp Plan, Kuna City Code, the record before the Council, the applicant's presentation and testimony at the public hearing and discussion at the public hearing, the Kuna Council hereby votes to *approve* Case No. 16-11-AN with the following conditions of approval *at time of development*:

- Follow condition as outlined in the staff report and appropriate agency comments as discussed at the meeting.
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. Applicant shall apply for design review for all buildings, landscaping, and parking lot for the site.
 7. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code.
 8. Parking within the site shall comply with Kuna City Code. (Unless specifically approved otherwise).
 9. 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.
 10. All signage within/for the project shall comply with Kuna City Code.
 11. All landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove and replace unhealthy or dead plant material within 3 days or as the planting season permits as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public entities owning the property.

12. Applicant shall be conditioned to connect to City to Kuna Sewer and Potable Water, as recommended by City Engineer.
13. The land owner/applicant/developer, and/or any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
14. Applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
15. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 19th day of September, 2017.

Joe Stear, Mayor
Kuna City

ATTEST:

Chris Engels
Kuna City Clerk

CITY OF KUNA
PO BOX 13 KUNA, ID 83643 * 751 W. 4TH* PH. 208.922.5546 * FAX 208.922.5989 *
JMARSH@KUNAID.GOV

TO: MAYOR STEAR AND MEMBERS OF KUNA CITY COUNCIL
FROM: John Marsh – Kuna City Treasurer
SUBJECT: KUNA SCHOOL DISTRICT FLYERS
DATE: 9/13/2017

SUMMARY DISCUSSION

The Kuna School District (KSD) has requested permission of the City to include a flyer in with the City's mailed utility bills (September) as a cost-effective option to reach a portion of its constituency.

The proposed plan would be for KSD to print their own flyers (attached for your review), and deliver them to the City's third party billing entity where they would be folded and inserted into the City's mailed utility bills. The KSD would then bear all costs associated with mailing those flyers.

The purpose of this notice is to inform you of the request and to make sure there are no concerns prior to the mailing.

City staff has no concern.

Thank You,

John Marsh
Kuna City Treasurer

KUNA SCHOOL DISTRICT NEWS



DISTRICT BOND PROJECTS UPDATE



Completed Projects:

1. Indian Creek ADA Sidewalk
2. Indian Creek Storm Drain
3. 2 Portables at KHS
4. Four KMS ADA Restrooms
5. KMS Entry Floors
6. KMS Mezzanine Gates
7. Ross ADA Sidewalk
8. New KMS Wrestling Mats
9. Re-striped Indian Creek Parking Lot
10. KMS Key Punch & Software

Projects in Progress:

1. KHS Roof
2. Additions to KHS, ST & Reed
3. Telecommunications Boring
4. New High School Land Acquisition
5. 126 ADA Compliant KMS Door Handles
6. Replace KHS Parking Lot With All New LED Energy Efficient Lighting
7. Canal Re-alignment On The 100 Acres



SUPPLEMENTAL LEVY UPDATE

We are excited to already see the impact of the Supplemental Levy the community approved. We put **new math curriculum** in place for grades K-12 this year AND we have installed **505 more chromebooks** in classrooms for students to use. **Thank you Kuna!**

SOLUTION TEAMS UPDATE



1. **6th Grade Transition Team** - Teachers and parents continue to meet to discuss the 6th grade transition to the middle school in the Fall of 2018.
2. **Design Team** - 30 community members and staff have met for 3 months. A presentation will be given to the Board of Trustees at the October 10th meeting at 6:30 p.m.
3. **Rezoning Solution Team** - This will start up the end of September.
4. **Restaffing Solution Team** - This will start up the end of September.
5. **Property Acquisition Team** - Careful study led to the purchase of 60 acres of land for the new high school. The land donated by the Thornton family will take several years of infrastructure work. A school will be built there in the future.

POST SECONDARY GOAL *(education beyond High School)*

4 Year College
**BACHELOR'S
DEGREE**



Community College
**ASSOCIATE'S
DEGREE**



Trade School
CERTIFICATION



APPRENTICESHIPS



MILITARY



By 2020, the percentage of students enrolled in postsecondary education will increase from 60% (class of 2012) to 80% within two years after graduating from high school.

711 E. PORTER STREET KUNA, ID 83634 PH: 208.922.1000 WWW.KUNASCHOOLS.ORG

Follow us on Facebook: Kuna Jt. School District No. 3

Opt in for Text Messages to the number 67587 with the message "opt-in" or "yes"

**RESOLUTION NO. R71-2017
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO ACCEPTING AND AGREEING TO BE BOUND BY THE TERMS OF THE *MEMORANDUM OF UNDERSTANDING* BY AND BETWEEN THE CITY OF KUNA, IDAHO AND DANIEL AND GINA SAFFORD (SAFFORD) FOR THE DEVELOPMENT OF SAFFORD PROPERTY WHEREIN SAFFORD WILL NOT BE REQUIRED TO INSTALL DRY LINE SEWER LINES OR PAY THE SEWER CONNECTION AT THIS TIME; AND APPROVING THE MAYOR'S SIGNATURE AND CLERK'S ATTESTATION ON THE MEMORANDUM OF UNDERSTANDING.

WHEREAS, the City Council for Kuna, Idaho adopted its current Septic Tanks/Systems Code (KCC 5-16-4) pursuant to Ordinance No. 2015-11 on September 15, 2015; and

WHEREAS, Safford submitted an application for annexation and lot split with the city of Kuna, Idaho that was approved by the City Council on October 6, 2015; and

WHEREAS, at the time of lot split approval by the City Council, no portion of Safford existing original parcels or newly created parcel were within 300 feet of the Kuna City Sewer facilities. As per the adopted *Findings of Fact and Conclusions of Law*, the City required Safford to install dry sewer lines to S. Ten Mile Road to ensure that future hook ups would not be impeded by any structures or blocked by existing underground facilities and pay the standard connection fees, and to enter into a *Memorandum of Understanding*; and

WHEREAS, KCC 5-16-4(B)(2)(b) provides:

New single-family septic systems installs: Physical constraints (extraordinary or non-extraordinary) affecting development of the property:

...

b. If the City engineer determines that the property will not receive public sewer service within ten (10) years due to a non-extraordinary physical constraint, such as the property being located a significant distance from the closest public sewer service that makes the immediate connection prohibitively expensive (as determined by the City Engineer and approved by resolution of the City Council,) in relation to the costs of the development of the property, the property owner may be permitted to install a septic system as an interim for sewer service until the public sewer service becomes available.

WHEREAS KCC 5-16-4(B)(2)(e) provides:

The property owner shall pay the City's standard wastewater treatment and sewer interceptor fees at time of building permit application. These fees are fixed in time and therefore not subject to inflation or other monetary adjustments regardless when the subject property is connected to public sewer, unless the use or volumes increased beyond one (1) EDU (equivalent dwelling unit).

WHEREAS, the City has determined, after a site visit and a review of the applicable Sewer Master Plan and related construction documents, that to sewer the Safford property creates an extraordinary financial hardship on Safford and/or the City of Kuna, Idaho; and

WHEREAS, the City has agreed with Safford that if public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (Connection Plan), which plan shall include a date certain that the septic system will be dismantled and the connection made to the public sewer. It is expected that the date for dismantling the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the City Engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The Connection Plan shall be reviewed by the City Engineer, and approved by resolution of the City Council; and

WHEREAS, the City and Safford has entered into the *Memorandum of Understanding*, copy of which is attached hereto and made a part hereof.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho that:

1. The terms of the *Memorandum of Understanding* are hereby accepted and binding upon the City of Kuna, Idaho- Safford will not be required to install dry sewer lines or pay sewer connection fees until it is determined by the City Council that Safford shall connect to the city sewer.
2. The Mayor's signature and clerk's attestation are hereby approved on the *Memorandum of Understanding*.

PASSED BY THE COUNCIL of Kuna, Idaho this 19th day of September 2017.

APPROVED BY THE MAYOR of Kuna, Idaho this 19th day of September 2017.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

(Above space reserved for recording purposes)

Memorandum of Understanding

This Memorandum of Understanding is dated this 12th day of September, 2017 between the City of Kuna, Idaho (City) and Daniel and Gina Safford (Safford), husband and wife, owners of the real property located at 1040 S. Ten Mile Rd. Kuna Idaho 83634 (Parcel #R507051610) and 1200 (Parcel #R507051610) S. Ten Mile Rd, Kuna, Idaho 83634 (property) and any successors in interest to said real property.

The property was subject to the City land use action where the original lot was split creating a new buildable parcel, which was approved by the City Council on October 6, 2015 and the Findings were signed on November 4, 2015. As a condition of approval for any future site improvements on the property, Safford and any successor in interest shall comply with the provisions set forth in Kuna City Code (KCC) 5-16-4(B)(2). In summary, KCC 5-16-4 provides that parcels located within the Kuna Nitrate Priority Area (NPA) shall not be split without connecting to city sewer and water facilities. A waiver of this subsection may be allowed when the property owner provides a treatment system in which the effluent can demonstrate the 16 part per million or less of nitrates, and complies with Central District Health department's septic system requirements in existence at the time of the current application. Finally, the property owner is required to extend and connect public sewer and water to each parcel created when public sewer and water are available within three hundred (300) feet of the parcel(s) at the property owner's expense, or as determined by the City engineer.

Specifically, Kuna City Code (KCC) 5-16-4 (B)(2) provides: If any of the newly created parcels do not connect to sewer or water at the time of lot split, the property owner shall enter into a *Memorandum of Understanding* with the city that will provide, at a minimum, the following conditions:

2. (1) If public sewer becomes available within three hundred (300) feet of the property (as measured at the property line closest to the nearest available sewer connection) the property owner, shall within one hundred eighty (180) days of being notified in writing as to the availability of the sewer connection, obtain written approval for a connection plan (connection plan), which plan shall include a date certain that the septic system will be properly abandoned and the connection made to the public sewer. It is expected that the date for the abandoning the existing septic system and connecting to the public sewer may be greater than one hundred eighty (180) days; the actual date shall be determined on a case-by-case basis based upon a factual determination of the city engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The connection plan shall be reviewed by the city engineer, and approved by resolution of the city council;
3. (2) The property owner may agree to participate in a local improvement district (that benefits the property) or other statutory or common law funding mechanism to finance city sewer infrastructure extension costs and city sewer connections fees and provide for any easements; and

4. (3) If the property owner fails to obtain approval for the connection plan to connect to the city sewer system within one hundred eighty (180) days of being notified, the city may make the connection and charge the owner for the costs associated with the connection and the property owner consents to a lien upon the property for failure to pay, and the city shall designate the land and structure as nonconforming and no building permits will be issued until the property is brought into compliance.
5. (4) The memorandum of understanding will be recorded with the Ada County Recorder.

Whereas, at the time of lot split approval by the Kuna City Council no portion of the existing original parcels or newly created parcel were within 300 feet of Kuna City sewer facilities. As per the adopted *Findings of Fact and Conclusions of Law*, the City required Safford to install dry sewer lines to S. Ten Mile Road to ensure that future hook ups would not be impeded by any structures or blocked by existing underground facilities and pay the standard connection fees.

WHEREFORE, the City of Kuna, Idaho is requiring, and Safford, and/or any successors in interest to the real property that was the subject of said land use action approvals, agree to:

- a) Install sewer lines from each residence and connect to City of Kuna, Idaho sewer facilities when said facilities are available to the subject property (within 300 feet of any portion of the subject parcel as measured at the property line closest to the nearest available sewer connection) within one hundred eighty (180) days of being notified by the City that services are available;
- b) Properly abandon all septic systems and drain fields associated with said systems according to all current regulations and requirement in existence at the time of abandonment;
- c) Pay all current connection fees in existence at the time of connection.
- d) At the time of notification of the sewer line being installed, Safford shall obtain written approval for a connection plan (connection plan), which shall include a date certain that the septic system will be properly abandoned and the connection made to the public sewer based upon a factual determination of the City engineer specific to the property affected, and may include consideration of the age of septic system, cost to install the septic system, distance and cost for the main sewer line connection, and the location of the septic system in relation to the nitrate priority area. The connection plan shall be reviewed by the City engineer, and approved by resolution of the city council.

Safford shall bear all costs associated with the connection and hereby consents to a lien being placed upon the property for failure to connect, and the City shall designate the land and any structures erected on the property as nonconforming, and no building permits will be issued until the property is brought into compliance.

I agree to comply with the terms and conditions of this agreement by my signature below. I understand this Memorandum of Understanding is binding on me and any successors in interest in its entirety unless mutually modified by the parties.

(Intentionally left blank to end of page for recording purposes)

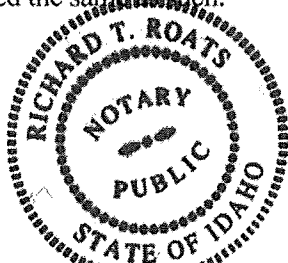
Dated this 12th day of September, 2017.

Dan Safford
Daniel Safford

STATE OF IDAHO)
) ss.
County of Ada)

I, Richard T. Roats, a Notary Public in and for said State of Idaho, do hereby certify that on this 12 day of September, 2017, before me, personally appeared Daniel Safford, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
E
A
L



[Signature]
Notary Public for Ken Id
My commission expires on 12-17-19

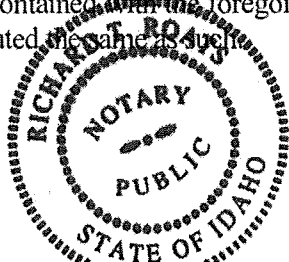
Dated this ____ day of _____, 2017.

Gina Safford
Gina Safford

STATE OF IDAHO)
) ss.
County of Ada)

I, Richard T. Roats, a Notary Public in and for said State of Idaho, do hereby certify that on this 12th day of September, 2017, before me, personally appeared Gina Safford, known or identified to me, who, being by me, first duly sworn, declared under oath that the statements contained with the foregoing document are true and correct, and acknowledged to me that he/she executed the same as such.

S
E
A
L

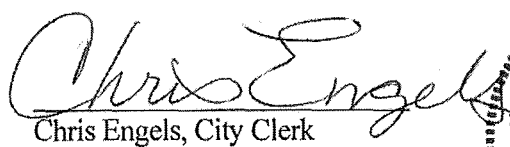


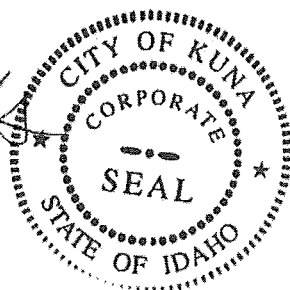
[Signature]
Notary Public for Ken Id
My commission expires on 12-17-19

City of Kuna, Idaho


Joe L. Stear, Mayor

Attest


Chris Engels, City Clerk



**ORDINANCE NO. 2017-13
CITY OF KUNA, IDAHO**

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING TITLE 7, CHAPTER 3, SECTION 4 TITLED “HOURS” TO ALLOW FOR PERSONS TO BE ON THE GREENBELT PATHWAY DURING CERTAIN HOURS WHERE THE CITY HAS INSTALLED LIGHTING, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is the mission of the City of Kuna, Idaho to enhance the community’s quality of life and health by providing parks and recreational opportunities in the City’s parks and City’s public property that protects the health, safety, and welfare of the residents of the City of Kuna and all City park users; and

WHEREAS, the City has installed lighting on the greenbelt pathway to allow for the use of the path during evening hours.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KUNA, ADA COUNTY, IDAHO, as follows:

Section 1. That Title 7, Chapter 3 Kuna City Code, shall be repealed, and replaced with the following:

TITLE 7, CHAPTER 3

CITY PARKS AND CITY PUBLIC PROPERTY

7-3-4: HOURS:

- A. Except as provided for in part B, no person shall use, enter upon, or occupy the premises of any Kuna city park between dusk and dawn of any day without securing an after hour permit as provided herein. Dusk shall be defined as thirty (30) minutes after sunset, and dawn shall be defined as thirty (30) minutes before sunrise. Law enforcement officers, other safety personnel, city officials or city employees, when acting in their official capacities, are exempt from this regulation.
- B. Persons may use, enter upon, or occupy, at all times, the Greenbelt path and adjacent areas that are lit by City installed lighting.

Section 2. That all ordinances, resolutions, orders or parts thereof, or in conflict with this ordinance are hereby voided.

Section 3. This ordinance shall become effective upon passage and publication as required by law.

PASSED by the City Council of the City of Kuna, Idaho this.

APPROVED by the Mayor of the City of Kuna, Idaho this.

CITY OF KUNA
Ada County, Idaho

Joe L. Stear, Mayor

ATTEST

Chris Engels, City Clerk

**ORDINANCE NO. 2017-13
CITY OF KUNA, IDAHO**

AN ORDINANCE OF THE CITY COUNCIL FOR KUNA, IDAHO AMENDING TITLE 7, CHAPTER 3, SECTION 4 TITLED “HOURS” TO ALLOW FOR PERSONS TO BE ON THE GREENBELT PATHWAY DURING CERTAIN HOURS WHERE THE CITY HAS INSTALLED LIGHTING, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is the mission of the City of Kuna, Idaho to enhance the community’s quality of life and health by providing parks and recreational opportunities in the City’s parks and City’s public property that protects the health, safety, and welfare of the residents of the City of Kuna and all City park users; and

WHEREAS, the City has installed lighting on the greenbelt pathway to allow for the use of the path during evening hours.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KUNA, ADA COUNTY, IDAHO, as follows:

Section 1. That Title 7, Chapter 3 Kuna City Code, shall be repealed, and replaced with the following:

TITLE 7, CHAPTER 3

CITY PARKS AND CITY PUBLIC PROPERTY

7-3-4: HOURS:

- A. Except as provided for in part B, no person shall use, enter upon, or occupy the premises of any Kuna city park between dusk and dawn of any day without securing an after hour permit as provided herein. Dusk shall be defined as thirty (30) minutes after sunset, and dawn shall be defined as thirty (30) minutes before sunrise. Law enforcement officers, other safety personnel, city officials or city employees, when acting in their official capacities, are exempt from this regulation.
- B. Persons may use, enter upon, or occupy, at all times, the Greenbelt path and adjacent areas that are lit by City installed lighting.

Section 2. That all ordinances, resolutions, orders or parts thereof, or in conflict with this ordinance are hereby voided.

Section 3. This ordinance shall become effective upon passage and publication as required by law.

PASSED by the City Council of the City of Kuna, Idaho this 19th day of September 2017.

APPROVED by the Mayor of the City of Kuna, Idaho this 19th day of September 2017.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Correction to recording Instrument No. 2017-057969 to add parcel as depicted in red
(Space above reserved for recording)

KUNA CITY ORDINANCE NO. 2017-09A

AN ORDINANCE OF THE CITY COUNCIL OF KUNA, IDAHO AMENDING ORDINANCE NO. 2017-09 TO ADD PARCEL NO. S1234244310 OWNED BY RENASCENCE FARMS, LLC, WHICH WAS INADVERTENTLY OMITTED FROM THE ORDINANCE THAT ANNEXED CERTAIN REAL PROPERTIES INTO THE CITY OF KUNA, IDAHO, TO WIT:

**PARCEL NO. S1235336450 OWNED BY GAVIN & JESSICA KEMPE, SUCCESSORS IN INTEREST TO OWNERS DOUG ROBERTS & SUSAN HICKMAN,
PARCEL NO. S1234417520 OWNED BY WATERS EDGE FARM LLC, SUCCESSOR IN INTEREST TO ALAN & KATHRYN COLSON,
PARCEL NO. R0967660156 OWNED BY RENASCENCE FARMS, LLC,
PARCEL NO. R0967660155 OWNED BY RENASCENCE FARMS, LLC,
PARCEL NO. S1234142351 OWNED BY RENASCENCE FARMS, LLC,
PARCEL NO. S1234212935 OWNED BY RENASCENCE FARMS, LLC,
PARCEL NO. S1234212405 OWNED BY RENASCENCE FARMS, LLC,
PARCEL NO. S1234121105 OWNED BY RENASCENCE FARMS, LLC,
PARCEL NO. S1234244310 OWNED BY RENASCENCE FARMS, LLC,
PARCEL NO. R0967660151 OWNED BY RENASCENCE FARMS, LLC,
PARCEL NO. S1234244200 OWNED BY BRENT F & LESLIE L ANDERSON,
PARCEL NO. S1234131300 OWNED BY MELVIN A & JEANNE A SPAULDING,
PARCEL NO. S1235347051 OWNED BY MASON CREEK FARMS, LLC.**

ALL PROPERTIES SITUATED IN THE UNINCORPORATED AREA OF ADA COUNTY, IDAHO AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF KUNA, IDAHO; ESTABLISHING THE ZONING CLASSIFICATION OF SAID REAL PROPERTIES; 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 owners of the parcels of real property situated in the unincorporated area of Ada County and as more particularly described in Section 2 of this ordinance, have 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 February 14, 2017, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on February 28, 2017) where it was

recommended to the Mayor and Council that the following property be annexed into Kuna City limits with zoning classifications:

R-6 for the property known as Parcel No. S1235347051;
R-4 for the properties known as Parcels Nos.: S1235336450, S1234417520, R0967660156, S1234142351, S1234131300, R0967660155, S1234244200, R0967660151, S1234212935, S1234212405, S1234121105, **S1234244310** and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on April 4, 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 18, 2017) where it determined that the requested annexation should be granted with the following zoning classifications of R-6 and R-4 as described above; and

WHEREAS, the zoning classifications of R-6 and R-4 are 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 properties, all situated in Ada County, Idaho, adjacent and contiguous to the City, commonly known as:
Parcel No. S1235336450 and more particularly described in “Exhibit A-1” – Legal Description
Parcel No. S1234417520 more particularly described in “Exhibit A-2” – Legal Description
Parcel Nos. R0967660151, R0967660155, R0967660156, S1234121105, S1234131300, S1234142351, S1234212405, S1234212935, **S1234244310** and S1234244200, more particularly described in “Exhibit A-3” – Legal Description
Parcel No. S1235347051 and more particularly described in “Exhibit A-4” – Legal Description

All said parcels are depicted on the joint map in Exhibit B, Location Map, attached hereto and incorporated herein by reference, and are hereby 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 are hereby established as R-6 and R-4 as described above, 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-6 and R-4 zoning land use classifications.

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 19th day of September 2017.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**EXHIBIT A-1
LEGAL DESCRIPTION**

**OWNED BY GAVIN & JESSICA KEMPE, SUCCESSORS IN INTEREST TO OWNERS
DOUG ROBERTS & SUSAN HICKMAN**

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 A-2 LEGAL DESCRIPTION

OWNED BY WATERS EDGE FARM LLC, SUCCESSOR IN INTEREST TO ALAN & KATHRYN COLSON

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°03'36"E, 1,202.83 feet along the East boundary of said Section 34 to the Point of Beginning;

Thence N89°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°12'09"W, 257.06 feet;

N51°37'32"W, 483.98 feet;

N72°13'56"W, 107.15 feet to the westerly boundary of the Northeast Quarter of the Southeast Quarter of said Section 34;

Thence N00°12'31"E, 330.96 feet along the westerly boundary of the Northeast Quarter of the Southeast Quarter of said Section 34;

Thence S89°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°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°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.

EXHIBIT A-3 LEGAL DESCRIPTION

PORTION OWNED BY RENASCENCE FARMS, LLC, PORTION OWNED BY BRENT & LESLIE ANDERSON, PORTION OWNED BY MELVIN & JEANNE SPAULDING

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**.

Together with:

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.

**EXHIBIT A-4
LEGAL DESCRIPTION**

OWNED BY MASON CREEK FARMS, LLC

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;

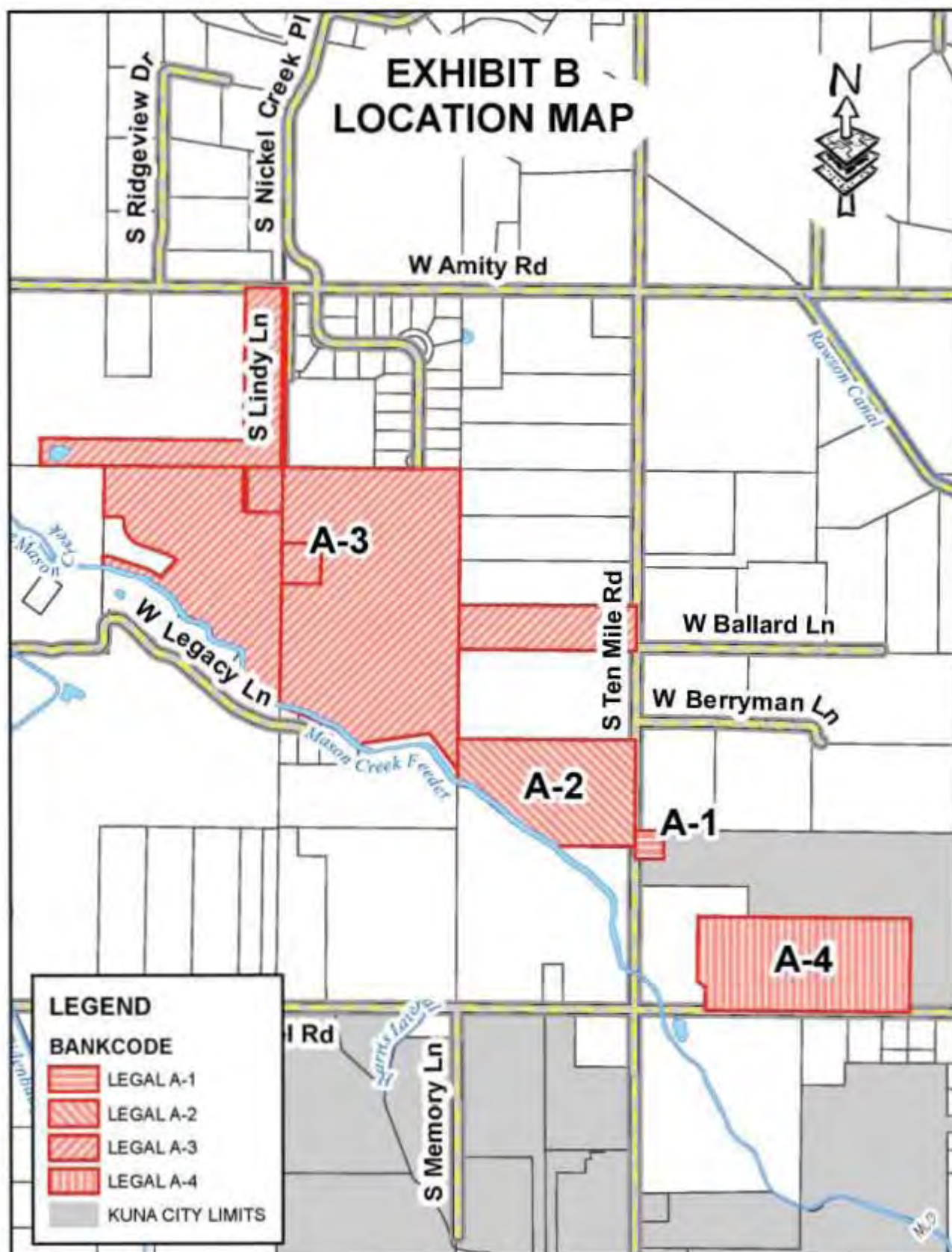
Thence N00°04'23"E a distance of 475.26 feet;

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.



(Space above reserved for recording)

KUNA CITY ORDINANCE NO. 2017-15
JSV Development, LLC

AN ORDINANCE REZONING PARCEL R5070001940; A PORTION OF THE SW ¼ OF THE SW ¼ OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, IDAHO, FROM R-6 TO C-1; SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED 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 establish zoning within its corporate limits; and

WHEREAS, the owner of said parcel of real property has requested that the real property be rezoned from R-6 to C-1; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on July 25, 2017, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on August 22, 2017) where it was recommended to the Mayor and Council that the rezone request be approved with a zoning classification of C-1; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on September 05, 2017, on the proposed rezoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved on September 19, 2017) where it was determined that the requested rezone should be granted with a zoning classification C-1; and

WHEREAS, the zoning classification of C-1 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 within the corporate limits of the City and the proposed rezone complies with the Kuna City Code and the Kuna City Comprehensive Plan.

Section 2: The real property is situated in the City of Kuna, Ada County, Idaho, and is commonly known as parcel R5070001940 and more particularly described in “Exhibit A” – Legal Description and “Exhibit B” – Location Map, attached hereto and incorporated herein by reference.

Section 3: The zoning land use classifications of the land described in Section 2 above is hereby zoned as C-1, 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 C-1, zoning land use classification.

Section 4: 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 5: 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 19th day of September 2017,

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A

LEGAL DESCRIPTION

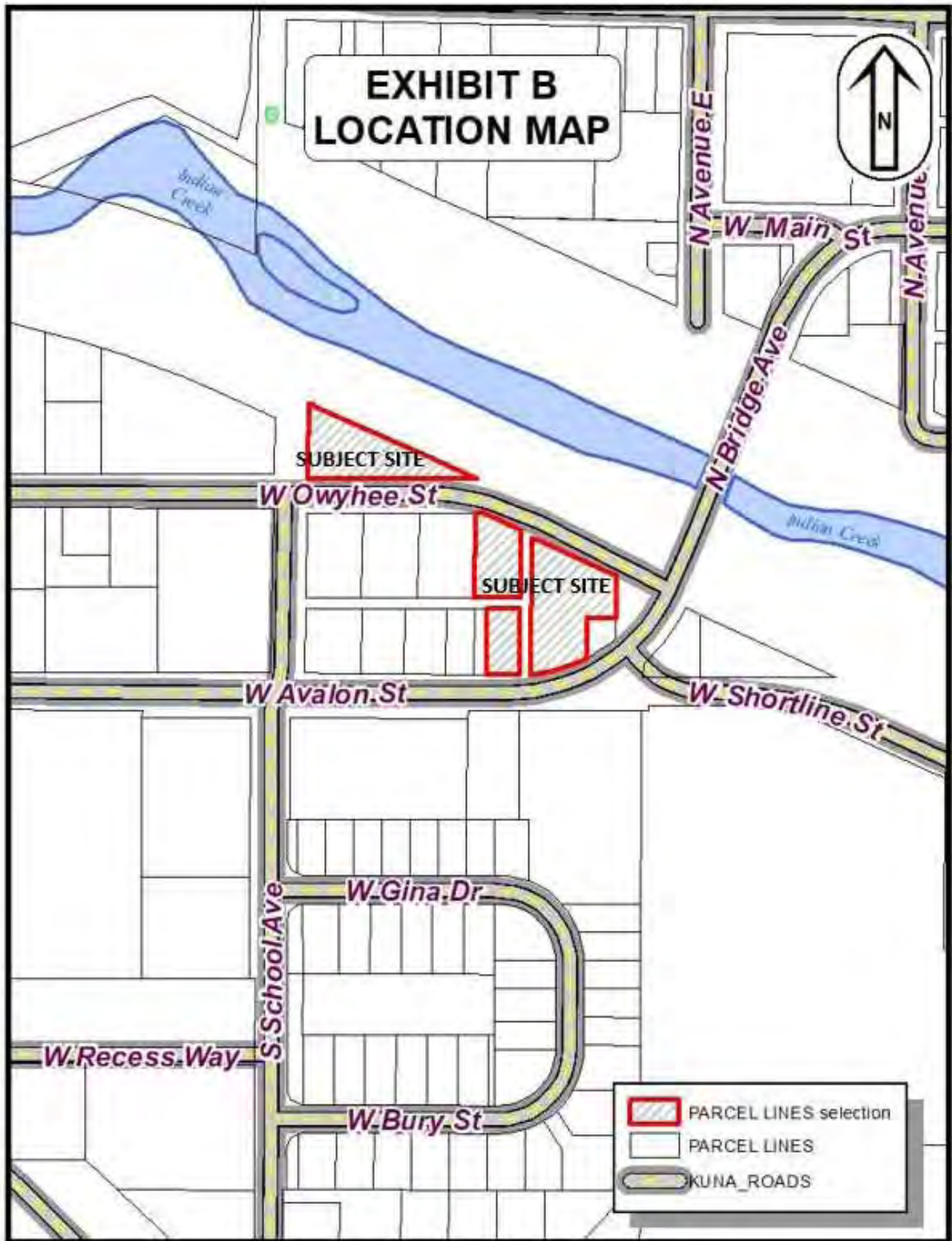
The North half of Lot 1; Lots 2, 3, and 4; the East 20 feet of Lot 5; and Lots 12, 13, 14, 15, 16, 17, 18 and 19; all in Block 24 of Kuna Townsite, amended, according to the plat thereof filed in Book 4 of Plats at page 187, records of Ada County, Idaho;

TOGETHER WITH that portion of vacated Park Avenue adjoining said Lots 12 through 19 as vacated by Vacation recorded September 11, 1973, as Instrument No. 859399;

EXCEPT the South 210 feet of said Lots 12, 13, 14, 15, 16 and 17;

AND EXCEPT that portion of Lots 2, 3, 4, and 5 conveyed to the State of Idaho by deed recorded September 28, 1936 in Book 220 of Deeds at Page 274.

FURTHER EXCEPT that portion of Lots 12, 13, 14, 15, 16, 17 and 18 of Block 24, conveyed to Ada County Highway District by deed recorded November 6, 1973 as Instrument No. 865645.



(Space above reserved for recording)

KUNA CITY ORDINANCE NO. 2017-16
Endurance Holdings, LLC

AN ORDINANCE REZONING PARCEL R5070501800; LOT 13 OF THE KUNA ORCHARD TRACTS AS SHOWN IN BOOK 6 OF PLATS AT PAGE 291 RECORDS, ADA COUNTY, IDAHO AND ADJOINING RIGHT-OF-WAY, SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 26, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, KUNA CITY, IDAHO, FROM A TO R-6; SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF KUNA, ADA COUNTY, IDAHO; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED 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 establish zoning within its corporate limits; and

WHEREAS, the owner of said parcel of real property has requested that the real property be rezoned from A to R-6; and

WHEREAS, the Planning and Zoning Commission of the City, pursuant to public notice as required by law, held a public hearing on July 13, 2017, as required by Section 67-6525, Idaho Code, made findings (approved by the Commission on July 25, 2017) where it was recommended to the Mayor and Council that the rezone request be approved with a zoning classification of R-6; and

WHEREAS, the Kuna City Council, pursuant to public notice as required by law, held a public hearing on September 05 2017, on the proposed rezoning for the real property described in Section 2 below, as required by Section 67-6525, Idaho Code, made findings (approved on September 19, 2017) where it was determined that the requested rezone should be granted with a zoning classification R-6; and

WHEREAS, the zoning classification of R-6 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 within the corporate limits of the City and the proposed rezone complies with the Kuna City Code and the Kuna City Comprehensive Plan.

Section 2: The real property is situated in the City of Kuna, Ada County, Idaho, and is commonly known as parcel R5070501800 and more particularly described in “Exhibit A” – Legal Description and “Exhibit B” – Location Map, attached hereto and incorporated herein by reference.

Section 3: The zoning land use classifications of the land described in Section 2 above is hereby zoned as R-6, 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-6, zoning land use classification.

Section 4: 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 5: 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 19th day of September, 2017,

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Lot 13 of the Kuna Orchard Tracts as shown in Book 6 of Plats at Page 291 records, Ada county, Idaho and adjoining right-of-way, situate in the northwest quarter of the southwest quarter of Section 26, Township 2 North, Range 1 West, Boise Meridian, Kuna City, Idaho, being more particularly described as follows:

Beginning at the west quarter corner of said Section 26, which is the ***Point of Beginning***:

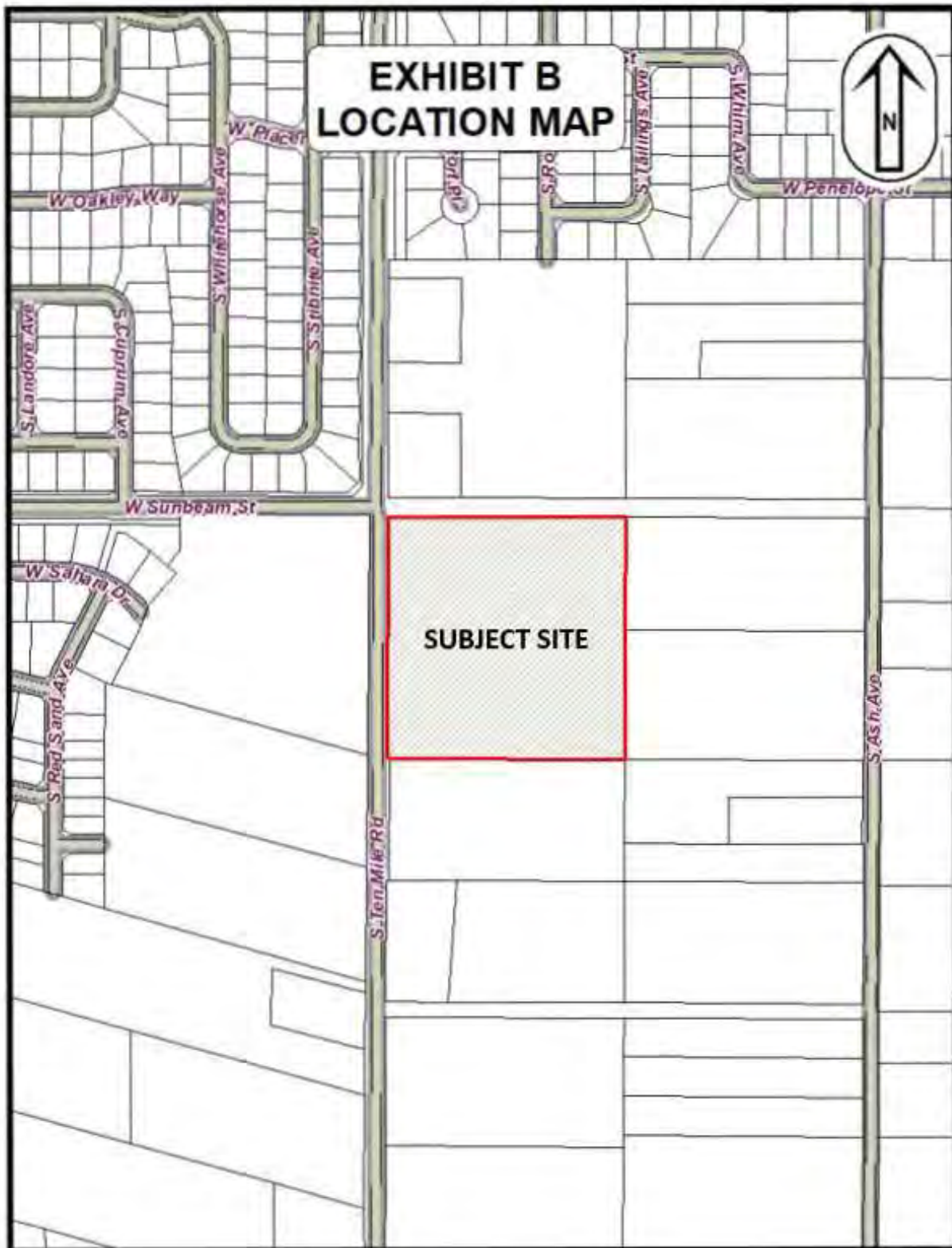
Thence S89°48'47"E, 657.72 feet along the northerly boundary of the northwest quarter of the southwest quarter of said Section 26 and the centerline of West Sunbeam Street to the extension of the easterly boundary of said Lot 13;

Thence S00°19'24"W, 668.41 feet along the extension of the easterly boundary of said Lot 13 and the easterly boundary of said Lot 13 to the southeast corner of said Lot 13;

Thence N89°43'39"W, 657.89 feet along the southerly boundary of said Lot 13 and the extension of the southerly boundary of said Lot 13 to the westerly boundary of the northwest quarter of the southwest quarter of said Section 26 and to the centerline of South Ten Mile Road;

Thence N00°20'21"E, 667.40 feet along the westerly boundary of the northwest quarter of the southwest quarter of said Section 26 and the centerline of South Ten Mile Road to the ***Point of Beginning***.

Comprising 10.09 Acres, more or less.



(Space above reserved for recording)

**ORDINANCE NO. 2017-17
CJM Limited Liability Limited Partnership**

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF THE NE ¼ OF THE NE ¼ OF SECTION 24, TOWNSHIP 2 NORTH RANGE 1 WEST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND COMMONLY REFERRED TO AS RIDLEY’S FAMILY CENTER SUBDIVISION NO. 2 WHICH IS OWNED BY CJM LIMITED LIABILITY LIMITED PARTNERSHIP, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

DATED this 19th day of September 2017.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**EXHIBIT A
LEGAL DESCRIPTION FOR WATER RIGHTS ON
RIDLEY'S FAMILY CENTER SUBDIVISION NO. 2**

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF KUNA, ADA COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE FOUND ALUMINUM CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 24, FROM WHICH THE FOUND ALUMINUM CAP MONUMENT MARKING THE EAST 1/4 CORNER THEREOF BEARS SOUTH 00°46'12" WEST, A DISTANCE OF 2,649.29 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SECTION 24, NORTH 88°45'41" WEST, A DISTANCE OF 1315.42 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, MARKED BY A FOUND 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "LAND SOLUTIONS PLS 11118";

THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER, SOUTH 00°39'34" WEST, A DISTANCE OF 54.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF DEER FLAT ROAD, MARKED BY A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 12464" AND THE **POINT OF BEGINNING** OF THE PARCEL HEREIN DESCRIBED;

THENCE ALONG SAID RIGHT-OF-WAY, SOUTH 88°45'41" EAST, A DISTANCE OF 440.05 FEET TO A FOUND 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 12464";

THENCE NORTH 00°39'34" EAST, A DISTANCE OF 6.00 FEET TO A FOUND 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 12464";

THENCE SOUTH 88°45'41" EAST, A DISTANCE OF 25.00 FEET TO A FOUND 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "PLS 4998", ON THE NORTHERLY PROJECTION OF THE WESTERLY BOUNDARY OF "FILE RIDGE SUBDIVISION" (BOOK 106, PAGE 14640, ADA COUNTY RECORDS);

THENCE ALONG SAID NORTHERLY PROJECTION, SOUTH 00°39'34" WEST, A DISTANCE OF 5.50 FEET TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 12464" AT THE NORTHWESTERLY CORNER OF SAID "FILE RIDGE SUBDIVISION";

THENCE SOUTH 88°45'41" EAST, A DISTANCE OF 215.05 FEET TO A SET 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 12464" AT THE NORTHEASTERLY CORNER OF SAID "FILE RIDGE SUBDIVISION", BEING ALSO THE WESTERLY BOUNDARY OF "RIDLEY'S FAMILY CENTER SUBDIVISION NO. 1" (BOOK 107, PAGE 14820, ADA COUNTY RECORDS);

THENCE LEAVING SAID RIGHT-OF-WAY, SOUTH 00°39'34" WEST, A DISTANCE OF 208.51 FEET TO A FOUND 5/8 INCH REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934" AT THE SOUTHEASTERLY CORNER OF SAID "FILE RIDGE SUBDIVISION";

THENCE CONTINUING ALONG THE WESTERLY BOUNDARY OF AFOREMENTIONED "RIDLEY'S FAMILY CENTER SUBDIVISION NO. 1 THE FOLLOWING (3) THREE COURSES AND DISTANCES:

- SOUTH 00°46'09" WEST, A DISTANCE OF 106.66 FEET TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934";
- SOUTH 55°22'22" WEST, A DISTANCE OF 93.29 FEET TO A FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 13934"
- SOUTH 00°46'09" WEST, A DISTANCE OF 209.58 FEET TO A SET 5/8" REBAR WITH PLASTIC CAP STAMPED "FLSI PLS 12464";

THENCE LEAVING SAID "RIDLEY'S FAMILY CENTER SUBDIVISION NO. 1" BOUNDARY, NORTH 89°13'48" WEST, A DISTANCE OF 217.87 FEET TO A SET REBAR WITH PLASTIC CAP STAMPED "FLSI PLS12464";

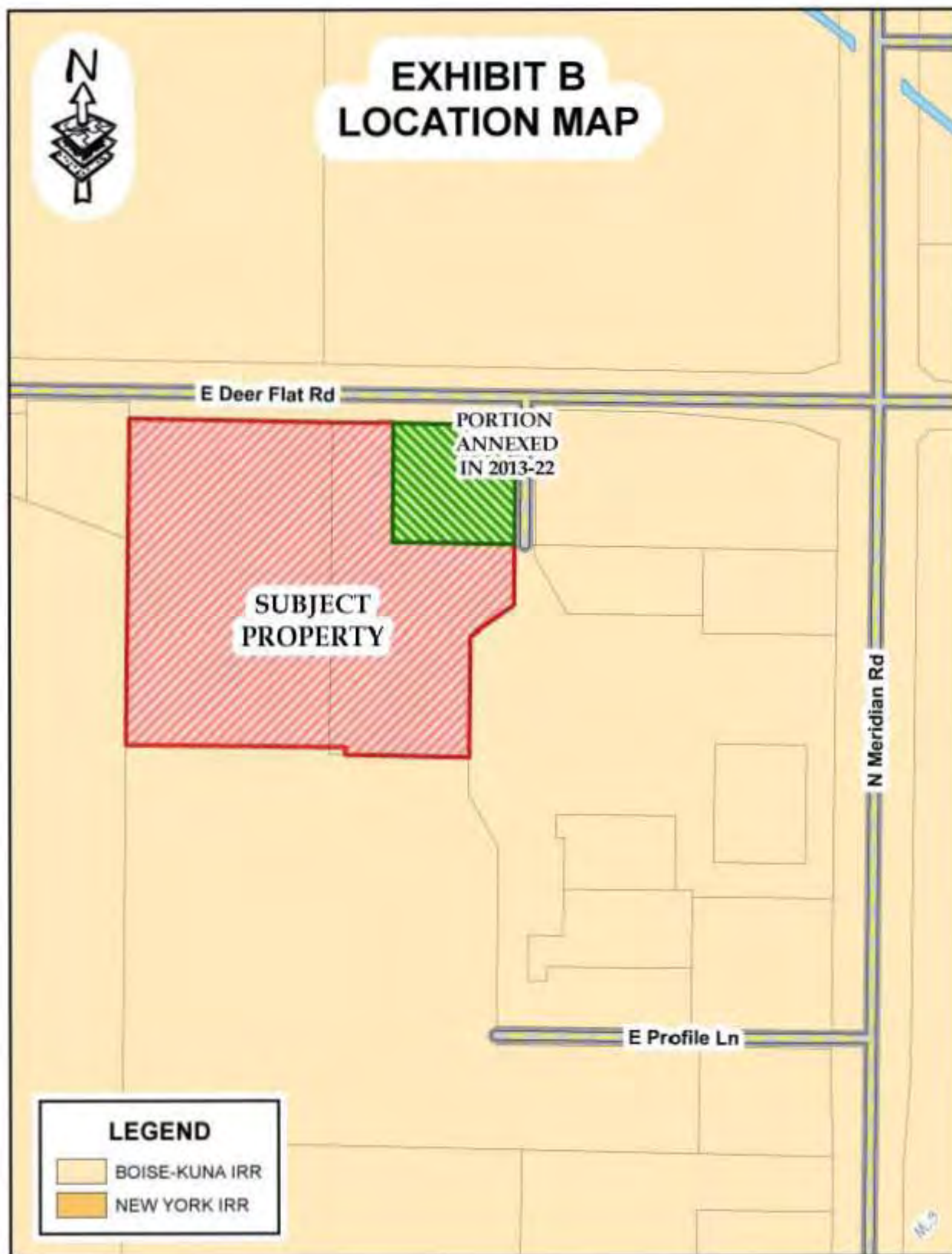
THENCE NORTH 00°46'09" EAST, A DISTANCE OF 12.95 FEET TO A SET REBAR WITH PLASTIC CAP STAMPED "FLSI PLS12464";

THENCE NORTH 89°13'48" WEST, A DISTANCE OF 385.47 FEET TO A SET REBAR WITH PLASTIC CAP STAMPED "FLSI PLS12464" ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24;

THENCE ALONG SAID WEST LINE, NORTH 00°39'34" EAST, A DISTANCE OF 570.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 372,312 SQUARE FEET (8.547 ACRES) MORE OR LESS.

The legal description, as referenced in this ordinance overlaps a portion of the water rights annexed into the Kuna Municipal Irrigation District pursuant to City of Kuna, Idaho Ordinance No. 2013-22 by 1.03 acres, therefore the NET total gain of this annexation is 7.517 acres of new ground in the Boise~Kuna Irrigation District. This overlap is depicted and referenced in Exhibit B.





March 2, 2016

Gordon Law
Kuna City Engineer
P.O. Box 13
Kuna, ID 83634

Re: Ridley's Family Center Subdivision No. 2
Surface Water Rights
Kuna, ID

Dear Gordon,

Please accept this letter as a formal request to the City of Kuna to annex the surface water rights of the project to municipal PI system of the City.

A handwritten signature in black ink, appearing to read "Mark Ridley", is positioned above the printed name.

Mark Ridley
mark@shopridleys.com
cell 208-320-2070

Retail Support Office 621 Washington Street South, Twin Falls, ID 83301 208-324-4633

(Space above reserved for recording)

**ORDINANCE NO. 2017-18
DB Development LLC**

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1314417300, AND REFERRED TO AS ARDELL ESTATES SUBDIVISION NO. 2 WHICH IS OWNED BY DB DEVELOPMENT LLC, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

DATED this 19th day of September, 2017.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A **LEGAL DESCRIPTION FOR WATER RIGHTS ON** **ARDELL ESTATES SUBDIVISION NO. 2**

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

Commencing at the northeast corner of the southeast quarter of said Section 14; thence S89°56'20"W, 25.00 feet along the northerly boundary of the southeast quarter of said Section 14 to the westerly right-of-way of North Linder Road; thence S00°20'30"E, 105.93 feet along the westerly right-of-way of North Linder Road to the **Point of Beginning**:

Thence continuing S00°20'30"E, 350.65 feet along the westerly right-of-way of North Linder Road to the northeasterly corner of Ardell Estates Subdivision No. 1 as shown in Book ~~1587~~ 111 of plats at Pages ~~1587~~ through ~~1589~~ records Ada County, Idaho;

Thence the following courses and distances along the northerly boundary of said Ardell Estates Subdivision No. 1:

S89°39'36"W, 134.89 feet;	N75°33'30"W, 51.71 feet;
S89°50'45"W, 102.50 feet;	S00°20'24"E, 210.00 feet;
S89°50'45"W, 357.50 feet;	N89°19'43"W, 60.01 feet;
S89°04'19"W, 64.00 feet;	

Thence N00°20'24"W, 150.00 feet;

Thence N06°02'56"W, 50.27 feet;

Thence N00°20'24"W, 115.00 feet;

Thence S89°50'45"W, 55.25 feet;

Thence N00°20'24"W, 115.00 feet;

Thence N27°46'04"E, 56.59 feet;

Thence N00°03'34"W, 113.29 feet;

Thence N89°56'20"E, 647.16 feet along a line 62.00 feet southerly of and parallel to the northerly boundary of the southeast quarter of said Section 14;

Thence 50.52 feet along a non-tangent curve deflecting to the left having a radius of 900.00 feet, a central angle of 03°12'58", a long chord bearing of N84°25'01"E, and a long chord distance of 50.51 feet;

Thence 45.39 feet along a tangent curve deflecting to the right having a radius of 44.50 feet, a central angle of 58°26'15", a long chord bearing of S67°58'21"E, and a long chord distance of 43.44 feet to a point of compound curvature;

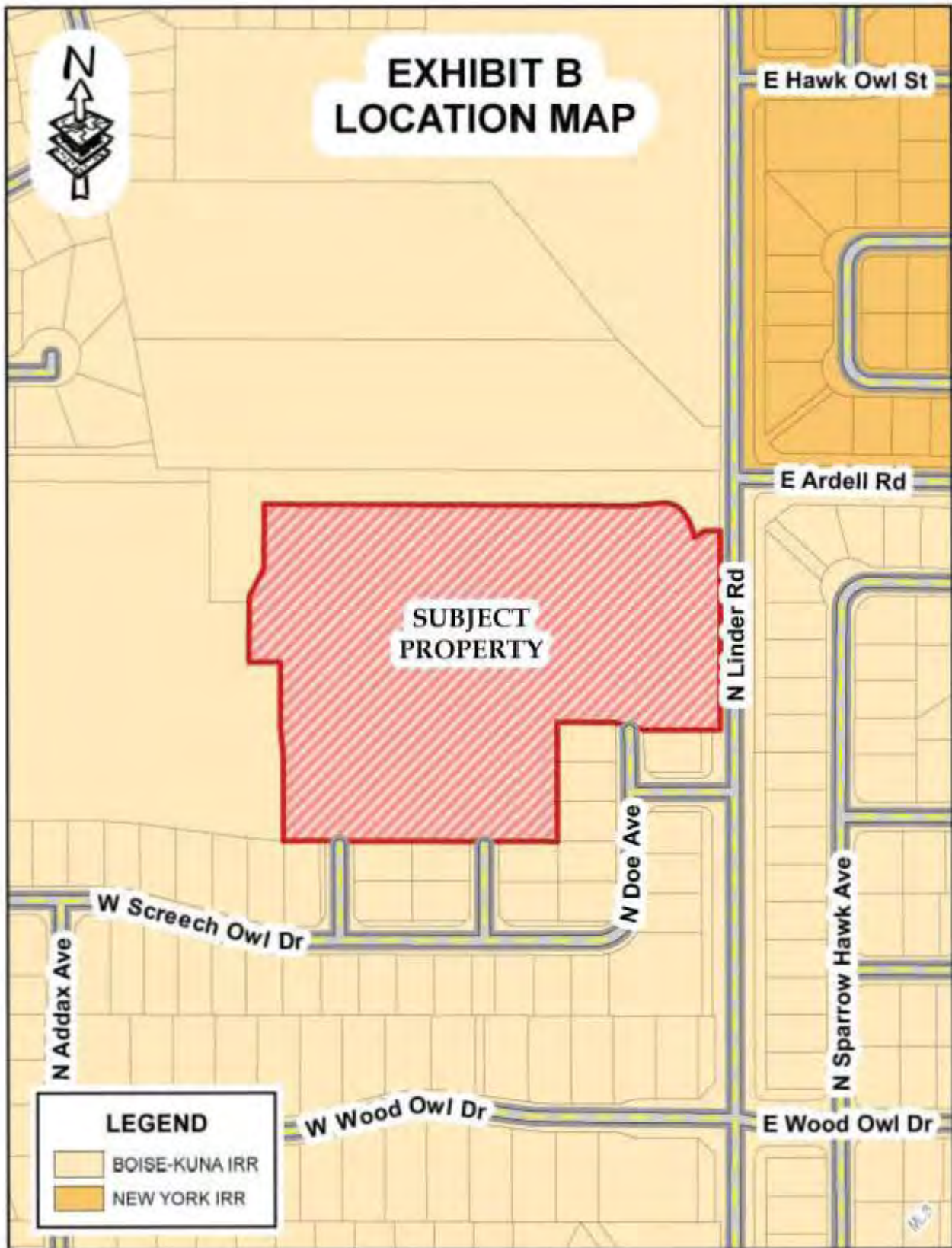
Thence 27.91 feet along a tangent curve deflecting to the right having a radius of 82.50 feet, a central angle of $19^{\circ}23'00''$, a long chord bearing of $S29^{\circ}03'44''E$, and a long chord distance of 27.78 feet to point of compound curvature;

Thence 20.86 feet along a tangent curve deflecting to the right having a radius of 262.50 feet, a central angle of $04^{\circ}33'15''$, a long chord bearing of $S17^{\circ}05'36''E$, a long chord distance of 20.86 feet;

Thence $N56^{\circ}19'42''E$, 21.05 feet;

Thence $N89^{\circ}39'30''E$, 27.33 feet to the westerly right-of-way of North Linder Road and to the **Point of Beginning**.

Comprising 9.38 acres, more or less.



**B & A Engineers, Inc.**

Consulting Engineers & Surveyors
5805 W. Franklin Rd. Boise, Id. 83705
Phone: 208-343-3384 Facsimile 208-342-3792

September 12, 2017

City of Kuna
Planning and Development Services
751 W. 4th St.
Kuna, Idaho 83634

Subject: Ardell Estates Subdivision No. 2 - Surface Water Rights

City of Kuna Staff

On behalf of the land owner as its agent, please consider this request to convey any irrigation surface water rights for Ardell Estates Subdivision No. 2 to the City of Kuna municipal irrigation system as required.

Please find attached a legal description for the subject area.

Sincerely,

David Crawford
Project Manager
B&A Engineers, Inc.

Page 1 of 1

(Space above reserved for recording)

**ORDINANCE NO. 2017-19
DB Development LLC**

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1311336210, AND REFERRED TO AS SILVER TRAIL SUBDIVISION NO. 3 WHICH IS OWNED BY DB DEVELOPMENT LLC., INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

DATED this 19th day of September 2017.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A LEGAL DESCRIPTION FOR WATER RIGHTS ON SILVER TRAIL SUBDIVISION NO. 3

A parcel of land situate in the west half of the southwest quarter of Section 11, Township 2 North, Range 1 West, Boise Meridian, City of Kuna, Ada County, Idaho, being more particularly described as follows:

Commencing at the west quarter corner of said Section 11; thence S00°36'21"W, 1,389.30 feet along the westerly boundary of the southwest quarter of said Section 11 and the centerline of North Ten Mile Road to a point which bears N00°36'21"E, 1,268.48 feet from the southwest corner of said Section 11; thence S86°04'11"E, 48.08 feet to the easterly right-of-way of North Ten Mile Road; thence continuing S86°04'11"E, 30.05 feet to the southwesterly boundary of Applewood Subdivision No. 1 as shown in Book 100 of Plats at Pages 12941 through 12945 records of Ada County, Idaho, which is also the *Point of Beginning*:

Thence along the southerly boundary of said Applewood Subdivision No. 1 the following courses and distances:

S86°04'11"E, 72.76 feet;	N87°27'38"E, 120.00 feet;
N78°44'06"E, 84.10 feet;	N50°43'15"E, 51.54 feet;
N12°15'42"E, 214.43 feet;	N77°28'32"E, 12.41 feet;
N88°51'44"E, 63.43 feet;	S77°08'10"E, 28.73 feet;
S61°27'26"E, 80.50 feet;	S78°58'49"E, 55.28 feet;
N70°59'26"E, 122.90 feet;	

Thence along the westerly boundary of said Applewood Subdivision No. 1 the following courses and distances:

S05°45'57"W, 111.11 feet to the northerly right-of-way of West McIntosh Street;
23.99 feet along a non-tangent curve deflecting to the left, having a radius of 325.00 feet, a central angle of 04°13'46", a long chord bearing of S73°06'19"W, and a long chord distance of 23.99 feet along the northerly right-of-way of West McIntosh Street;
S19°00'34"E, 50.00 feet to the southerly right-of-way of West McIntosh Street;
6.07 feet along a non-tangent curve deflecting to the right, having a radius of 275.00 feet, a central angle of 01°15'54", a long chord bearing of N71°37'23"E, and a long chord distance of 6.07 feet along the southerly right-of-way of West McIntosh Street;
S09°38'52"E, 182.97 feet;
S22°24'22"W, 92.47 feet;
S00°59'15"W, 434.83 feet;

Thence N58°17'53"W, 98.01 feet;

Thence S74°50'07"W, 63.11 feet;

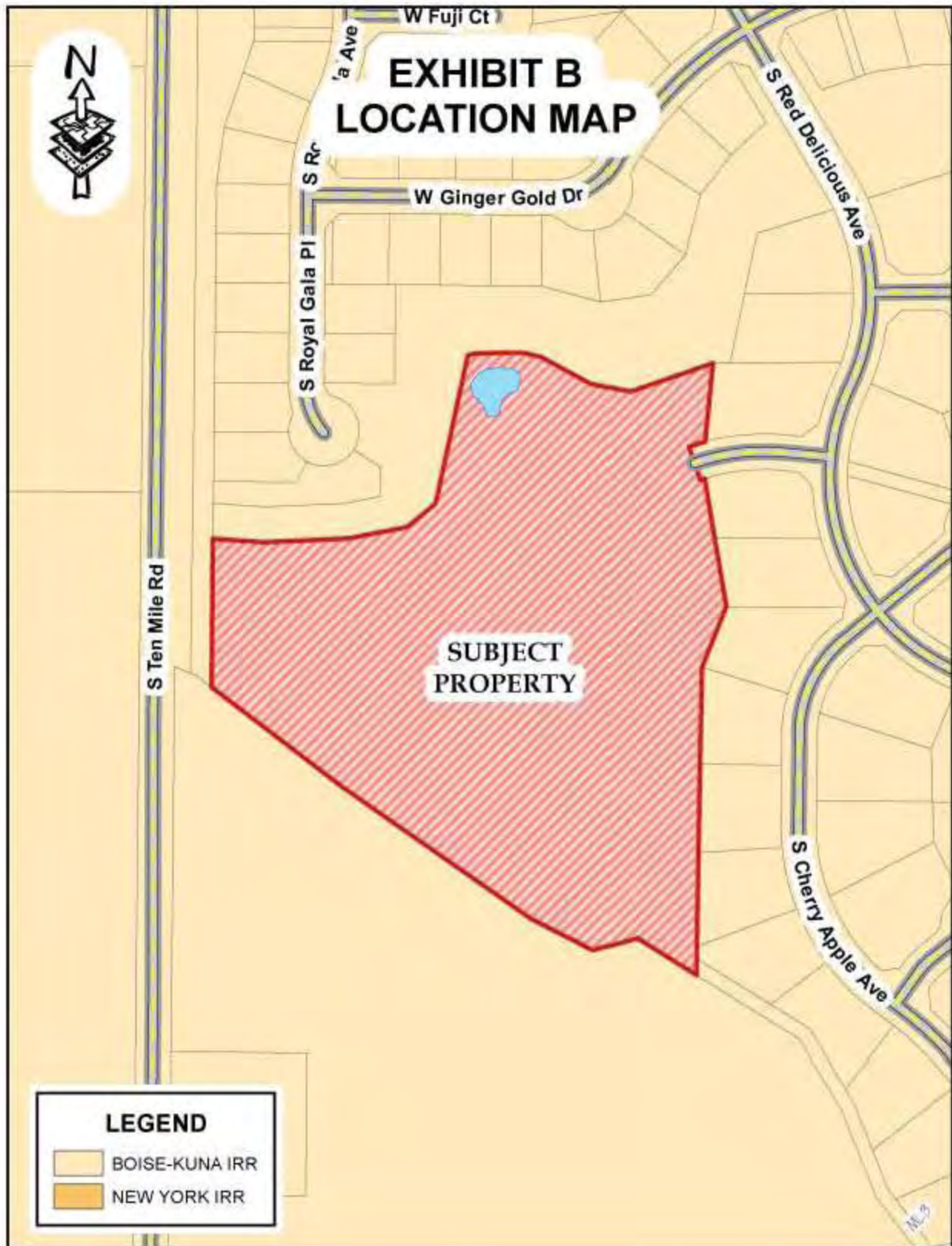
Thence N63°11'53"W, 97.36 feet;

Thence N55°00'53"W, 326.22 feet;

Thence N52°43'53"W, 232.10 feet to the easterly boundary of Lot 1 of Block 4 of said Applewood Subdivision No. 1;

Thence N00°36'21"E, 209.56 feet along the easterly boundary of Lot 1 of Block 4 of said Applewood Subdivision No. 1 to the *Point of Beginning*.

Comprising 9.13 acres, more or less.
Subject to easements of record or apparent.





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

September 12, 2017

City of Kuna
Planning and Development Services
751 W. 4th St.
Kuna, Idaho 83634

Subject: Silver Trail Subdivision No. 3 - Surface Water Rights

City of Kuna Staff:

On behalf of the land owner as its agent, please consider this request to convey any irrigation surface water rights for Silver Trail Subdivision No. 3 to the City of Kuna municipal irrigation system as required.

Please find attached a legal description for the subject area.

Sincerely,

David Crawford
Project Manager
B&A Engineers, Inc.

Page 1 of 1

(Space above reserved for recording)

ORDINANCE NO. 2017-20
Black Creek LTD Partnership2

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF THE NW ¼ OF THE NE ¼ OF SECTION 25, TOWNSHIP 2 NORTH RANGE 1 WEST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND COMMONLY REFERRED TO AS THE JOURNEYS END SUBDIVISION NO. 2 WHICH IS OWNED BY BLACK CREEK LTD PARTNERSHIP2 INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

DATED this 19th day of September 2017.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

**EXHIBIT A
LEGAL DESCRIPTION FOR WATER RIGHTS ON
JOURNEYS END SUBDIVISION NO. 2**

A re-subdivision of Lots 10 and 11, Block 1 of Journey's End Subdivision No. 1 as filed in Book 111 of Plats at Pages 16,088 through 16,090, records of Ada County, Idaho and a portion of Lots 3, 4, 5 and 6 of Avalon Orchard Tracts as filed in Book 4 of Plats at Page 189, records of Ada County, Idaho, located in the NW 1/4 of the NE 1/4 of Section 25, Township 2 North, Range 1 West, Boise Meridian, Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the N1/4 corner of said Section 25 from which the NE corner of said Section 25 bears South 88°39'09" East, 2667.49 feet;

thence along the North-South centerline of said Section 25 South 00°23'58" East, 541.92 feet;

thence leaving said North-South centerline North 89°36'02" East, 20.00 feet to a point on the East Right-of-way line of S. Kay Avenue, said point also being the **REAL POINT OF BEGINNING**;

thence along said East right-of-way line North 00°23'58" West, 59.67 feet to the SW corner of said Journey's End Subdivision No. 1;

thence along the exterior boundary line of said Journey's End Subdivision No. 1 the following 4 courses and distances:

thence North 89°36'02" East, 8.00 feet

thence North 00°23'58" West, 24.63 feet;

thence South 88°41'31" East, 89.97 feet;

thence South 51°24'13" East, 76.67 feet to the NW corner of said Lot 11;

thence along the North boundary line of said Lots 11 and 10 South 88°41'31" East, 168.50 feet to the NE corner of said Lot 10;

thence along the East boundary line of said Lot 10 South 01°18'29" West, 83.00 feet to the SE corner of said Lot 10;

thence along the exterior boundary line of said Journey's End Subdivision No. 1 the following 4 courses and distances:

thence South 88°41'31" East, 168.50 feet;

thence North 01°18'29" East, 83.00 feet;

thence North 08°15'41" West, 61.86 feet;
thence North 01°18'29" East, 88.50 feet;
thence South 88°41'31" East, 153.33 feet to a point on the East boundary line of said Lot 4;
thence along said East boundary line South 00°21'09" East, 280.19 feet;
thence leaving said East boundary line South 34°09'22" East, 117.77 feet;
thence North 88°41'31" West, 301.00 feet;
thence North 01°18'29" East, 82.50 feet;
thence North 88°41'31" West, 12.00 feet;
thence North 01°18'29" East, 41.00 feet;
thence North 88°41'31" West, 246.00 feet;
thence 27.49 feet along the arc of a curve to the right, said curve having a radius of 17.50 feet, a central angle of 90°00'00" and a long chord of 24.75 feet which bears North 43°41'31" West;
thence North 01°18'29" East, 40.17 feet;
thence North 88°41'31" West, 41.00 feet;
thence North 01°18'29" East, 7.28 feet;
thence North 88°41'31" West, 95.46 feet to the **REAL POINT OF BEGINNING**. Containing 2.40 acres, more or less.

The legal description, as referenced in this ordinance overlaps a portion of the water rights annexed into the Kuna Municipal Irrigation District pursuant to City of Kuna, Idaho Ordinance No. 2016-23 by 1.98 acres, therefore the NET total gain of this annexation is 0.42 acres of new ground in the Boise~Kuna Irrigation District. This overlap is depicted and referenced in Exhibit B.





September 12, 2017

Mr. Trevor Kesner, Planner II
City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

Subject: Journey's End Subdivision No. 2 Irrigation Annexation

On behalf of Black Creek LLP, A Team Land Consultants is submitting a request to the City of Kuna to annex this phase of the development into the Kuna Municipal Irrigation District (KMID). This phase is adjacent to Kay Avenue, approximately 400-feet south of State Highway 69, and comprises 2.4-acres. The property is identified as Ada County Assessor's Tax Parcel Number R01615252032.

The site has been designed to connect to the irrigation system, and will utilize the KMID water for irrigation. As the other phases develop we will request those to be annexed and connect into the the system as well. Attached is a copy of the final plat and legal description. If there is any other additional information that is needed to annex this phase into the KMID please let me know and I will provide it immediately.

Sincerely,
A Team Land Consultants

A handwritten signature in black ink, appearing to read 'Steve Arnold'.

Steve Arnold
Project & Real Estate Manager

Cc: Tom Nicholson
Scott Nicholson
Linda Boots

Land Use Planning & Design/ Project Management/ Real Estate
1765 Whisper Cove Avenue, Boise Idaho 83709 Ph. (208) 871-7020 Fx. (208) 321-0525
E-mail: steve@ateamboise.com

(Space above reserved for recording)

ORDINANCE NO. 2017-21
Challenger Development Inc.

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1314131615, AND REFERRED TO AS ARBOR RIDGE SUBDIVISION NO. 4 WHICH IS OWNED BY CHALLENGER DEVELOPMENT INC., INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE~KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

DATED this 19th day of September 2017.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A LEGAL DESCRIPTION FOR WATER RIGHTS ON ARBOR RIDGE SUBDIVISION NO. 4

A portion of the southwest quarter of the northeast quarter of Section 14, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the northeast corner of said Section 14; thence S00°19'50"E, 2,643.85 feet along the centerline of Linder Road and the easterly boundary of the northeast quarter of said Section 14 to the southeast corner of the northeast quarter of said Section 14; thence S89°56'20"W, 1,015.00 feet along the southerly boundary of the northeast quarter of said Section 14; thence N10°49'45"W, 28.50 feet to the **Point of Beginning**:

Thence S89°56'20"W, 1,641.84 feet;

Thence N00°09'48"W, 879.90 feet;

Thence N62°24'45"E, 89.87 feet;

Thence N59°26'54"E, 40.84 feet;

Thence S89°53'45"E, 429.41 feet;

Thence S00°06'15"W, 100.00 feet;

Thence S04°20'40"W, 50.14 feet;

Thence S00°09'48"E, 228.00 feet;

Thence S19°19'17"E, 163.06 feet;

Thence S00°03'40"E, 72.00 feet;

Thence S31°39'14"W, 82.29 feet;

Thence S00°03'40"E, 100.00 feet;

Thence S09°51'21"W, 50.76 feet;

Thence S00°03'40"E, 108.00 feet;

Thence N89°56'20"E, 1,022.11 feet;

Thence N80°54'11"E, 75.91 feet;

Thence S10°49'45"E, 21.29 feet to the **Point of Beginning**.

Comprising 12.10 acres more or less

The legal description, as referenced in this ordinance overlaps a portion of the water rights annexed into the Kuna Municipal Irrigation District pursuant to City of Kuna, Idaho Ordinance No. 2014-17 by 0.167 acres, therefore the NET total gain of this annexation is 11.933 acres of new ground in the Boise-Kuna Irrigation District. This overlap is depicted and referenced in Exhibit B.



**B & A Engineers, Inc.**

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

September 12, 2017

City of Kuna
Planning and Development Services
751 W. 4th St.
Kuna, Idaho 83634

Subject: **Arbor Ridge Subdivision No. 4 - Surface Water Rights**

City of Kuna Staff:

On behalf of the land owner as its agent, please consider this request to convey any irrigation surface water rights for Arbor Ridge Subdivision No. 4 to the City of Kuna municipal irrigation system as required.

Please find attached a legal description for the subject area.

Sincerely,

David Crawford
Project Manager
B&A Engineers, Inc.

Page 1 of 1

(Space above reserved for recording)

ORDINANCE NO. 2017-22
Greyhawk Land Company LLC

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING A PORTION OF THE SW ¼ OF THE NE ¼ OF SECTION 13, TOWNSHIP 2 NORTH RANGE 1 WEST, BOISE MERIDIAN, KUNA, ADA COUNTY, IDAHO AND COMMONLY REFERRED TO AS THE GREYHAWK SUBDIVISION NO. 7 WHICH IS OWNED BY GREYHAWK LAND COMPANY LLC., INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE NEW YORK IRRIGATION DISTRICT AND CHANGING THE BOUNDARIES THEREOF; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

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

DATED this 19th day of September 2017.

CITY OF KUNA

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

EXHIBIT A
LEGAL DESCRIPTION FOR WATER RIGHTS ON
GREYHAWK 7 SUBDIVISION

A parcel of land located in the SW 1/4 of the NE 1/4 of Section 13, T.2N., R.1W., B.M., Kuna, Ada County, Idaho, more particularly described as follows:

Commencing at the North 1/4 corner of said Section 13, from which the Northwest corner of said Section 13 bears North 88°53'13" West, 2642.77 feet;

thence along the North boundary line of said Section 13 South 88°54'57" East, 1322.37 feet to the E1/16 corner of said Section 13;

thence along the East boundary line of Greyhawk Subdivision No. 1, as filed in Book 99 of Plats at Pages 12854-12858, the East boundary line of Greyhawk Subdivision No. 3, as filed in Book 108 of Plats at Pages 15090-15098 and the East boundary line of Greyhawk Subdivision No. 5, as filed Book 110 of Plats at Pages 15,909 through 15,912, records of Ada County, Idaho South 00°20'19" West, 1753.39 feet to the Southeast corner of said Greyhawk Subdivision No. 5, said point being the **REAL POINT OF BEGINNING**;

thence along the East boundary line of the SW1/4 of the NE 1/4 of said Section 13 South 00°20'19" West, 537.88 feet;

thence leaving said East boundary line North 89°39'43" West, 105.00 feet;

thence South 59°20'59" West, 58.32 feet;

thence North 88°52'06" West, 579.54 feet;

thence North 00°11'49" East, 390.54 feet to a point on the southerly boundary line of said Greyhawk Subdivision No. 5;

thence along the exterior boundary line of said Greyhawk Subdivision No. 5 the following 11 courses and distances:

thence South 89°48'11" East, 105.75 feet;

thence South 74°17'03" East, 51.11 feet;

thence 29.08 feet along the arc of a non-tangent curve to the right, said curve having a radius of 75.00 feet, a central angle of 22°13'02" and a long chord of 28.90 feet which bears North 11°18'20" East;

thence North 22°24'51" East, 15.21 feet;

thence North 89°27'42" East, 13.77 feet;

thence North 22°21'46" East, 6.09 feet;

thence 36.23 feet along the arc of a non-tangent curve to the left, said curve having a radius of 365.00 feet, a central angle of 05°41'13" and a long chord of 36.21 feet which bears South 76°21'15" East;

thence North 12°21'29" East, 50.02 feet;

thence North 10°33'20" East, 105.03 feet;

thence South 72°52'42" East, 10.39 feet;

thence South 88°52'06" East, 478.97 feet to the **REAL POINT OF BEGINNING**. Containing 8.62 acres, more or less.



August 22, 2017

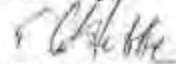
City of Kuna
Attn: City Engineer
6950 N. Ten Mile Rd.
Meridian, ID 83642

RE: Greyhawk No 7 Subdivision Annexation into KMID

Dear Gentlemen:

I am submitting a request to annex the property hereafter known as Greyhawk Subdivision No 7 into the Kuna Municipal Irrigation District (KMID). The property is generally located south of phases 6 of Greyhawk Subdivision. The annexation is shown in the attached Exhibit A. My understanding this will pool the water rights for a portion of Ada County tax parcel S1313131675 for delivery purposes by the City of Kuna. Exhibit A is a legal description of the area in Greyhawk Subdivision No 7 will irrigate said subdivision using the City of Kuna PI system under this request.

Sincerely,



E Don Hubble
Owner
Greyhawk Land Company LLC

Project: Greyhawk Subdivision No 7
Contract: KENT BROWN
Address: 3161 E SPRINGWOOD DR MERIDIAN ID 83642
Phone: 208-871-6842
Email: kentlkb@gmail.com