

OFFICIALS

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



CITY OF KUNA

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

**City Council Meeting
AGENDA
Tuesday, June 18, 2019**

6:00 P.M. REGULAR CITY COUNCIL

- 1. Call to Order and Roll Call**
- 2. Invocation: Dean Herring, South Valley Baptist Church**
- 3. Pledge of Allegiance: Mayor Stear**
- 4. Consent Agenda: ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS**

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, June 4, 2019**

B. Accounts Payable Dated June 13, 2019 in the Amount \$712,048.18

C. Resolutions

- 1. Consideration to approve Resolution No. R44-2019**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY SDN, LLC, FOR THE ASHTON ESTATES SUBDIVISION NO. 2 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

- 2. Consideration to approve Resolution No. R45-2019**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “PROFESSIONAL SERVICES AGREEMENT” WITH JUB ENGINEERING, INC. FOR PROPERTY SURVEYS FOR THE

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

ZAMZOW'S AND UPRR PROPERTIES; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

5. Community Reports or Requests:

- A. Valley Regional Transit Presentation – Stephen Hunt, Sr. Principal Planner and David Pederson, Mobility Coordinator
1. Request to increase the FY19 Service Contribution amount from \$0.00 to \$13,000 for the Kuna Senior Center - ACTION ITEM
 2. FY20 Assessment and Service Contribution Presentation

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

- A. Continuation of Public Hearing held May 7 and May 21, 2019 to accept testimony regarding the meeting between staff and the applicant as required by City Council at the public hearing held May 21, 2019 and consideration to approve 18-07-AN (Annexation) & 18-05-ZC (Rezone) for Thistle Farm, LLC and Bodahl Farm, LLC – Sam Weiger, Planner I ACTION ITEM

Tim Eck seeks approval of an annexation of approximately 40 acres into Kuna City Limits with a Medium Density Residential (R-6) zoning and a rezone of approximately 40 acres from Agricultural (A) to Commercial (C-1). The subject properties are located at the southwest corner of Ten Mile and Hubbard Rd, Kuna, Idaho 83634.

- *Re-Open Public Hearing*
- *Receive evidence*

Potential Motions:

- *Consideration to close evidence presentation and proceed to deliberation*
- *Consideration to either:*
 - Option 1: *Approve or Deny Case No18-07-AN (Annexation) & 18-05-ZC (Rezone) and Close the Public Hearing and direct staff to prepare Findings of Fact, Conclusions of Law and Order of Decision for approval by the Council on the next Council Meeting Consent Agenda.*
 - Option 2: *Continue the Public Hearing to a time and date certain, direct staff to prepare a draft Findings of Fact, Conclusions of Law and Order of Decision for consideration by the Council.*

B. Continuation of Public Hearing held on June 4, 2019 and consideration to approve Envision Kuna – Comprehensive Plan – Wendy Howell, Planning and Zoning Director **ACTION ITEM**

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

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

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

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

- *Re-Open Public Hearing*
- *Receive evidence*

Potential Motions:

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

Option 1: Approve or Deny the Envision Kuna – Comprehensive Plan and direct staff to prepare a resolution for approval under the consent agenda at a future Council Meeting and Close the Public Hearing.

Option 2: Continue the Public Hearing to a time and date certain.

7. Business Items:

- A. Staff Report on Financing Tools & Urban Renewal Workshop – Lisa Holland, Economic Development Director

8. Ordinances:

None

9. Mayor/Council Announcements:

10. Executive Session:

None

11. Adjournment:



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CITY OF KUNA

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

City Council Meeting MINUTES Tuesday, June 4, 2019

6:00 P.M. REGULAR CITY COUNCIL

1. *Call to Order and Roll Call*

COUNCIL MEMBERS PRESENT:

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

CITY STAFF PRESENT:

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

2. *Invocation: Chris Bent, Calvary Chapel*

3. *Pledge of Allegiance: Mayor Stear*

4. **Consent Agenda:** ALL OF THE LISTED CONSENT AGENDA ITEMS ARE ACTION ITEMS (Timestamp 00:01:24)

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, May 21, 2019

B. Accounts Payable Dated May 29, 2019 in the Amount \$204,642.86

C. Resolutions

1. Consideration to approve Resolution No. R39-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY CBH HOMES INC., FOR KELLEHER SUBDIVISION NO. 2 FOR UNCOMPLETED WORK INCLUDING STREET LIGHTING, FENCING AND LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

2. Consideration to approve Resolution No. R40-2019

A RESOLUTION OF THE CITY COUNCIL OF KUNA, IDAHO APPROVING THE ADA COUNTY JUVENILE COURT SERVICES INDIVIDUAL PLACEMENT SITE AGREEMENT; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT.

3. Consideration to approve Resolution No. R41-2019

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE CITY OF KUNA, IDAHO REPORT ON AUDITED BASIC FINANCIAL STATEMENTS AND OTHER INFORMATION FOR THE YEAR ENDED SEPTEMBER 30, 2018.

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

Voting No: None

Absent: None

Motion carried 4-0.

5. Community Reports or Requests:

None

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

- A. Public Hearing and Consideration to approve 19-01-AN – Guido Annexation – Troy Behunin ACTION ITEM**
(Timestamp 00:02:00)

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

Staff requests this action to be tabled to the Council meeting on July 2, 2019 due to noticing procedures.

Council President Buban-Vonder Haar moved to table the public hearing and consideration of 19-01-AN to the Council Meeting to be held on July 2, 2019. Seconded by Council Member McPherson. Motion carried 4-0.

- B. Public Hearing and consideration to approve Envision Kuna – Comprehensive Plan – Wendy Howell, Planning and Zoning Director ACTION ITEM**
(Timestamp 00:02:45)

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

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

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

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

Planning & Zoning Director Wendy Howell stated the staff report listed the wrong public hearing date. It needed to be changed to June 4. She reviewed the purpose of the Comprehensive Plan. The new plan would replace the existing. Envision Kuna reflected citizens' view on how they wanted growth to occur. A resolution would follow after approval.

Ms. Howell explained the Planning & Zoning Commission recommended approval of the plan with a change requested by David Gronbeck to change a parcel from

commercial to mixed use on the property located at the northwest corner of Deer Flat and Highway 69. There was one other oversight on the comprehensive plan map that was just brought to her attention. Parcel number S1424131800 should have been zoned as mixed use instead of agricultural.

Mayor Stear asked what the approximate location was.

Ms. Howell replied Ten Mile Creek Road and she believed it was Cole.

Council President Buban-Vonder Haar clarified it was supposed to show mixed use.

Ms. Howell reviewed three letters that had been received regarding changes on the land use map. Ana Paz requested low density instead of commercial just east of Ardell on Ten Mile.

Council President Buban-Vonder Haar asked if there was a big map they could reference.

Ms. Howell replied no but directed Council to a map in their packet on page 25 of 32 of item 6B. It was a specific map for the request. Staff supported the request for change.

Council President Buban-Vonder Haar asked if there was anyone currently at that parcel.

Someone from the audience said there was.

Ms. Howell reviewed Chase Craig's requests for a change at 5055 E Kuna just east of the intersection of Eagle and Kuna Road on page 27 of 32 under 6B. He wanted it to change from low density to medium density. Staff indicated the only issue they saw was it not being contiguous to any medium density. Other parcels would need to be changed to make it contiguous so there wasn't a spot in the middle of low density, if Council so chose.

Council President Buban-Vonder Haar asked what the pink and orange sections were.

Ms. Howell replied the pink was mixed use and orange was medium density. Yellow was low density.

Council President Buban-Vonder Haar asked if she had a parcel number for that.

Ms. Howell only had the address. She continued on to the request from David Gronbeck. Planning & Zoning recommended approval of his request. Other comments received were in the packet. Most were traffic concerns already on the priority list for ACHD's traffic improvements.

Ms. Howell summarized each chapter.

- Chapter 1 – Covered economic diversity. Community input was received and included.
- Chapter 2 – Covered health and Safety of the community which included improving bike & pedestrian connectivity and circulation, increasing recreational opportunities, promoting active lifestyles, filtering infrastructure, and expanding parks.
- Chapter 3 – Covered land use. The main principles were to encourage a sustainable land use pattern and sensible mix of commercial, agricultural, industrial, public facilities, and residential development that met community needs, protecting private property rights, maintaining and enhancing special places that were treasured within the community, reflecting Kuna's values and culture, and providing a variety of housing options and strengthening neighborhoods.
- Chapter 4 – Covered transportation and infrastructure systems. It included developing overlay districts like entry corridors, welcoming corridors, and commuter routes identified by the community as priorities, helping to preserve right-of-way to widen as deemed necessary by ACHD, pedestrian friendly and walkability, bicycle routes, and infrastructure of sewer water and PI.
- Chapter 5 – Covered investing appropriately in education, community facilities, and the community's heritage. There was a lot of support for the schools; to work with them and encourage their goals. It also included developing distinct gathering places within the community, embracing ag land, and recruiting industries such as agri-tainment.
- Chapter 6 – Covered governing collaboratively and effectively in the best interest of the citizens. It talked about ensuring financial solvency, effectively and efficiently implementing projects, providing services and maintaining operations, maintaining a responsive city government, providing accessible information and operating transparently, and encouraging meaningful citizen participation in governing processes and decisions about the community.

Ms. Howell stood for questions.

Mayor Stear opened the public hearing.

Support:

Corrine Stanton from Willows Edge Farm, 5455 E Deer Flat Road, Kuna, Idaho 83634, submitted a letter. She supported the agritourism part of the comprehensive plan. She appreciated the forethought and putting together an advisory board for agritourism. Kuna was losing its farms at an astronomical rate. She passed a letter out to Council from a student of hers. She was in the process of closing up the public part of their farm that did riding instruction, farm camps, and school tours. They had the City of Meridian bringing their summer camp kids out to learn about life on the farm. It was disappearing before their eyes. They were closing it up because Ada County wanted to basically lump them in as no different than Costco. They needed to pave all their driveways and bring in certified landscape planners. They were a farm. She loved to teach kids in particular about farms. She had been doing farm education for 13 years. It used to be parents grew up on farms. Now it was grandparents or great grandparents that used to have a farm. It was getting farther and farther removed. Council could read her student Jenna's note. She put it together all by herself that night. She called it her job. She was what they called a junior intern. She got to come out for free and help on the farm. She was really excited to see that Kuna was forward thinking in this part before all of the farms were gone. She noted that Ariana Welker, Kuna's Deputy City Clerk, had her daughter at the farm that week and recommended she go to the meeting that night. She was also working with Lisa Holland to try to find a way to save their farm. They were a mile from the city of Kuna so they were still part of Ada County.

Mayor Stear thanked her and stated that was why it was important to them when they started this whole process. The old comp plan didn't look like what citizens wanted so they put a great deal of effort into doing this comp plan so people had a chance to speak and have input. They had all kinds of meetings and get together and multiple times for people to make comments. He appreciated that she came and that they were losing farms. They used to be everywhere.

Neutral:

Ana Paz, 1922 W Ardell Road, Kuna, Idaho 83634, came to answer any questions about her request for changes on the zoning of their property.

Council President Buban-Vonder Haar clarified it was just their home and not something that was already in the works.

Ms. Paz replied it was just their home of 9 acres.

(Timestamp 00:42:30)

Cindy Giesen, 1363 S Ash Ave, Kuna, Idaho 83634, reviewed the addendum in the packet suggesting a standard lighting ordinance. She had a detailed meeting with the planning department and had total confidence that they were doing an awesome job in these areas and would continue to do so. She had noted many corrections in the

codes and felt a lot was missing that one general ordinance would satisfy. For a 10-year plan for Kuna, she was concerned the current planning department wouldn't be there and the importance of lighting and all the other things the community was doing with the planning department that wasn't written down wouldn't be noticed. When they had the planning hearing on Envision Kuna, they kind of said it was just a zoning update but she felt it was like a contract when the City told the people of Kuna that they cared about the skies, bird sanctuaries and insects, and sleep patterns. She felt there should be a solid section on lighting that said these were things they would pay attention to when building in Kuna like there were sections on subdivisions and trees and landscaping. There was a signage section but it didn't really address all the LED colorful things flashing all over the city. It seemed like everybody that came in might want to add one of those. They were trying to advertise in the sky and they were fighting that. Not enough people paid attention to that like sewer, water, streets, and infrastructure but it was really important. It snuck up on you and you lose it. She was asking that they mention it. They mentioned the street lighting but not where it would be and that they would follow current Kuna City Codes. She did not feel like it was complete enough. It was going to happen fast and she felt like something in this document would alert everybody that they were paying attention to it. Not everybody would get a flashing sign with revolving pictures on street corners. Recently they were approving a sign but neglected to say anything about the big flashing LED display beneath it. That concerned her. She felt a general statement would cover most of the zoning code and then they could fine tune it in each area. She asked that they give some consideration to that not being just a zoning code update.

Mayor Stear stated that was a challenge. When they first played around with LED streetlights, they put a test light in Council President Buban-Vonder Haar's neighborhood and it was really bright.

Council President Buban-Vonder Haar said she could see it just outside her bedroom window.

Ms. Giesen said when LEDs first came out, they were the best solution and were economical and better, but now it was like they were trying to see how bright they could make them. Technology had changed a lot and there was nothing that she had noticed that said when to turn them off. Bi-Mart had a whole parking lot that was entirely lit all the time. She said what for. They didn't leave their stuff outside. She understood security lights but not why they had to have the whole parking lot lit all night for the subdivision across the street. She stood for questions.

Mayor Stear appreciated her testimony.

Against:

(Timestamp 00:27:04)

Lavar Thornton, 2800 S Forrey Road, Kuna, Idaho 83634, stated most of his land was mixed use which was a pretty good feature but one parcel he recently acquired was in an industrial zone. He had been in Kuna a number of years and knew the industrial part of Kuna hadn't had much progress due to the fact, he thought, that other areas were funded with millions of dollars. He was told there was \$25 million spent at Twin Falls to get Chobani to locate there. A number of years ago he had a relation on the Meridian City Council when they were bidding for the bottling plant and he told him they were outbid. There was going to be a meeting the next night that he was invited to but, until Kuna was willing to put in some sewers and roads, the last time Mayor Nelson did that the place didn't go for a while and, when they wanted to go, the people were against it and it ended up in Caldwell. Evidently, they wanted them. He didn't know about the financials on that. On his property they had in the industrial park, the area was by the railroad tracks. A number of years ago it cost over a million dollars to put a deal there. He didn't know if it would be two now or not but he knew things had increased. He knew things were changed. If this were to come up and they said did you protest the other, he was here to let them know that was what he was doing in case they wanted to change it down the road a few years.

Mayor Stear jokingly said he wanted an "I told you so".

Council President Buban-Vonder Haar asked Mr. Thornton if he wanted a change to the proposed zoning of that specific parcel.

Mr. Thornton responded when they first started this comp plan they were going to make his property industrial but he recommended leaving it as it was that way it would be available for whoever wanted it. As long as it wasn't geared towards industrial 110% it could be changed up.

Council President Buban-Vonder Haar clarified he was asking for the flexibility to ask for a change if someone else came along that wanted to do something different with it.

Mr. Thornton said yes.

Chase Craig, 337 W Redgrave, Meridian, Idaho 83646, gave a handout to Council. He asked the City Clerk to pull a map up on the display screen. He stated a project of 2,500 homes, plus or minus, was approved in the Falcon crest area. There would be a lot of homes coming into that area so they believed Kuna Road would be a major corridor coming into Kuna to access businesses and commerce. He pointed out some parcels they requested the Planning & Zoning Commission change to medium density residential instead of low. The Commission noted in the minutes it would make sense as a spot request. After further review for them, they felt the whole area should be changed over to medium density especially the larger parcels but maybe

not the smaller parcels because of the traffic. Traditionally there would be a descending or ascending layout with the lower density in the middle of the square miles with the higher density on the outside to create less traffic coming in. This plan currently had low density right on a minor arterial with Kuna Road. He directed them to look at the map in the packet he handed out. It showed some future road uses. Eagle Road in the 2040 plan looked like it would be an expressway from North to South similar to what would be found on Highway 16 from Chinden Road to State Street. He wrapped up by stating the only other piece he wanted to point out on this parcel was a buffer with Indian Creek. He believed one of the plans was to have a greenbelt or bike path come through. He thought an inhibitor to that, if they did low density residential, would be having less homesites to bear the burden of that potential cost and causing it to potentially go undeveloped for years.

Council President Buban-Vonder Haar clarified his request was not just for the 25 acres at 5055 but for more of that area to be switched from low to medium density.

Mr. Craig replied the specific request was for the 23 acres. If the issue was what Ms. Howell brought up earlier with there not being medium density next to it, they requested Council alter those uses. They felt the corner should have been mixed use anyways.

David Gronbeck, 1400 E Kokanee Lane, Kuna, Idaho 83634, was there to support Kuna Planning & Zoning's findings to designate the northwest corner of Deer Flat and Meridian Road mixed use. They had a project planned there. They wanted to build a few acres of multifamily.

Mayor Stear stopped him and asked that they not get into the actual land uses because Council was a decision-making body for those issues.

Mr. Gronbeck understood and stood for questions.

TJ Angstman, 9473 W Pandion Court, Garden City, Idaho 93714, was there to discuss the same property as Mr. Gronbeck. He mentioned it was important to the health of the community to locate housing as close as possible to public transit. In Kuna that would be Meridian Road. It was very important to not have a very large cluster of commercial developments; in this case a 42-acre parcel was in question. That would generate a tremendous amount of (*unintelligible*). A reason for the smart growth principal to locate the highest density housing nearest the highest transportation capacity roadways was to eliminate trips. Those were the trips constituents complained about. This corner of Deer Flat and Meridian Road was an ideal location because of the commercial already on the present comp plan. The 42 acres of commercial development would put a high demand for jobs that actually probably wouldn't be able to afford to purchase a home in Kuna. That meant those people would either travel all around the town from outskirts to work there or travel down Meridian Road a long way to work there, which would create more congestion. That was the reason for that principal of smart growth, shortened trip

lengths. That was why he was there to support Mr. Gronbeck's idea. He was pleased he asked him to be a part of it as a principal, not as his attorney. He was there to remind them of what they already heard. He supported the comp plan in general but, for that parcel in particular, mixed use would allow a combination of uses so people could live, work, and play in the same project which would help the community. He stood for questions.

Mayor Stear asked if there was anyone who wanted to testify that did not get a chance to sign up.

Cindy Giesen signed up and testified under neutral.

(Timestamp 00:42:00)

Rebuttal:

(Timestamp 00:47:14)

Economic Development Director Lisa Holland addressed the request of Mr. Thornton. She explained when they looked at the comp plan and a lot of the input taken in, a challenge Kuna had was existing industrial space. There was one industrial loop and it was surrounded by residential which made it hard to expand. As they drove that area and looked at it with community input, a lot of times it was tough to put residential next to rail because the trains moved very quickly, they were worried about safety. Industrial liked being next to rail lines so they looked at areas with large pieces of ground that were available for future light industrial. They thought that area made a lot of sense to do some flex space, light industrial that was closer to town, so they would have some jobs closer to town but still have the ability to really buffer it so it wasn't surrounded by residential. She commented the map was intended as a guide for future development so just because it was marked on there for light industrial did not mean it would happen tomorrow. It was something they would work with land owners on. They would never force somebody to do a certain plan because it said so. There was always some flexibility with how these plans came forward. The following day there would be a workshop on public infrastructure, financing tools, and urban renewal to help them look at areas like this where they might be able to have future light industrial and how to finance that. She noted if they wanted to use that land as agricultural, she thought that was what it was zoned as, they could certainly do so until it was ready for development. Then they could consider it at that point in time. That was how the future use map worked, when there was a development process if somebody came to them at some point in the future saying they wanted to put some flex space buildings out there they could work with them on that if they desired to do so. She stood for questions.

Mayor Stear stated it was important to note they had multiple meetings and spent quite a bit of time at this because they knew how important it was. They had a lot of public input online, through email, and workshops. They wanted to make sure they did a good job. He asked Council Member McPherson, who was on the committee, how he thought it went.

Council Member McPherson said the meetings were good. There was a lot of input given; a lot of different perspectives from people who had been there two years and people who had been there a long time. There were people who moved away for 15 – 20 years and came back to massive growth. There was a lot of interesting perspectives and ideas on how it was, how it should be, and what it was like now but all in all people came to the same general consensus; traffic was an issue, the number of houses per acre, how to control all of that with safety, sidewalks for kids, greenbelt access, all those different kinds of things. It was a good group of people who didn't just say this was how it should be and that's it. They saw other people's perspectives. The plan came together well as far as the layout. He thought they might need to change a few zoning things or there was the flexibility to change them later. All in all, he thought it was a good plan with a good start for the future for their growth because it did not look like it was slowing down.

Council President Buban-Vonder Haar agreed. She had gone to all the meetings. They had been working on it for two years. She was happy with what they came up with and with possibly a couple tweaks. She wanted to hear from City Attorney Bill Gigray or Planning & Zoning to the extent that they had multiple requests for changes to the zoning in the future land use map, especially Mr. Craig's request which might impact one property or a couple properties. By her notes they had three changes which, in theory, had not been talked about by the Planning & Zoning Commission. She wanted to know if procedurally it would be okay to kick this back to them just for their input on those things.

City Attorney Bill Gigray clarified, if they made a material change in any of the provisions in this comp plan, they would have to re-notice it and have an additional hearing. If they were concerned about any application that had been filed where there would be a review of the comprehensive plan as a condition of compliance for a zone change or conditional use permit or something else, they would be judged under the prior or existing com plan.

Council President Buban-Vonder Haar asked again, if they would like the Planning & Zoning Commission's input on certain zoning change requests they received in the meeting that night, would it be appropriate to kick it back to them for additional comment.

Mr. Gigray thought it would be appropriate for them to remand it back to them for specific comment on specific questions they might have so they could address them. He advised the Planning & Zoning Commission, if Council had specific questions, to provide notice they would be opening a hearing to deal with those questions.

Planning & Zoning Director Wendy Howell asked Mr. Gigray to define material change.

Mr. Gigray responded there was no definition in the code he was aware of for material change so it could be a question of fact for the court to determine based

upon whatever evidence was presented. He always believed in erring on the side of caution. If they changed the misspelling of “the” he didn’t see that as a material change. If it didn’t make any change significantly, they had to decide what was at risk for someone arguing there had been a material change.

Mayor Stear gave the example of the request for a change to one parcel that led to the change of others. That would be considered a material change.

Mr. Gigray recommended they consider it as such.

Council President Buban-Vonder Haar didn’t know what others thought but, especially regarding Mr. Craig’s request, ultimately it was their authority regarding what they wanted to pass but she wouldn’t hate getting input from the Planning & Zoning Commission and letting them consider it a little bit more. Particularly since they were talking about a couple parcels around there and what they would recommend or recommend against. That was some food for thought. She liked what Ms. Giesen had to say. She didn’t think it wouldn’t hurt anything and it would reiterate the interest they had in things like preserving dark skies and still having a feel of open space and rural. She enjoyed seeing the constellations from her backyard now that the streetlight was taken care of. She was not prepared to suggest specific language but she could come up with some. She thought it might be appropriate in Goal Area 2, “Kuna will be a healthy and safe community.” She wasn’t sure and wanted to look around a little bit to make sure they found the right spot for it. She was thinking in terms of places where they talked about preserving and protecting open space and other nature things. Maybe Goal 2.E., Ensure Kuna’s clean air, water and soil through natural resource management and watershed protection. It sort of fit there. She wanted to try to find a spot where they could emphasize they wanted to ensure City Code and ordinances were in place to protect dark skies and that sort of thing. She put that out there for anyone else’s comments or response.

Public Works Director Bob Bachman stated he and Planning & Zoning Director Wendy Howell had met with Ms. Giesen about a month ago. She had some good ideas and they looked at some of her suggestions after their meeting. She had pointed out some holes in the code they were looking at to tighten it up a bit. They greatly appreciated her coming by and he just wanted to let her know that.

Council President Buban-Vonder Haar added there were a lot of ordinances and things they would be looking at once the comp plan was in place. It gave them kind of the frame work and those things let them drill down on the specific rules but she heard what Ms. Giesen was saying. That was why she was suggesting they should make a change. She liked the idea of emphasizing in a long-term document this was a priority for them and something they held dear and wanted to protect so as future bodies potentially changed ordinances, they would have that as a guiding principal. She was on board with finding a place to put it assuming everybody else was.

Jace Hellman, Planner II, added Goal 4.F., which specifically addressed street lighting, could be the proper location for inserting some sort of goal or policy to fit Ms. Giesen's wishes.

Ms. Giesen said she went beyond street lights.

Council President Buban-Vonder Haar was trying to flip through to find where they had different things. She was not necessarily opposed to putting it there but it seemed like that section was potentially more about connection of actual services to folks but she didn't know that she had a strong preference about where it went so long as it felt like it fit somewhere. She could make a more definite suggestion about language and location. Maybe not that second, but she would.

Council Member Christensen thought the huge trained focus to economic development was very promising in this comprehensive plan. Moving forward just looking at the encouragement and what the map had to tell them was very exciting to say the least. He was looking forward to the next day to see what else they had to say. He appreciated everyone's hard work they put into it.

Council Member Cardoza had looked through some of his files going back to 2012, including the Activity Connection Plan - City of Kuna and the Kuna Downtown Corridor Plan drafted August 29, 2012, and it looked like a lot of planning went into this public information. He totally agreed with the direction they were going but he had a problem that could be emphasized on Luker. They put in, he believed before he was elected, an industrial area over there on the comp plan, then a new administration came in and put housing all around it. He was saying it was hard to have a comp plan that was flexible. They thought they were doing the right thing by putting light industrial by the old cemetery, Luker, and Stage Coach. It seemed like a very good area but then new administration came in and put housing. He would hear neighbors complaining about smell, noise, infrastructure, or trucking. He had mixed emotions about changing the comp plan in the future because it would disrupt the input they had from the community. He was just speaking from experience of what had occurred since he had been on the Council and changes they had made to the comp plan that had come back to bite them. It was important, to a certain degree, that it not be changed to the benefit of some if it was going to affect others.

Council President Buban-Vonder Haar asked if folks had thoughts on the requests they had received for changes to the use map and did they feel like they would like to have input from the Planning & Zoning Commission but understanding Council would have the ultimate say so, they could disagree with their recommendations. Given zoning issues were more their bailiwick she wouldn't disfavor the idea if other folks were interested in that.

Ms. Howell pointed out the original request from Mr. Craig was considered at the Planning & Zoning Meeting.

Council President Buban-Vonder Haar clarified it was just the 23 acres.

Ms. Howell replied that was correct and it was just a small sliver which would connect it to other mixed use.

Council President Buban-Vonder Haar wanted to potentially punt back to them for additional input given the request had substantially changed and now requested or suggested they consider the section, in light of the testimony, as a possible secondary corridor. If the main reason behind saying no before was this was going to be a little parcel out in the middle of nothing but the articulation was now what if it wasn't and what did they think about changing more of it. It didn't seem like that further conversation.

Ms. Howell replied that was correct. The further conversation did not take place.

Mr. Gigray advised if they were prepared to make a decision to approve the resolution approving the comprehensive plan without change that night, they could entertain a motion to do so. If they were not comfortable with a motion to that affect, they might consider continuing the hearing to the next council meeting giving each of them a chance to listen to the testimony from that night or to review a draft of the minutes so they could formalize what they thought their position was; in favor of the proposal as it was submitted, amending it which would require another hearing noting what changes were made, or a motion to remand it back to Planning & Zoning with specific directions. Those were three alternatives for Council that evening.

Mayor Stear stated if they were going to make some changes it would not be a big deal to him to go from low density to medium density or that type of thing but going from industrial to residential, like Council Member Cardoza said, was a drastic change that they would probably want to go back to Planning & Zoning for their input on but he didn't really see to much of that with what was being requested.

Council President Buban-Vonder Haar clarified parcel number S1424131800 was Ag to mixed use.

Ms. Howell stated that was correct and it was supposed to be mixed use all along.

Council President Buban-Vonder Haar further clarified the parcel on the northwest corner of Deer Flat and Highway 69 was what Planning & Zoning specifically recommended changing from commercial to mixed use.

Ms. Howell said that was correct.

Council President Buban-Vonder Haar agreed with Mayor Stear. She did not have any concern making the change Ana Paz requested; changing their parcel from commercial to low density residential. Looking at the area it made sense to her. She

felt the major question she had was, if they wanted to consider any changes to the area around 5055 E Kuna Road based on Mr. Craig's request and additional testimony, would they want to get additional input, discussion, or feed back from the Planning & Zoning Commission before potentially making a decision regarding whether or not to change it. That felt like more of a material change versus individual parcel changes.

Mayor Stear agreed, if it was one parcel that was one thing but, if they were going to do an entire section, that was entirely different. However, they had been through these things and they could potentially come to the next meeting and have someone who wanted to expand beyond that. At some point they had to say low density or medium density, it was close and it could be changed in the future if it needed to be. If they went with the original changes approved by Planning & Zoning and correcting the one mistake, he would be comfortable with that depending on how they all felt but, they had been working on it for a long time so it was certainly appropriate, as legal counsel suggested, to table this to the next meeting so they had more time to think about it and go over it.

Council Member McPherson was okay with that.

Council President Buban-Vonder Haar clarified he was suggesting they just do a straight up or down yea or nay on changing just that 23-acre parcel.

Mayor Stear replied if that was what Council wanted to do. Whether they make a change or not but, going beyond what was presented to Planning & Zoning would get them into the weeds and they could drag it out forever. He thought, if Council was agreeable and thought it was the right thing to do, making the original changes by request would be appropriate. That would also make it to where they weren't doing significant changes that would cause them to re-advertise and go back to Planning & Zoning.

Mr. Gigray did not think they had to send it back to Planning & Zoning but they would have to re-notice it if they made a material change.

Council Member Cardoza had mixed emotions. He thought this had been going on for two years. The Planning & Zoning Commission and those individuals from the community that made up the comp plan were more familiar with the areas and had discussed it more than he had. He would be more comfortable staying with the decision they made rather than having people coming before Council wanting to make changes without it going through Planning & Zoning so they could review it and maybe document why they put the plan the way it was.

Council President Buban-Vonder Haar attended every single meeting they had with the community for working on the comp plan and did not recall ever having a super detailed map up with a discussion about the corridors. It was more over arching themes and goals and getting feedback about interests under general sub headings

and refining those. There was conversation about having certain types of use along corridors but she did not know that there was a spot during a meeting to say what they wanted done with specific parcels. It was more global planning.

Council Member McPherson thought he missed one meeting but it was basically what Council President Buban-Vonder Haar just covered. He could go either way. He would be okay with kicking it back and changing it before they finalized but, if they could all come to a conclusion on what they wanted to do that night, he was good with that too.

Ms. Howell stated the only change that Planning & Zoning did not hear was Ana Paz's. The other piece that was to the north along Ten Mile Creek Road, they had assumed it would be mixed use because they had discussed that at the public hearing. He had not submitted anything additional to be considered further.

Council President Buban-Vonder Haar said it made sense how they did it. Ana Paz's and Chase Craig's requests were the only 2 that they had not technically heard yet.

Council Member Cardoza said whatever Council wanted to do he was fine with.

Mayor Stear was in the same place. If they approved what the Planning & Zoning Commission already approved, they wouldn't be making any big changes. Again, it was a comp plan, a guide line, so it wasn't like they were permanently locking anything in but, like Council Member Cardoza said earlier, substantial changes like industrial to residential created a problem but they didn't really have any of those. It was more to do with density and one commercial to residential. There wasn't any commercial there already so they weren't making any rifts by making any changes.

Council President Buban-Vonder Haar reviewed Mr. Craig's request and did not feel like it was a huge change that was being requested, low to medium. She did not think hanging it out there in the middle where there was additional low around it made sense. If they considered a change there, it would need to include some more property. She was somewhat moved by the testimony, noting they had listed in the comp plan their desire to have pathways and a greenbelt and they would be more likely to get that sort of thing included sooner rather than later if that area was a higher density. That made sense to her. She was not opposed to the request. It was in a spot where it would make sense to change it or it would make sense to leave it the same. To the extent they were potentially willing to entertain a zoning request change in the future, why wouldn't they just consider it now. To the extent they weren't feeling sure about it, that was one of the reasons she was suggesting kicking it back to Planning & Zoning.

Council Member Cardoza still agreed with Mayor Stear. He was up to proceeding including the changes if everyone was agreeable.

Council President Buban-Vonder Haar asked if that included changing the 23 acres.

Ms. Howell suggested, if they were looking to change the 23 acres, that the piece immediately to the west and adjacent across the creek would need to be changed to medium density as well.

Council President Buban-Vonder Haar asked if she thought below the creek should be changed as well.

Ms. Howell replied the smaller parcels were already (*unintelligible*).

Council President Buban-Vonder Haar asked if everything south of the 23 -acres should be changed to medium density. It seemed south and west made sense.

Council reviewed the area on the map.

Public Works Director Bob Bachman preferred to see that area stay at a lower density from a public works stand point for sewer capacity issues.

Mayor Stear asked if there were any other areas Mr. Bachman saw in there that were problems public works wise.

Mr. Bachman replied if they were considering changing any more areas he would need to go back and look at the design of the line they were planning on constructing that fall. They were very tight on what they designed it for. If they increased density in that area more than what had already been planned for, they would have to look back to make sure they could accommodate that. His recommendation was they designed off of this map so if they stayed the same it would be all good.

Council President Buban-Vonder Haar clarified Mr. Bachman's comment about service capacity was based on area of town not over all capacity.

Mr. Bachman replied when designing lines they looked at roof tops in that region. That particular area was on a lift station. A lot of that land would gravity into the lift station and pump out. That restricted them a little bit. They accommodated the lift station at Orchard for the entire area but the line was a somewhat limiting factor because it was a force main. BOR would not allow them to go under the creek. It changed the plans a little bit.

Council President Buban-Vonder Haar was wondering if the requested change in zoning at the corner of Deer Flat and Highway 69, switching from commercial to mixed use, assuming they be would getting a mix of residential and commercial instead of pure commercial, would change the calculation at all for this parcel to where it would make medium density fly. However, what she understood from what Mr. Bachman just said was it was different parts of town and totally different lift stations so it wouldn't change that at all.

Mr. Bachman said yes one went south and one went north.

Mayor Stear asked if it would be advisable to table this for technical comment and to give the City Engineer a chance to look at it.

Mr. Bachman was confident in the information he provided but if Council wanted them to take another look at it that would be fine.

Council Member Cardoza thought there was a plan for a fire station in that area, Cloverdale and Kuna Road, in the future.

Planner II Jace Hellman explained at the mixed-use piece on Cloverdale and Kuna Road there was a blue spot the Kuna Rural Fire District had split off of the larger parcel. They were planning to, at some point, establish a new fire station out there.

Mayor Stear was still okay with tabling if Council wanted to spend more time thinking it through. They had been working on it for two years and there was no reason to hurry into a rash decision if there was something they weren't comfortable with.

Council President Buban-Vonder Haar did not think they needed to continue a public hearing depending on what other folks wanted to do regarding that specific piece but she did want to propose specific language and find a spot for the dark skies piece. She could submit that so it was in the packet for the next meeting. They could close out then if there were no other questions open on the zoning pieces.

Council Member Cardoza asked, if it was low density around the fire department, did they want to make it medium density.

Mayor Stear replied the piece they were on was mixed use.

Council President Buban-Vonder Haar reiterated her support for higher density closer to major thoroughfares but she hesitated to fiddle with it too much without input from the Planning & Zoning Commission.

Mayor Stear suggested they do the dark skies addition and table it to the next meeting. He asked if the other changes were amenable to everyone.

Council Member Cardoza asked if he was suggesting tabling all of the changes or just the 23 acres.

Mayor Stear was talking about tabling the comp plan decision to the next meeting.

Council President Buban-Vonder Haar thought the question remained open if they wanted additional information. They had four zoning changes in front of them. She felt for three of them they had all expressed to some degree that they were okay with them. The remaining request was the parcel on Kuna Road and/or additional space around it and whether they were entertaining the request to change it to medium

density. She asked if they wanted additional information because they could have that included in the packet for next time short of sending it back to the Planning & Zoning Commission.

Mr. Bachman made a correction. He was a quarter-quarter off. This was not an area he was concerned about. He apologized for that.

Council President Buban-Vonder Haar clarified he would not have a capacity issue if they changed it.

Mr. Bachman replied this property was actually going to need the density to gravity back to the lift station for scouring.

Mr. Gigray recommended, if they wanted to continue the hearing and consider alternatives, they could ask staff to submit some alternative maps and designations of land use for their consideration at the next meeting with staff review if it involved infrastructure issues, if the Planning & Zoning Director was willing to do that. He thought that would make things go much faster.

Council President Buban-Vonder Haar suggested they instruct staff to incorporate specific changes that had been requested. In regards to the parcel at 5055 E Kuna Road and surrounding property, they ask staff to provide additional map options and information about what might be proposed, especially in light of Public Works suggestion that they might actually need higher density in that area, so they could have more concrete options in front of them regarding that parcel. She would also submit proposed language for dark skies so that would be in the copy for next time. They would continue the public hearing to the next meeting to discuss the dark skies language and the zoning change in that area.

Mr. Hellman asked if they wanted to see all of the changes requested shown on a mock map and some alternatives for the 5055 piece or just that area.

Council President Buban-Vonder Haar didn't think there was any objections to the other requests so thought they could be incorporated into the maps. If they only had one suggestion for that other piece then only one recommendation would be needed but if there were a couple of options...

Mayor Stear added that would also give staff time to see if there were any issues with the changes being made.

Council President Buban-Vonder Haar thought legal should also give input depending on the recommendation or recommendations as to whether the changes would be considered material and require re-noticing. She asked if they continued the public hearing would they need to re-notice.

Mr. Gigray recommended, if they were making any of these changes, they consider them a material change, re-advertise, and hold another hearing showing the changes they approved for final determination.

Council President Buban-Vonder Haar clarified they would do what she suggested at the next meeting after which they would set a date certain for a final public hearing to approve the whole shebang.

Council agreed.

Council President Buban-Vonder Haar moved to continue the Public Hearing to June 18, 2019 at which time Council would review the comp plan with the zoning changes discussed in regards to S1424131800 and S1315141800 as well as the parcel at the northwest corner of Deer Flat and Highway 69 incorporated in the comp plan, asking staff to prepare one or more recommendations for a potential zoning change for the parcel located at 5055 E Kuna Road and potentially surrounding properties from low density residential to medium density residential, and consider language she proposed and staff comments regarding dark skies and it would be open to receiving additional testimony. Seconded by Council Member McPherson. Motion carried 4-0.

Planning & Zoning Director Wendy Howell asked for clarification on the motion. She asked if, when Council President Buban-Vonder Haar said zoning changes, she meant zoning designations.

Council President Buban-Vonder Haar said that was correct.

7. Business Items:

- A. Discussion and Direction on Council Pay based on meeting and training attendance – Mayor Stear **ACTION ITEM**
(Timestamp 01:45:07)

Mayor Stear thought they should, if Council was amenable to looking at this, put together a committee.

Council President Buban-Vonder Haar had some thoughts on this and wanted to be on the committee. She knew they were on a tight timeline. If they had any changes, they needed them published by the first meeting in August. Depending on who else was on the committee and their availability, she would hope they would probably be looking at having something back to talk about at the first meeting in July.

City Attorney Bill Gigray reviewed that statute Council President Buban-Vonder Haar was referring to regarding the timeline.

Council President Buban-Vonder Haar thanked Mr. Gigray for clarifying that. Based on trying to count back 75 days if they were going to make any changes, they should shoot for making them the first meeting in August and her goal would be for the committee to have recommendations ready for the first meeting in July. That would give them two meetings in July to discuss them and then, if they wanted to make any changes, pass them at the first meeting in August.

Mayor Stear asked if anyone else wanted to be on the committee.

Both Council Member McPherson and Council Member Christensen volunteered.

Council President Buban-Vonder Haar said they could only have one of them on the committee.

City Clerk Chris Engels said they could have all three of them on the committee. They would just have to publish the meeting as a quorum.

Council President Buban-Vonder Haar asked how far in advance she would need to publish the meeting.

Ms. Engels said she would need 48 hours.

Mayor Stear said they would have all three on the committee and would let Ms. Engels know so she could advertise for it.

Council President Buban-Vonder Haar asked if they were communicating via email would that count as a meeting.

Mr. Gigray said they should be careful about it. He didn't know what arguments would be made about it. They would have to figure out how to notice it so they weren't taking any action but reporting back. He suggested they route communication through the City Clerk.

Ms. Engels asked if they could all CC her on emails or if individuals needed to send emails to her and then have her disperse the email to the others.

Council Member Christensen was going to be gone for a week so, to make things easy, he decided not to be on the committee so they could stay on track with the timeline and not worry about having a quorum.

Council President Buban-Vonder Haar and Council Member Greg McPherson would be the committee.

- B.** Consideration to approve R42-2019 – Jared Empey, City Treasurer **ACTION ITEM**
(Timestamp 01:51:50)

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

- REFORMING AND AMENDING THE CITY OF KUNA’S MUNICIPAL SERVICES PAYMENT POLICY; AND
- PROVIDING A SHORT TITLE; AND
- SETTING FORTH FINDINGS, INTENT AND RECITALS; AND
- DIRECTING THE CITY CLERK; AND
- SETTING AND EFFECTIVE DATE.

City Treasurer Jared Empey presented the resolution and the reasons for it. He stood for questions.

Council President Buban-Vonder Haar noted a ton of payment options were listed and thought it seemed reasonable.

Mayor Stear thought it was a good idea.

Council President Buban-Vonder Haar moved to approve Resolution No. R42-2019. Seconded by Council Member McPherson. Motion carried 4-0.

- C.** Discussion and Direction on amendment to alcohol licensing renewals – Chris Engels, City Clerk **ACTION ITEM**
(Timestamp 01:53:56)

City Clerk Chris Engels was asking for direction before publishing and redoing the code. She explained alcohol licensing renewals had always gone to Council in the past, not because it was required by state code, but because it was a practice that had gone on for years. During the past year they had seen a lot of corporations come in. Albertson’s and Walgreens were shut down for alcohol and there was nothing the City could do. She proposed, if Council was open to hearing it, that she come back with an option to either provide alcohol licensing renewal through the Clerk’s Office on an administrative level or to do that and have a ratification at the next Council meeting following. That would avoid shutting down businesses for sometimes up to a couple weeks. She did not think that was necessary and she knew Economic Development supported making a change to make it a little easier. She asked for their direction.

Mayor Stear added it had to go to the state and then the county so if there was a problem with them and their licensing it wouldn’t make it through both of them. By the time it got to the City a staff level decision on it should be fine. Staff would be aware and use their discretion on whether or not one needed to go to Council. He felt it could be a staff decision.

Council president Buban-Vonder Haar was fine with Ms. Engels bringing that before Council for potential change in policy. She would like to have included in the request what staff recommended in terms of switching to straight administrative approval or administrative approval with ratification and why.

Council Member Cardoza asked if the only liquor license that forbade Albertson's was Kuna's or was it also state and county.

Ms. Engel's explained Albertson's was behind. They didn't get their county done until the day Council met, if she recalled correctly. They would have missed the City's cut off anyway had they had their paperwork done. They showed up the day before the Council Meeting to see what they could do but they didn't have their county.

Council Member Cardoza said it was the county too then.

Ms. Engels replied no; it was them but the state was the father of alcohol. By the time it left the state they have done everything that needed to be done. Then it went to the county and that was just to know the county recognized they would be selling in the county. By the time licenses got to Kuna they had done all their county and state stuff. If they came to Kuna without those licenses they wouldn't be moved forward. They should have two licenses before getting to Kuna.

Council President Buban-Vonder Haar understood that both Albertson's and Walgreens were not permitted to sell for seven days because by the time they had everything together they had to wait for the next Council Meeting.

Mayor Stear noted the companies had not started the process in time and it would have been unreasonable to think if they started the process a week ahead of time that they could push something through like that.

Council President Buban-Vonder Haar said if they had administrative approval there wouldn't have been a shut down.

Ms. Engels said that was correct or if there had been a shutdown it would have only been for a day or so. They tried not to have a delay. Staff did survey other jurisdictions and cities to see what their process were. They were similar to administrative and administrative with ratification. This was the reason Council had made the change to allow for temporaries for new businesses on alcohol licensing when they have already met state and county levels; so they wouldn't have that delay to the next Council Meeting.

City Attorney Bill Gigray felt the proposal was appropriate. He suggested they provide in the ordinance and the process that the Clerk could report to the Council what licenses were issued as well as a right of appeal to the Council if the Clerk were to deny an application.

Ms. Engels believed there was an appeal process in place. She understood Council's direction.

8. Ordinances:

None

9. Mayor/Council Announcements:

(Timestamp 02:01:26)

Mayor Stear noted the school board wanted to meet with Council.

Ms. Engels said it would be a pre-Council Meeting on July 2, 2019.

Council President Buban-Vonder Haar requested an email with the exact time.

Ms. Engels said she would make sure to get it on everyone's calendar once she had confirmation from the school board. She asked if the meeting could be held in the conference room so they could all meet around a table.

Mayor Stear said they could probably do that as long as it was open to the public.

City Attorney Bill Gigray recommended it be an open meeting and that it be a joint notice posted by both entities.

Council Member Cardoza asked when he could put his face mask and flippers on.

Parks Director Bobby Withrow said he could do that at any time and jump in the creek. They were having an electrical issue at the splash pad but should be able to get that done in the next couple days or weeks.

Mayor Stear explained the electrical issue.

Council President Buban-Vonder Haar stated to the extent it was not resolved by the next Council Meeting she would be willing to entertain a request for additional funds to hire somebody to work on this as a priority. They had approved funding for this two years ago and it needed to be open by July 4, 2019.

Mayor Stear noted they had hired an electrician to do the work.

Council Member Cardoza stated if they could get it done in one week he would make sure the Mayor and the Police Chief were under the bucket when it dropped.

Mayor Stear, Police Chief Jon McDaniel, and Mr. Withrow agreed.

Ms. Engels reminded Council that Saturday was the start of the Second Saturday Summer Concert Series and the City Attorney's band would be playing. Also, Council had approved approximately \$183,000 for a 50% grant match on the purchase of the Greenbelt. The un-official official was that Kuna would be funded by the end of the fiscal year and would purchase the Greenbelt for 50%.

Council President Buban-Vonder Haar reported the Arbor Day Celebration and Greenbelt Dedication to former Mayor Greg Nelson was successful and wonderful.

Economic Development Director Lisa Holland reminded Council they were having a workshop the next evening at City Hall 5:30 P.M. to 7:30 P.M.

10. Executive Session:

A. Convene to Executive Session pursuant to:

(Timestamp 02:07:29)

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

- (f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated.

Mayor Stear indicated he, Council, City Attorney Bill Gigray, and Public Works Director Bob Bachman would remain for the Executive Session.

Council President Buban-Vonder Haar moved to adjourn to Executive Session pursuant to Idaho Code Section 74-206(1)(f) to communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated. Seconded by Council Member McPherson. Motion carried 4-0.

Executive Session City Council Regular Meeting of June 4, 2019 – The City Council, upon a unanimous roll call vote, convened into the Executive Session, pursuant to Idaho Code Section 74-206(1)(f) to communicate with the City Attorney in order to discuss the legal ramifications of and legal options for a controversy not yet being litigated but imminently likely to be litigated. The executive session was convened at 8:07 P.M. In attendance, was Mayor Joe Stear, Council President Briana Buban-Vonder Haar, Council Member Richard Cardoza, Council Member Greg McPherson, and Council Member Warren Christensen. Also, in attendance, by request of the Mayor and Council, was Bob Bachman, City Public Works Director and City Attorney Wm. F. Gigray, III. Wm. F. Gigray, III was appointed as special clerk to take the minutes of this executive session. Information was then provided by Bob Bachman and Wm. F. Gigray, III to the Mayor and the Members of the City Council regarding the subject of the executive session. At 8:31 p.m. Council President Briana Buban-Vonder Haar moved and Council Member Greg McPherson seconded to come

out of executive session and to reconvene into open session which motion passed unanimously.



Wm. F. Gigray, Clerk of Executive Sessions.

Open session resumed and Mayor Stear reported that information was received during the executive session relative to the announced purposes for going into the executive session and no action was taken by the City Council.

11. Adjournment: 8:31 P.M.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

Minutes prepared by Ariana Welker, Deputy City Clerk

Date Approved: CCM 06.18.2019

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June 4, 2019

Willows Edge Farm is amazing.

Not just because of the horses or other animals but because of the amazing ways Corinne shows the kids responsibilities of life.

The greatest things Corinne has shown us is where our food comes from and showing us straight to the point and not delicate. I'm 13 and my confidence was not that great but ever since I have been working on the farm it has skyrocketed. I feel great not only of myself but of where my food comes from and how much work goes into it. Just the other day we made butter and bread and ate it with the kids.

A farm with a great teacher and respect for the animals is very rare. Corinne runs these camps and school field trip tours that really help the kids learn and she doesn't just tell them she asks why and in a fun way. I started off at Wilows Edge 4 years ago just doing riding lessons and soon became an intern. At 13 years old this is my first job and I love it. Not only the camps or the jobs but the horses she has rare not regular horses. They are rare and Corinne has been taking such good care of these horses and the re-population of this special breed. Some kids will grow up never seeing this special horse. Some will only see them on cartoons like Frozen. She has taught us many amazing things about farm life.

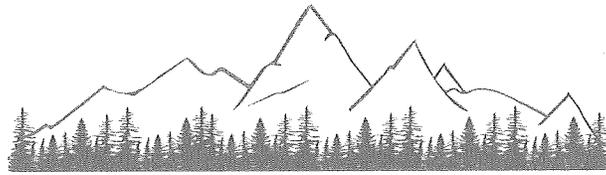
If I were to never go there again I would have nothing to do and nothing more I could learn about farm like. I live in the city. Not only me but other kids in her camps or school field trips.

Willows Edge has taught me respect, compassion, how to work hard and most important confidence. Confidence is a big thing and is very hard to get. The ways the farm showed me confidence in taking care of the horses or Corinnes lessons on hard work and knowing whats right and wrong are important. She also understands the kids and really teaches herself new things every day. I truly believe in how the farm changes lives and also teaches key elements of life in general.

These are the ways Willows Edge has helped my life in my perspective and hopefully this helps to inspire others to help keep Willows Edge alive and strong for so many other kids.

Thank you

By Jenna Shatswell



own boise
keller williams realty boise

June 4, 2019

Prepared in collaboration with Riley Planning Services LLC

To Whom It May Concern:

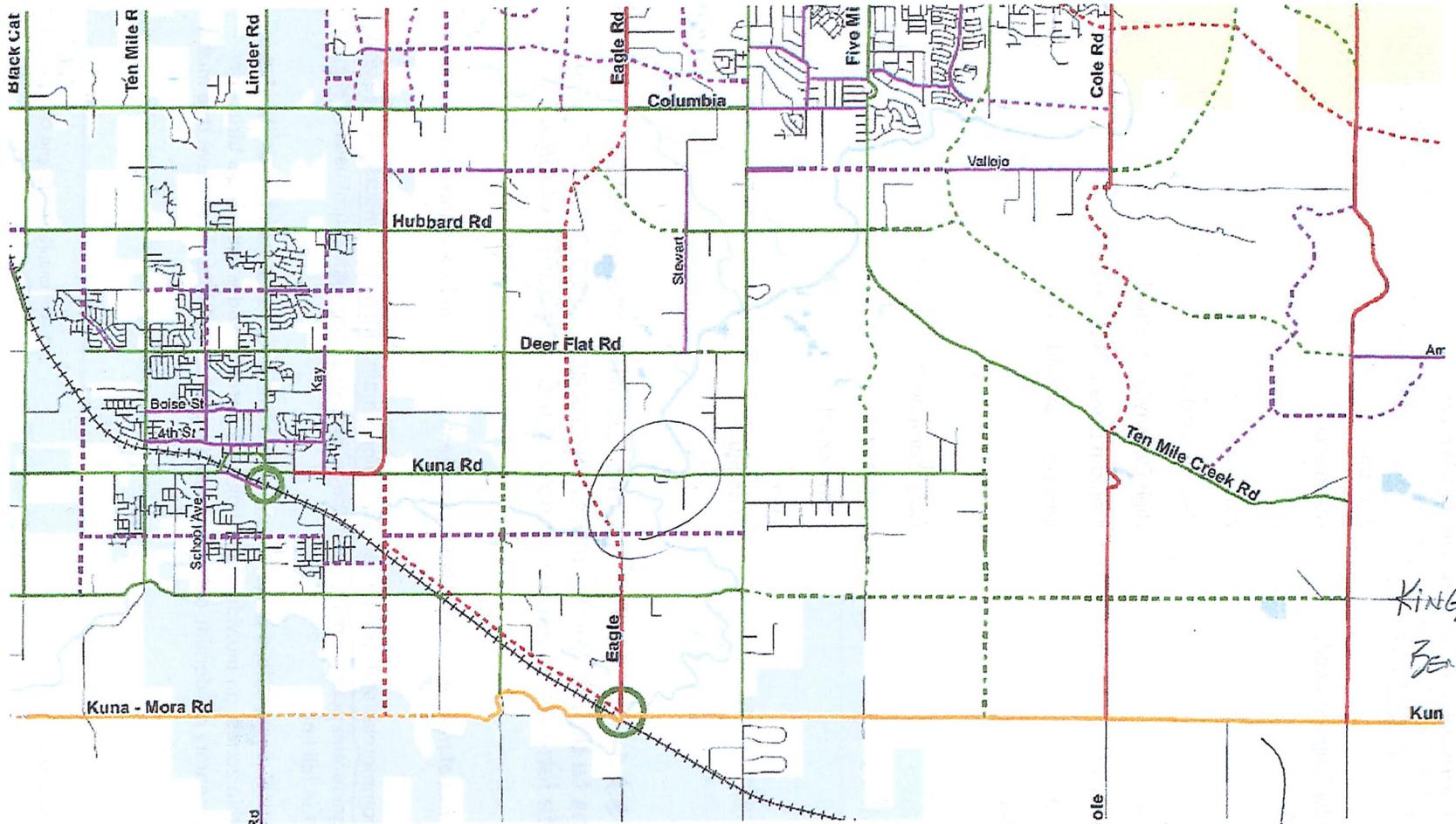
Below are our comments regarding the City of Kuna designation of the subject site, located at 5055 E Kuna Rd, as Low Density Residential.

- Land use intensity is traditionally an ascending or descending layout. Low density is normally the function of the interior of a square mile with the higher intensity located on the perimeter, not the exterior.
- For reference, see attached snapshot of the ACHD / COMPASS 2040 Roadway Classification Map. Kuna Road is classified as a Minor Arterial. Traditionally not an ideal place to locate low density residential. See the proximity of the site to the future Eagle Road Expressway connection to Kuna-Mora, which is planned as a lower East West corridor for Ada and Canyon County. This is similar to the connection you can find at Highway 16 connecting Chinden to State Street. To the West at ½ mile is Cloverdale – a Principal Arterial. The snap shot also shows a future location for collector (purple/lavender) at the mid-mile. This collector street is intended to move residential traffic outward to the arterial classified road to the East and West.
- Kuna is in a unique position to truly plan for the long term East of the city. Having higher density at the perimeter helps keep higher traffic on roads that are capable of the trips and protects the lower density residential neighborhoods from the impact of higher intensity use trips traveling through the residential neighborhoods.
- In this instance, the Future Land Use Map (FLUM) is creating an isolated piece of low density abutting higher density potential land uses with a Minor Arterial on the northern boundary and the extension of Indian Creek / irrigation facility. Indian Creek provides an excellent buffer between the subject site and surrounding sites.
- Classifying the subject site as mixed use / medium density would provide an ascending intensity for the already developed parcel to the East. Because the site is bounded on two sides by the extension of Indian Creek, it is an ideal location for

- mixed used or medium density as it will be a cross roads for the City of Kuna's planned Greenbelt.
- It's a prime location to add the cities intended greenbelt / pathway. Higher density uses are better able to afford the cost of pathway segments. Keeping the parcel at low density will be a disincentive for development as the number of lots that could be developed will be too low to absorb the cost of greenbelt improvements. This in turn will make the parcel less desirable and more likely to stay vacant thus creating a hole in any future greenbelt development. Creation of an Indian Creek Greenbelt Master Plan is #8 in Kuna's Top Priority Projects list. As we know from Boise's greenbelt, these pathways are highly desirable and facilitate more quality development near or adjacent to the pathways.
 - The implications of the pathway infrastructure are regional, not just local to Kuna as the 'creek' meanders all the way to the South Cole Road. Similar to Boise's greenbelt, you will likely have people all over the valley using it.
 - See also attached DRAFT comprehensive plan page 57. Objective 3.A.1.b. states:
 - Concentrate commercial and mixed-use areas along main entryway corridors.
 - See also a section of Chapter 2 – Zoning Districts and Accompanying Maps. Under B. Residential the following is stated:
 - Low density residential district (R-2) : The purpose of the R-2 zone district is to promote the establishment of low density residential areas that do not exceed 2 dwelling units per net acre. The district is considered semi-rural in nature and intended to preserve residential living arrangements that are rural or semi-agricultural in character.
 - The final page of the Chapter 2 attachment is germane. It is the only residential zoning district that specifically calls for access to arterial roadways.

Sincerely,

Own Boise
Chase Craig – Real Estate Consultant
Chase Craig



KING/
BENNETT
Kun

E/W ADA/CANYON
CORRIDOR

The following tables compares the 2015 Future Land Use categories verses the updated version in this Plan.

Figure 7: 2015 Land Use Categories and Proposed Future Land Use Categories

2015 Future Land Use Map	Current 2019 Future Land Use Map
Agriculture	Agriculture
Commercial (Community Neighborhood)	Commercial
Community Center	-
Light Industrial	Industrial
Heavy Industrial	Heavy Industrial
High Density Residential	High Density Residential
Medium Density Residential	Medium Density Residential
Low Density Residential	Low Density Residential
Mixed Use – City Center	Mixed-Use
Mixed Use – General	
Neighborhood Center	Neighborhood Commercial
Neighborhood District	Commercial
Professional Office	Commercial
Public	Public
Rural Cluster	Agriculture

 **Objective 3.A.1. Use the Future Land Use Map and land use regulations to direct development, encourage complementary and compatible land uses, and to achieve good community design.**

Policies:

3.A.1.a. Concentrate a mix of medium-to-high density residential, commercial and mixed-use areas in Kuna's core.^{xx}

3.A.1.b. Concentrate commercial and mixed-use areas along main entryway corridors, and reserve areas for low-density residential development, open space, industrial and agricultural uses at Kuna's outer areas and along the rail line.

3.A.1.c. Define "mixed-use" designations in Kuna's adopted zoning code to encourage a mix of uses at several scales – within zones, on individual and adjacent parcels, and within single structures – that encourage complementary residential, commercial and industrial activities to achieve true mixed uses.

* B. *Residential:*

Low density residential district (R-2): The purpose of the R-2 district is to promote the establishment of low density residential areas that do not exceed two (2) dwelling units per net acre. The district is considered semi-rural in nature and intended to preserve residential living arrangements that are rural or semi-agriculture in character. The district serves as a transitional buffer between rural areas and higher density urban development. The R-2 zone is not intended to provide a full range of urban services. A district requirement is connection to public sewer and water with some limited exceptions found in KCC 5-16-4. The R-2 zone is intended to accommodate accessory dwelling units [ADU], senior housing, bed and breakfast operations, single-family dwellings, duplexes, home occupations, manufactured homes and a limited number of agricultural uses. It is not intended for placement of more intensive type residential uses associated with condominiums, townhouses, apartments, multifamily or group living arrangements.

* *Medium density residential district (R-4):* The purpose of the R-4 district is to promote the development of residential living areas with low to moderate densities, not to exceed four (4) dwelling units per net acre. A district requirement is connection to public sewer and water. The district is intended to accommodate accessory dwelling units, bed and breakfast operations, single-family dwellings, duplexes, senior housing and manufactured homes. There is an opportunity to initiate mixed-use activity in this zone through the planned unit development (PUD) process.

* *Medium density residential district (R-6):* The purpose of the R-6 district is to promote the development of medium density living areas, not to exceed six (6) dwelling units per net acre. A district requirement is connection to public sewer and water. The zone is intended to accommodate single-family dwellings, duplexes, manufactured homes and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process.

* *Medium density residential district (R-8):* The purpose of the R-8 district is to promote the development of medium to high residential densities, not to exceed eight (8) dwelling units per net acre. The district is intended to accommodate residential infill development in the older Kuna neighborhoods and in areas adjacent to light commercial activity. A district requirement is connection to public sewer and water. The R-8 zone is intended to accommodate single-family dwellings, duplexes, multifamily, manufactured homes, and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process. This district is an appropriate designation for a neighborhood center to be established.

High density residential district (R-8): The purpose of the R-8 district is to promote the development of medium to high residential densities, not to exceed eight (8) dwelling units per net acre. The district is intended to accommodate residential infill development in the older Kuna neighborhoods and in areas adjacent to light commercial activity. A district requirement is connection to public sewer and water. The R-8 zone is intended to accommodate single-family dwellings, duplexes, multifamily, manufactured homes and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process. This district is an appropriate designation for a neighborhood center to be established.

High density residential district (R-12): The purpose of the R-12 district is to promote development of higher residential development densities, not to exceed twelve (12) dwelling units per net acre. The R-12 zone is intended to serve, in part, as a transitional buffer between less intensive residential and more intensive commercial uses, as well as to accommodate the placement of higher density development in select areas of the city. A district requirement is connection to public sewer and water. The zone is intended to accommodate multifamily dwellings and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process. This district is an appropriate designation for a neighborhood center to be established.



High density multifamily residential district (R-20): The purpose of the R-20 district is to define a maximum residential density limit per acre based on factors such as traffic generation, availability of city services and land use

compatibility. Accordingly, the district is established to serve higher density, multi-storied residential development, not to exceed twenty (20) dwelling units per net acre. District requirements include direct access to arterial or collector roadways and connection to public sewer and water. This zone is intended to accommodate multi-storied, multifamily dwellings and group living arrangements. There is an opportunity to initiate mixed-use activity in this zone through the PUD process. This district is an appropriate designation for a neighborhood center to be established.

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
				SERVICE, 4/29/19-5/26/19, SADIE CREEK PARK, MAY '19	05/30/2019	160.00	.00	01-6212_RENT- EQUIPMENT	1004	6/19		
Total 114-8564003:						160.00	.00					
1463	A COMPANY, INC.	114-8564005		ADA WHEELCHAIR ACCESSIBLE RESTROOM RENTAL #ADA412 WEEKLY SERVICE, 4/29/19-5/26/19, SEGO PRAIRIE POND/NICHOLSON PARK, MAY '19	05/30/2019	202.36	.00	01-6212_RENT- EQUIPMENT	1004	6/19		
Total 114-8564005:						202.36	.00					
1463	A COMPANY, INC.	114-8564006		STANDARD RESTROOM RENTAL #ADA397, BI-WEEKLY SERVICE, 4/29/19-5/26/19, WINCHESTER PARK SUTTERS MILL, MAY '19	05/30/2019	160.00	.00	01-6212_RENT- EQUIPMENT	1004	6/19		
Total 114-8564006:						160.00	.00					
1463	A COMPANY, INC.	114-8586630		ADA WHEELCHAIR ACCESSIBLE, WEEKLY SERVICE, 5/31/19-6/27/19, BUTLER PARK, JUNE '19	05/31/2019	195.92	.00	01-6212_RENT- EQUIPMENT	1004	6/19		
Total 114-8586630:						195.92	.00					
Total A COMPANY, INC.:						1,509.70	.00					
ADA COUNTY HIGHWAY DISTRICT (IMPACT)												
5	ADA COUNTY HIGHWAY DISTRICT (IMPACT)	05312019ACH		ACHD IMPACT FEE, MAY '19	05/31/2019	193,599.00	193,599.00	01-2510_ACHD IMPACT FEE TRANSFER	0	6/19	06/07/2019	
Total 05312019ACHDI:						193,599.00	193,599.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				- WATER	05/30/2019	12.95	.00	20-6140 MAINT. & REPAIR BUILDING	0	6/19		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	INV9395	8567	8 EA 16X20X2 AIR FILTERS, 4 EA 20X20X2, 4 EA 20X25X2, FOR CITY HALL HVAC SYSTEMS, C. OSWALD, MAY '19 - SEWER	05/30/2019	12.95	.00	21-6140 MAINT. & REPAIR BUILDING	0	6/19		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	INV9395	8567	8 EA 16X20X2 AIR FILTERS, 4 EA 20X20X2, 4 EA 20X25X2, FOR CITY HALL HVAC SYSTEMS, C. OSWALD, MAY '19 - P.I.	05/30/2019	4.98	.00	25-6140 MAINT. & REPAIR BUILDING	0	6/19		
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	INV9395	8567	8 EA 16X20X2 AIR FILTERS, 4 EA 20X20X2, 4 EA 20X25X2, FOR CITY HALL HVAC SYSTEMS, C. OSWALD, MAY '19 - P&Z	05/30/2019	4.98	.00	01-6140 MAINT. & REPAIR BUILDING	1003	6/19		
Total INV9395:						100.14	.00					
1876	AIR FILTER SUPERSTORE WHOLESALE LLC	INV9590		2 EA 16X25X2 AIR FILTERS, REPLACING THE 2 RETURNED (20X25X2)AIR FILTERS FROM CREDIT MEMO #: CM5532, JUNE '19	06/06/2019	6.36	.00	01-6140 MAINT. & REPAIR BUILDING	1001	6/19		
Total INV9590:						6.36	.00					
Total AIR FILTER SUPERSTORE WHOLESALE LLC:						99.32	.00					
ALLSTREAM BUSINESS US, INC												
1411	ALLSTREAM BUSINESS US, INC	16158386		TELEPHONE, DATA, AND NETWORK SERVICES 6/1/19-6/30/19, JUNE '19 - ADMIN	06/01/2019	329.32	.00	01-6255 TELEPHONE	0	6/19		
1411	ALLSTREAM BUSINESS US, INC	16158386		TELEPHONE, DATA, AND NETWORK SERVICES 6/1/19-6/30/19, JUNE '19 - WATER	06/01/2019	305.79	.00	20-6255 TELEPHONE EXPENSE	0	6/19		
1411	ALLSTREAM BUSINESS US, INC	16158386		TELEPHONE, DATA, AND NETWORK SERVICES 6/1/19-6/30/19, JUNE '19 - SEWER	06/01/2019	305.79	.00	21-6255 TELEPHONE EXPENSE	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 5

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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
1411	ALLSTREAM BUSINESS US, INC	16158386		<u>TELEPHONE, DATA, AND NETWORK SERVICES 6/1/19- 6/30/19, JUNE '19 - P.I.</u>	06/01/2019	117.61	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	6/19		
1411	ALLSTREAM BUSINESS US, INC	16158386		<u>TELEPHONE, DATA, AND NETWORK SERVICES 6/1/19- 6/30/19, JUNE '19 - P&Z</u>	06/01/2019	117.61	.00	<u>01-6255 TELEPHONE</u>	1003	6/19		
Total 16158386:						1,176.12	.00					
Total ALLSTREAM BUSINESS US, INC:						1,176.12	.00					
AMERICAN AIR FILTER COMPANY INC												
1842	AMERICAN AIR FILTER COMPANY INC	91387573	8565	<u>24 EA 20X24X2, 12 EA 20X25X2, 48 EA 24X24X2, FILTERS FOR HVAC UNIT REPLACEMENTS AT TREATMENT PLANT, M.NADEAU, MAY '19</u>	05/30/2019	334.08	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	6/19		
Total 91387573:						334.08	.00					
Total AMERICAN AIR FILTER COMPANY INC:						334.08	.00					
ANALYTICAL LABORATORIES												
1	ANALYTICAL LABORATORIES	63067		<u>MONTHLY BACTERIA SAMPLES, MAY '19 - WATER</u>	05/31/2019	349.60	.00	<u>20-6152 M & R - LABORATORY COSTS</u>	0	6/19		
Total 63067:						349.60	.00					
1	ANALYTICAL LABORATORIES	63068		<u>LAB TESTS, MAY '19 - SEWER</u>	05/31/2019	1,539.95	.00	<u>21-6152 M & R - LABORATORY COSTS</u>	0	6/19		
Total 63068:						1,539.95	.00					
Total ANALYTICAL LABORATORIES:						1,889.55	.00					
ASPHALT DRIVEWAYS & PATCHING SOLNS LLC												

City of Kuna

Payment Approval Report - City Council Approval

Page: 7

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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
				T. SHAFFER, MAY '19 - SEWER	05/29/2019	123.64	.00	21-6165 OFFICE SUPPLIES	0	6/19		
1795	BUYWYZ LLC	138523	8574	URINAL TOSS BLOCK ODOR NEUTRALIZER, CITY HALL, MAY '19 - ADMIN	05/29/2019	4.81	.00	01-6025 JANITORIAL	0	6/19		
1795	BUYWYZ LLC	138523	8574	CANDY FOR COUNTER CUSTOMER SERVICE, CITY HALL, MAY '19 - ADMIN	05/29/2019	3.91	.00	01-6165 OFFICE SUPPLIES	0	6/19		
1795	BUYWYZ LLC	138523	8574	PRINTABLE INDEX CARDS, PARKS, MAY '19 - PARKS	05/29/2019	25.36	.00	01-6165 OFFICE SUPPLIES	1004	6/19		
1795	BUYWYZ LLC	138523	8574	2 BX OF URINAL TOSS BLOCK ODOR NEUTRALIZER, PARKS, MAY '19 - PARKS	05/29/2019	34.26	.00	01-6025 JANITORIAL	1004	6/19		
1795	BUYWYZ LLC	138523		URINAL TOSS BLOCK ODOR NEUTRALIZER, CITY HALL, MAY '19 - WATER	05/29/2019	4.45	.00	20-6025 JANITORIAL	0	6/19		
1795	BUYWYZ LLC	138523		URINAL TOSS BLOCK ODOR NEUTRALIZER, CITY HALL, MAY '19 - SEWER	05/29/2019	4.45	.00	21-6025 JANITORIAL	0	6/19		
1795	BUYWYZ LLC	138523		URINAL TOSS BLOCK ODOR NEUTRALIZER, CITY HALL, MAY '19 - P.I.	05/29/2019	1.71	.00	25-6025 JANITORIAL	0	6/19		
1795	BUYWYZ LLC	138523		URINAL TOSS BLOCK ODOR NEUTRALIZER, CITY HALL, MAY '19 - P&Z	05/29/2019	1.71	.00	01-6025 JANITORIAL	1003	6/19		
1795	BUYWYZ LLC	138523		CANDY FOR COUNTER CUSTOMER SERVICE, CITY HALL, MAY '19 - WATER	05/29/2019	3.64	.00	20-6165 OFFICE SUPPLIES	0	6/19		
1795	BUYWYZ LLC	138523		CANDY FOR COUNTER CUSTOMER SERVICE, CITY HALL, MAY '19 - SEWER	05/29/2019	3.64	.00	21-6165 OFFICE SUPPLIES	0	6/19		
1795	BUYWYZ LLC	138523		CANDY FOR COUNTER CUSTOMER SERVICE, CITY HALL, MAY '19 - P.I.	05/29/2019	1.40	.00	25-6165 OFFICE SUPPLIES	0	6/19		
1795	BUYWYZ LLC	138523		CANDY FOR COUNTER CUSTOMER SERVICE, CITY HALL, MAY '19 - P&Z	05/29/2019	1.40	.00	01-6165 OFFICE SUPPLIES	1003	6/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 138523:						262.55	.00					
1795	BUYWYZ LLC	138857	8608	BOX OF A DOZEN DEODORIZING URINAL SCREENS, 2 CASES OF TOILET TISSUE, 2 CARTONS OF HEAVY -DUTY TRASH CAN LINERS, FOAM SOAP REFILL, CITY HALL, JUNE '19 - ADMIN	06/06/2019	80.71	.00	01-6025 JANITORIAL	0	6/19		
1795	BUYWYZ LLC	138857	8608	BOX OF A DOZEN DEODORIZING URINAL SCREENS, 2 CASES OF TOILET TISSUE, 2 CARTONS OF HEAVY -DUTY TRASH CAN LINERS, FOAM SOAP REFILL, CITY HALL, JUNE '19 - WATER	06/06/2019	74.93	.00	20-6025 JANITORIAL	0	6/19		
1795	BUYWYZ LLC	138857	8608	BOX OF A DOZEN DEODORIZING URINAL SCREENS, 2 CASES OF TOILET TISSUE, 2 CARTONS OF HEAVY -DUTY TRASH CAN LINERS, FOAM SOAP REFILL, CITY HALL, JUNE '19 - SEWER	06/06/2019	74.93	.00	21-6025 JANITORIAL	0	6/19		
1795	BUYWYZ LLC	138857	8608	BOX OF A DOZEN DEODORIZING URINAL SCREENS, 2 CASES OF TOILET TISSUE, 2 CARTONS OF HEAVY -DUTY TRASH CAN LINERS, FOAM SOAP REFILL, CITY HALL, JUNE '19 - P.I.	06/06/2019	28.82	.00	25-6025 JANITORIAL	0	6/19		
1795	BUYWYZ LLC	138857	8608	BOX OF A DOZEN DEODORIZING URINAL SCREENS, 2 CASES OF TOILET TISSUE, 2 CARTONS OF HEAVY -DUTY TRASH CAN LINERS, FOAM SOAP REFILL, CITY HALL, JUNE '19 - P&Z	06/06/2019	28.82	.00	01-6025 JANITORIAL	1003	6/19		
Total 138857:						288.21	.00					
Total BUYWYZ LLC:						550.76	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 9

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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
CAMPBELL TRACTOR & IMPLEMENT COMPANY												
135	CAMPBELL TRACTOR & IMPLEMENT COMPANY	N23850	8542	<u>2 EA RETAINER, 2 EA PIN, 5 EA PINS 7/16, 3 EA QUICK LOCK PIN, COVER, RETAINER, PINS FOR JOHN DEERE TRACTOR AT LAGOONS, R. WARWICK, MAY '19</u>	05/28/2019	68.84	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/19		
Total N23850:						68.84	.00					
Total CAMPBELL TRACTOR & IMPLEMENT COMPANY:						68.84	.00					
CANYON HONDA												
844	CANYON HONDA	1488148	8613	<u>ENGINE REPAIR FOR 2006 HONDA 4-WHEELER FROM THE LAGOONS, RPLACED CAM CHAIN AND RELATED PARTS, REPLACED PISTON RINGS, SHITER LINKAGE BROKEN, REPLACED BROKEN PARTS AND ASSEMBLED AS WELL AS POSSIBLE, TIMING CHAIN REPAIR, LAGOONS, B. GILLOGLY, JUNE '19</u>	06/06/2019	1,028.69	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/19		
Total 1488148:						1,028.69	.00					
Total CANYON HONDA:						1,028.69	.00					
CASELLE INC												
1239	CASELLE INC	95520		<u>CONTRACT SUPPORT AND MAINTENANCE 7/1-7/31/19 - ADMIN</u>	06/01/2019	459.20	.00	<u>01-6052 CONTRACT SERVICES</u>	0	6/19		
1239	CASELLE INC	95520		<u>CONTRACT SUPPORT AND MAINTENANCE 7/1-7/31/19 - WATER</u>	06/01/2019	434.60	.00	<u>20-6052 CONTRACT SERVICES</u>	0	6/19		
1239	CASELLE INC	95520		<u>CONTRACT SUPPORT AND MAINTENANCE 7/1-7/31/19- SEWER</u>	06/01/2019	434.60	.00	<u>21-6052 CONTRACT SERVICES</u>	0	6/19		
1239	CASELLE INC	95520		<u>CONTRACT SUPPORT AND MAINTENANCE 7/1-7/31/19- PI</u>	06/01/2019	164.00	.00	<u>25-6052 CONTRACT SERVICES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 10

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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
1239	CASELLE INC	95520		<u>CONTRACT SUPPORT AND MAINTENANCE 7/1-7/31/19- P&Z</u>	06/01/2019	147.60	.00	<u>01-6052 CONTRACT SERVICES</u>	1003	6/19		
Total 95520:						1,640.00	.00					
Total CASELLE INC:						1,640.00	.00					
CITIBANK, N.A.												
1874	CITIBANK, N.A.	100067521	8536	<u>PTO MET 36 13/8X13/8IN SPLINE(SKU#:271368), 2 EA 1 QT OF GEAR LUBRICANT, PARTS FOR THE BEATER AT THE LAGOONS, R.WARWICK, MAY '19</u>	05/20/2019	341.97	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/19		
Total 100067521:						341.97	.00					
1874	CITIBANK, N.A.	100067526		<u>RETURNED ITEM PTO MET 36 13/8X13/8IN(SKU#:271368) SPLINE FROM INVOICE #:100067521 (WRONG MERCHANDISE), PTO KK 6FT CUTTER(SKU#2701084), FOR BEATER AT LAGOONS, R. WARWICK, MAY '19</u>	05/20/2019	-40.00	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/19		
Total 100067526:						-40.00	.00					
1874	CITIBANK, N.A.	200106854	8466	<u>3 EA FENCE FORK T-POST CLIPS, 100 EA 42 IN FENCE STAYS, FOR BARB WIRE FENCING AT FARM, R. WARWICK, MAY '19</u>	05/06/2019	126.47	.00	<u>21-6150 M & R - SYSTEM</u>	0	6/19		
Total 200106854:						126.47	.00					
Total CITIBANK, N.A.:						428.44	.00					
CONSOLIDATED SUPPLY CO												
18	CONSOLIDATED SUPPLY CO	S9121858.001	8612	<u>AIR RELEASE PARTS, T. FLEMING, MAY '19</u>	03/06/2019	15,311.78	15,311.78	<u>21-6150 M & R - SYSTEM</u>	0	6/19	06/07/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total S9121858.001:						15,311.78	15,311.78					
Total CONSOLIDATED SUPPLY CO:						15,311.78	15,311.78					
CORE & MAIN LP												
63	CORE & MAIN LP	K415336	8554	<u>122 EA 3/4 REGISTERS, METERS, B. BURR, MAY '19</u>	05/24/2019	15,250.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	6/19		
Total K415336:						15,250.00	.00					
63	CORE & MAIN LP	K661745	8599	<u>20 EA 5/8 REGISTERS, METERS, B. BURR, JUN. '19</u>	06/05/2019	4,288.00	.00	<u>20-6020 CAPITAL IMPROVEMENTS</u>	1089	6/19		
Total K661745:						4,288.00	.00					
Total CORE & MAIN LP:						19,538.00	.00					
COUGAR MOUNTAIN REDI-ROCK, LLC												
1707	COUGAR MOUNTAIN REDI-ROCK, LLC	11466	8436	<u>7 EA 3S FREESTANDING MIDDLE, 5 EA 28" BASE RETAINING, 2 EA GARDEN END, 4 EA 28" TOP RETAINING, 2 EA 6 FT PARKING BUMPER, BLOCKS FOR SPLASH PAD LANDSCAPE, B. WITHROW, MAY '19</u>	05/10/2019	1,333.00	.00	<u>01-6045 CONTINGENCY</u>	1067	6/19		
Total 11466:						1,333.00	.00					
Total COUGAR MOUNTAIN REDI-ROCK, LLC:						1,333.00	.00					
CREATIVE WRAPS												
1970	CREATIVE WRAPS	1091	8277	<u>DOWNTOWN LIGHT POLE BANNERS, DT SPONSORSHIP/ART, A. WELKER, MAR. '19</u>	05/03/2019	620.00	620.00	<u>03-6370 EXP. - DOWNTOWN REVITALIZATION</u>	0	6/19	06/07/2019	
Total 1091:						620.00	620.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 12

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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 CREATIVE WRAPS:						620.00	620.00					
CUSTOM ELECTRIC, INC.												
147	CUSTOM ELECTRIC, INC.	8130		<u>TROUBLESHOOT SC 1000 FOR TOM AT THE TREATMENT PLANT, BASIN CONTROLLER, T. SHAFFER, MAY '19</u>	05/15/2019	127.50	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		
Total 8130:						127.50	.00					
147	CUSTOM ELECTRIC, INC.	8142	8573	<u>PROGRAMED VFD FOR SPLASH PAD PUMP, B. WITHROW, MAY '19</u>	05/29/2019	425.00	.00	01-6045 CONTINGENCY	1067	6/19		
Total 8142:						425.00	.00					
147	CUSTOM ELECTRIC, INC.	8146	8626	<u>LABOR, PARTS, AND MATERIALS, FOR VFD CABLE REPAIR, M.MEADE, JUN.'19</u>	06/07/2019	2,611.84	.00	01-6045 CONTINGENCY	1067	6/19		
Total 8146:						2,611.84	.00					
Total CUSTOM ELECTRIC, INC.:						3,164.34	.00					
D & B SUPPLY												
75	D & B SUPPLY	251467001	8590	<u>HIP WAITERS FOR R. HERRERA, M. NADEAU, JUNE '19</u>	06/03/2019	129.99	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	6/19		
Total 251467001:						129.99	.00					
Total D & B SUPPLY:						129.99	.00					
DIGLINE												
25	DIGLINE	0060631-IN		<u>DIG FEES, MAY '19 - WATER</u>	05/31/2019	332.30	.00	20-6065 DIG LINE EXPENSE	0	6/19		
25	DIGLINE	0060631-IN		<u>DIG FEES, MAY '19 - SEWER</u>	05/31/2019	332.30	.00	21-6065 DIG LINE EXPENSE	0	6/19		

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
25	DIGLINE	0060631-IN		<u>DIG FEES, MAY '19 - P.I.</u>	05/31/2019	126.58	.00	<u>25-6065 DIG LINE EXPENSE</u>	0	6/19		
Total 0060631-IN:						791.18	.00					
Total DIGLINE:						791.18	.00					
DMH ENTERPRISES												
1745	DMH ENTERPRISES	05312019DMH		<u>PLUMBING PERMITS, MAY 2019</u>	05/31/2019	17,265.41	17,265.41	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	6/19	06/07/2019	
Total 05312019DMH:						17,265.41	17,265.41					
Total DMH ENTERPRISES:						17,265.41	17,265.41					
ELECTRICAL CONTROLS & INSTRUMENTATION												
1744	ELECTRICAL CONTROLS & INSTRUMENTATION	05312019ECI		<u>ELECTRICAL PERMITS, MAY 2019</u>	05/31/2019	19,125.48	19,125.48	<u>01-6202 PROFESSIONAL SERVICES</u>	1003	6/19	06/07/2019	
Total 05312019ECI:						19,125.48	19,125.48					
Total ELECTRICAL CONTROLS & INSTRUMENTATION:						19,125.48	19,125.48					
EVER-FRESH CARPET CLEANING												
1730	EVER-FRESH CARPET CLEANING	1920		<u>CARPET CLEANING AT CITY HALL, MAY '19 - ADMIN</u>	05/29/2019	100.80	.00	<u>01-6025 JANITORIAL</u>	0	6/19		
1730	EVER-FRESH CARPET CLEANING	1920		<u>CARPET CLEANING AT CITY HALL, MAY '19 - WATER</u>	05/29/2019	93.60	.00	<u>20-6025 JANITORIAL</u>	0	6/19		
1730	EVER-FRESH CARPET CLEANING	1920		<u>CARPET CLEANING AT CITY HALL, MAY '19 - SEWER</u>	05/29/2019	93.60	.00	<u>21-6025 JANITORIAL</u>	0	6/19		
1730	EVER-FRESH CARPET CLEANING	1920		<u>CARPET CLEANING AT CITY HALL, MAY '19 - P.I.</u>	05/29/2019	36.00	.00	<u>25-6025 JANITORIAL</u>	0	6/19		
1730	EVER-FRESH CARPET CLEANING	1920		<u>CARPET CLEANING AT CITY HALL, MAY '19 - P&Z</u>	05/29/2019	36.00	.00	<u>01-6025 JANITORIAL</u>	1003	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 14

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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 1920:						360.00	.00					
1730	EVER-FRESH CARPET CLEANING	1921		<u>CARPET CLEANING AT WASTEWATER TREATMENT PLANT, MAY '19 - WATER</u>	05/29/2019	83.16	.00	<u>20-6025 JANITORIAL</u>	0	6/19		
1730	EVER-FRESH CARPET CLEANING	1921		<u>CARPET CLEANING AT WASTEWATER TREATMENT PLANT, MAY '19 - SEWER</u>	05/29/2019	83.16	.00	<u>21-6025 JANITORIAL</u>	0	6/19		
1730	EVER-FRESH CARPET CLEANING	1921		<u>CARPET CLEANING AT WASTEWATER TREATMENT PLANT, MAY '19 - P.I.</u>	05/29/2019	31.68	.00	<u>25-6025 JANITORIAL</u>	0	6/19		
Total 1921:						198.00	.00					
1730	EVER-FRESH CARPET CLEANING	1922		<u>EXTRACTED CARPET/APPLIED ANTI-FUNGAL/DEODERIZER/VACUUM MED. FLOODED TRAILOR SHED BY SKATE PARK, PARKS, JUNE '19</u>	06/06/2019	80.00	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1004	6/19		
Total 1922:						80.00	.00					
Total EVER-FRESH CARPET CLEANING:						638.00	.00					
FERGUSON ENTERPRISES INC												
219	FERGUSON ENTERPRISES INC	0714381	8577	<u>3 EA 50# QUICK SETTING CEMENT, PVC BLK 14 GAUNTLET, GROUT FOR LUKER SEWER MANHOLE, T. FLEMING, MAY '19</u>	05/30/2019	71.65	.00	<u>21-6150 M & R - SYSTEM</u>	0	6/19		
Total 0714381:						71.65	.00					
Total FERGUSON ENTERPRISES INC:						71.65	.00					
GREEN'S SAND & GRAVEL												
536	GREEN'S SAND & GRAVEL	839802		<u>72 CUBIC YARDS OF TOPSOIL FOR SPLASH PAD AREA, PARKS, JUNE '19</u>	06/03/2019	1,224.00	.00	<u>01-6045 CONTINGENCY</u>	1067	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 16

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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
				SPRINKLERS, 2 EA I-25 ROTOR SPRINKLERS, 20 EA PGJ ROTOR SPRINKLERS...	05/28/2019	.00	.00	01-6045 CONTINGENCY	1067	6/19		
1552	H.D. FOWLER COMPANY	I5158282		...4 EA 14"X19"X12" VALVE BOXES, 6 STATION WI-FI RAIN BIRD SPRINKLER CONTROLLER, WI-FI PLUG IN MODULE RAIN BIRD, 6.63X1" SADDLE WITH STAINLESS STRAP, 2" PVC COUPLING, 2"X1" PVC BUSHING, 1" PVC MALE INSERT ADAPTER, 25 EA 1" PVC 90 ELBOW....	05/28/2019	.00	.00	01-6045 CONTINGENCY	1067	6/19		
1552	H.D. FOWLER COMPANY	I5158282		...25 EA 3/4" PVC NIPPLE, 25 EA 1"X3/4" PVC INSERT ELBOW, 50 EA 1/2" BARB ELBOW, 2" PVC TEE, 4" TRENCH FG HDL ORANGE 89234, 2 EA DC LATCHING SOLENOID RAINBIRD, SPLASH PAD, MAY '19	05/28/2019	1,176.64	.00	01-6045 CONTINGENCY	1067	6/19		
Total I5158282:						2,385.84	.00					
1552	H.D. FOWLER COMPANY	I5158703		300 FT 2" PVC PIPE 20' LENGTHS, M. MEADE, MAY '19	05/28/2019	147.00	.00	01-6045 CONTINGENCY	1067	6/19		
Total I5158703:						147.00	.00					
1552	H.D. FOWLER COMPANY	I5159953		5 EA TORO KEY SET, HARDIE & IRRITROL SOLENOID, M. MEADE, JUNE '19	05/29/2019	20.76	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/19		
Total I5159953:						20.76	.00					
1552	H.D. FOWLER COMPANY	I5159955	8569	10 EA 1" PVC TEE, 4.5 X 2" SADDLE, 10 EA 2" PVC INSERT MALE ADAPTER, 50 EA 3/4" MIP X BARB ELBOW RAINBIRD, 10 EA 1" PVC INSERT PLUG, 10 EA 1" PVC INSERT 90 ELBOW, M. MEADE, MAY '19	05/29/2019	120.72	.00	01-6045 CONTINGENCY	1067	6/19		

City of Kuna

Payment Approval Report - City Council Approval
Report dates: 5/31/2019-6/12/2019

Page: 18
Jun 13, 2019 10:04AM

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
				'19 - ADMIN	05/10/2019	94.99	.00	01-6175 SMALL TOOLS	0	6/19		
1312	HARBOR FREIGHT TOOLS	03591232	8496	SHOP PRESS-20 TON FOR FLEET SHOP, S. HOWELL, MAY '19 - WATER	05/10/2019	38.00	.00	20-6175 SMALL TOOLS	0	6/19		
1312	HARBOR FREIGHT TOOLS	03591232	8496	SHOP PRESS-20 TON FOR FLEET SHOP, S. HOWELL, MAY '19 - SEWER	05/10/2019	38.00	.00	21-6150 M & R - SYSTEM	0	6/19		
1312	HARBOR FREIGHT TOOLS	03591232	8496	SHOP PRESS-20 TON FOR FLEET SHOP, S. HOWELL, MAY '19 - P.I.	05/10/2019	19.00	.00	25-6175 SMALL TOOLS	0	6/19		
Total 03591232:						189.99	.00					
Total HARBOR FREIGHT TOOLS:						189.99	.00					
IDAHO HUMANE SOCIETY												
833	IDAHO HUMANE SOCIETY	05/2019		CONTRACT SERVICES FOR MAY 2019	05/01/2019	5,833.33	.00	01-6005 ANIMAL CONTROL SERVICES	0	6/19		
Total 05/2019:						5,833.33	.00					
833	IDAHO HUMANE SOCIETY	06/2019		CONTRACT SERVICES FOR JUNE 2019	06/01/2019	5,833.33	.00	01-6005 ANIMAL CONTROL SERVICES	0	6/19		
Total 06/2019:						5,833.33	.00					
Total IDAHO HUMANE SOCIETY:						11,666.66	.00					
IDAHO POWER CO												
38	IDAHO POWER CO	06072019IP		CLOSING BILL FOR ELECTRIC SERVICE AT SKATE PARK LIGHTS, MAY 2019 - PARKS	05/29/2019	2.25	2.25	01-6290 UTILITIES	1004	6/19	06/07/2019	
Total 06072019IP:						2.25	2.25					

City of Kuna

Payment Approval Report - City Council Approval

Page: 19

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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
38	IDAHO POWER CO	06122019I		<u>ELECTRICAL SERVICE FOR MAY 2019 - STREET LIGHTS</u>	06/12/2019	819.50	.00	<u>01-6290 UTILITIES</u>	1002	6/19		
Total 06122019I:						819.50	.00					
Total IDAHO POWER CO:						821.75	2.25					
IDAHO PRESS TRIBUNE, LLC												
1802	IDAHO PRESS TRIBUNE, LLC	1164918	8515	<u>AD #: 1902374, LEGAL NOTICE, FILE #19-01-OA, ZONING ORDINANCE AMENDMENT, J.HELLMAN, MAY '19</u>	05/29/2019	188.39	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	6/19		
1802	IDAHO PRESS TRIBUNE, LLC	1164918	8546	<u>AD #: 1904022, LEGAL NOTICE, ORDINANCE 2019-18, ORDINANCE AMENDING THE EXTERIOR BOUNDARIES OF THE KUNA MUNICIPAL IRRIGATION SYSTEM, J.REID, MAY '19</u>	05/29/2019	181.83	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	6/19		
1802	IDAHO PRESS TRIBUNE, LLC	1164918		<u>AD #: 1904048, LEGAL NOTICE, ORDINANCE NO. 2019-19, MUNICIPAL ANNEXATION AND ZONING ORDINANCE, J. REID, MAY '19</u>	05/29/2019	237.06	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	0	6/19		
Total 1164918:						607.28	.00					
1802	IDAHO PRESS TRIBUNE, LLC	1166775	8410	<u>AD #:1907324, LEGAL NOTICE, FILE #: 19-01-AN, JOE GUIDO ANEXATION, T. BEHUNIN, JUNE '19</u>	06/05/2019	53.10	.00	<u>01-6125 LEGAL PUBLICATIONS</u>	1003	6/19		
Total 1166775:						53.10	.00					
Total IDAHO PRESS TRIBUNE, LLC:						660.38	.00					
IDAHO STATE POLICE												
1509	IDAHO STATE POLICE	05302019ISP		<u>SOLICITOR FEDERAL BACKGROUND INVESTIGATION FOR CODY JAMES HECK:S9097787, MAY '19</u>	05/28/2019	33.25	33.25	<u>01-2075 UNEARNED REVENUE</u>	0	5/19	05/31/2019	

City of Kuna

Payment Approval Report - City Council Approval

Page: 20

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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	05302019ISP		<u>NEW EMPLOYEE FINGERPRINTING, N. ERICKSON:S9100232, MAY '19</u>	05/28/2019	10.00	10.00	<u>01-6202 PROFESSIONAL SERVICES</u>	1004	5/19	05/31/2019	
Total 05302019ISP:						43.25	43.25					
Total IDAHO STATE POLICE:						43.25	43.25					
INTEGRINET SOLUTIONS, INC.												
1595	INTEGRINET SOLUTIONS, INC.	114363		<u>INSTALL DRAGON SOFTWARE & INFORMATION ON SOLID STATE HARD DRIVE, MAY '19 - ADMIN</u>	05/26/2019	29.78	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114363		<u>INSTALL DRAGON SOFTWARE & INFORMATION ON SOLID STATE HARD DRIVE, MAY '19 - WATER</u>	05/26/2019	.76	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114363		<u>INSTALL DRAGON SOFTWARE & INFORMATION ON SOLID STATE HARD DRIVE, MAY '19 - SEWER</u>	05/26/2019	.76	.00	<u>21-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114363		<u>INSTALL DRAGON SOFTWARE & INFORMATION ON SOLID STATE HARD DRIVE, MAY '19 - P.I.</u>	05/26/2019	.38	.00	<u>25-6142 MAINT. & REPAIRS - EQUIPMENT</u>	0	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114363		<u>PERFORMED PRO-ACTION MAINTENANCE INCLUDING: SERVER HARD DRIVES, LOGS AND MONITORS, ANTI-VIRUS PROTECTION, BACKUPS, WINDOWS UPDATES ETC., SERVER CHECKLIST: KUNA- CHSRV, COK-CASELLE, KUNA- TS, MAY '19 - ADMIN</u>	05/26/2019	33.60	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	0	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114363		<u>PERFORMED PRO-ACTION MAINTENANCE INCLUDING: SERVER HARD DRIVES, LOGS AND MONITORS, ANTI-VIRUS PROTECTION, BACKUPS, WINDOWS UPDATES ETC., SERVER CHECKLIST: KUNA- CHSRV, COK-CASELLE, KUNA- TS, MAY '19 - WATER</u>	05/26/2019	31.20	.00	<u>20-6142 MAINT. & REPAIRS- EQUIPMENT</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 23

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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
				AND MONITORS, ANTI-VIRUS PROTECTION, BACKUPS, WINDOWS UPDATES ETC, SERVER CHECKLIST: KUNA-CHSRV, COK-CASELLE, KUNA-TS, MAY '19 - P&Z	06/02/2019	12.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114437		PERFORMED PRO-ACTION MAINTENANCE INCLUDING: SERVER HARD DRIVES, LOGS AND MONITORS, ANTI-VIRUS PROTECTION, BACKUPS, WINDOWS UPDATES ETC, SERVER CHECKLIST: PLANT-SRVR, KUNA-TS, MAY '19 - WATER	06/02/2019	10.08	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114437		PERFORMED PRO-ACTION MAINTENANCE INCLUDING: SERVER HARD DRIVES, LOGS AND MONITORS, ANTI-VIRUS PROTECTION, BACKUPS, WINDOWS UPDATES ETC, SERVER CHECKLIST: PLANT-SRVR, KUNA-TS, MAY '19 - SEWER	06/02/2019	10.08	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114437		PERFORMED PRO-ACTION MAINTENANCE INCLUDING: SERVER HARD DRIVES, LOGS AND MONITORS, ANTI-VIRUS PROTECTION, BACKUPS, WINDOWS UPDATES ETC, SERVER CHECKLIST: PLANT-SRVR, KUNA-TS, MAY '19 - P.I.	06/02/2019	3.84	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114437		RESEARCH TALK TO TEXT/MP3 TO TEXT/ TRANSCRIPTION OPTIONS FOR THE CLERK'S OFFICE, MAY '19 - ADMIN	06/02/2019	22.56	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114437		RESEARCH TALK TO TEXT/MP3 TO TEXT/ TRANSCRIPTION OPTIONS FOR THE CLERK'S OFFICE, MAY '19 - WATER	06/02/2019	.58	.00	20-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114437		RESEARCH TALK TO TEXT/MP3 TO TEXT/ TRANSCRIPTION OPTIONS FOR THE CLERK'S OFFICE, MAY '19 - SEWER	06/02/2019	.58	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 24

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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.	114437		RESEARCH TALK TO TEXT/MP3 TO TEXT/ TRANSCRIPTION OPTIONS FOR THE CLERK'S OFFICE, MAY '19 - P.I.	06/02/2019	.28	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		
1595	INTEGRINET SOLUTIONS, INC.	114437		SPOKE WITH SAM AND DETERMINED THAT A VIDEO CARD WAS NEEDED. SAM STATED THAT HE WOULD ORDER THE VIDEO CARD AND THE TICKET CAN BE CLOSED. MAY '19	06/02/2019	24.00	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	6/19		
Total 114437:						192.00	.00					
Total INTEGRINET SOLUTIONS, INC.:						367.68	.00					
INTERMOUNTAIN GAS CO												
37	INTERMOUNTAIN GAS CO	482195000427		NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT, 4/27/19-5/28/19, MAY '19 - WATER	05/29/2019	124.71	124.71	20-6290 UTILITIES EXPENSE	0	6/19	06/07/2019	
37	INTERMOUNTAIN GAS CO	482195000427		NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT, 4/27/19-5/28/19, MAY '19 - SEWER	05/29/2019	124.70	124.70	21-6290 UTILITIES EXPENSE	0	6/19	06/07/2019	
37	INTERMOUNTAIN GAS CO	482195000427		NATURAL GAS CONSUMPTION AT THE TREATMENT PLANT, 4/27/19-5/28/19, MAY '19 - P.I.	05/29/2019	47.51	47.51	25-6290 UTILITIES EXPENSE	0	6/19	06/07/2019	
Total 48219500042719052819:						296.92	296.92					
Total INTERMOUNTAIN GAS CO:						296.92	296.92					
J & M SANITATION, INC.												
230	J & M SANITATION, INC.	05242019-053		SANITATION RECEIPT TRANSFER, 05/24/2019- 05/30/2019, MAY '19	05/31/2019	11,903.44	11,903.44	26-7000 SOLID WASTE SERVICE FEES	0	5/19	05/31/2019	
230	J & M SANITATION, INC.	05242019-053		SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 05/24/2019-05/30/2019, MAY '19	05/31/2019	-1,176.06	-1,176.06	01-4170 FRANCHISE FEES	0	5/19	05/31/2019	

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
Total 05242019-05302019:						10,727.38	10,727.38					
230	J & M SANITATION, INC.	05312019-060		<u>SANITATION RECEIPT TRANSFER, 05/31/2019-06/06/2019</u>	06/07/2019	39,051.73	39,051.73	26-7000 SOLID WASTE SERVICE FEES	0	6/19	06/07/2019	
230	J & M SANITATION, INC.	05312019-060		<u>SANITATION RECEIPT TRANSFER LESS FRANCHISE FEES, 05/31/2019-06/06/2019</u>	06/07/2019	-3,858.31	-3,858.31	01-4170 FRANCHISE FEES	0	6/19	06/07/2019	
Total 05312019-06062019:						35,193.42	35,193.42					
230	J & M SANITATION, INC.	06062019JM		<u>SLUDGE REMOVAL FOR MAY, MAY '19</u>	05/28/2019	2,880.00	.00	21-6153 M & R - SLUDGE DISPOSAL	0	6/19		
Total 06062019JM:						2,880.00	.00					
230	J & M SANITATION, INC.	06062019JM- M		<u>25 YD CONTAINER RENTAL AT MAINTENANCE YARD, MAY '19</u>	05/28/2019	15.00	.00	01-6212 RENT-EQUIPMENT	1004	6/19		
230	J & M SANITATION, INC.	06062019JM- M		<u>25 YD CONTAINER RENTAL AT MAINTENANCE YARD, MAY '19 - WATER</u>	05/28/2019	6.00	.00	20-6212 RENT - EQUIPMENT	0	6/19		
230	J & M SANITATION, INC.	06062019JM- M		<u>25 YD CONTAINER RENTAL AT MAINTENANCE YARD, MAY '19 - SEWER</u>	05/28/2019	6.00	.00	21-6212 RENT-EQUIPMENT	0	6/19		
230	J & M SANITATION, INC.	06062019JM- M		<u>25 YD CONTAINER RENTAL AT MAINTENANCE YARD, MAY '19 - P.I.</u>	05/28/2019	3.00	.00	25-6212 RENT - EQUIPMENT	0	6/19		
Total 06062019JM-MY:						30.00	.00					
Total J & M SANITATION, INC.:						48,830.80	45,920.80					
JONATHAN STRICKLAND												
1976	JONATHAN STRICKLAND	182		<u>CLEANING SERVICES FOR JUNE, TREATMENT PLANT, JUNE '19 - WATER</u>	06/05/2019	50.40	.00	20-6025 JANITORIAL	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 28

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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
				MAY '19	05/24/2019	1,009.52	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		
	Total H539521:					1,009.52	.00					
396	KAMAN INDUSTRIAL TECHNOLOGIES	Q401619	8558	2 EA BEARING INSERTS, FOR GRIT SNAIL HEADWORKS, M.NADEAU, MAY'19	05/24/2019	115.48	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		
	Total Q401619:					115.48	.00					
	Total KAMAN INDUSTRIAL TECHNOLOGIES:					1,125.00	.00					
KUNA LUMBER												
499	KUNA LUMBER	A106970		2X7-1/2 PVC COUPLING, 2 EA 1- 1/2" PVC PRESSURE FITTING ADAPTER, 2 EA 1-1/2" POLY HOSE ADAPTER, 1-1/4" - 2-1/4" CLAMP, SPLASH PAD, M. MEADE, JUNE '19	06/07/2019	30.29	.00	01-6045 CONTINGENCY	1067	6/19		
	Total A106970:					30.29	.00					
499	KUNA LUMBER	A107541	8563	COMPRESSED AIR DUSTER, FOR SADIE CREEK BLOWING OUT AC UNIT, M.DAVILA, MAY'19	05/28/2019	7.01	.00	25-6150 MAINT. & REPAIRS - SYSTEM (PI)	0	6/19		
	Total A107541:					7.01	.00					
499	KUNA LUMBER	A107593	8583	ROOT KILLER FOR LUKER RD SEWER LINE, T. FLEMING, MAY '19	05/30/2019	30.58	.00	21-6150 M & R - SYSTEM	0	6/19		
	Total A107593:					30.58	.00					
499	KUNA LUMBER	A107748	8601	1/4" ROUND MANDREL, 1" BIMETAL HOLE SAW, M.MEADE, JUN.'19 - PARKS	06/04/2019	15.46	.00	01-6175 SMALL TOOLS	1004	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 30

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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
				HOWELL, MAY '19 - WATER	05/31/2019	6.38	.00	20-6140 MAINT. & REPAIR BUILDING	0	6/19		
499	KUNA LUMBER	B125999		40 EA TAP-N-SEAL SCREWS, 2 EA 3" PUTTY KNIFE, 2 EA ANTI- RUST BLACK SPRAY PAINT, CAULK GUN, FOR CITY HALL ROOF REPAIR, MACHINE SCREW, FENDER WASHER, FOR CITY HALL DOOR FIX, S, HOWELL, MAY '19 - SEWER	05/31/2019	6.38	.00	21-6140 MAINT. & REPAIR BUILDING	0	6/19		
499	KUNA LUMBER	B125999		40 EA TAP-N-SEAL SCREWS, 2 EA 3" PUTTY KNIFE, 2 EA ANTI- RUST BLACK SPRAY PAINT, CAULK GUN, FOR CITY HALL ROOF REPAIR, MACHINE SCREW, FENDER WASHER, FOR CITY HALL DOOR FIX, S, HOWELL, MAY '19 - P.I.	05/31/2019	2.45	.00	25-6140 MAINT. & REPAIR BUILDING	0	6/19		
499	KUNA LUMBER	B125999		40 EA TAP-N-SEAL SCREWS, 2 EA 3" PUTTY KNIFE, 2 EA ANTI- RUST BLACK SPRAY PAINT, CAULK GUN, FOR CITY HALL ROOF REPAIR, MACHINE SCREW, FENDER WASHER, FOR CITY HALL DOOR FIX, S, HOWELL, MAY '19 - P&Z	05/31/2019	2.45	.00	01-6140 MAINT. & REPAIR BUILDING	1003	6/19		
499	KUNA LUMBER	B125999		2 EA 1X4' 1/8" ALUMINUM ANGLE, 2 EA 3/4" PARTICLEBOARD, BOX OF DRYWALL SCREWS, CLERK'S DESK MODIFICATION, S, HOWELL, MAY '19 - ADMIN	05/31/2019	62.27	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	0	6/19		
499	KUNA LUMBER	B125999		2 EA 1X4' 1/8" ALUMINUM ANGLE, 2 EA 3/4" PARTICLEBOARD, BOX OF DRYWALL SCREWS, CLERK'S DESK MODIFICATION, S, HOWELL, MAY '19 - WATER	05/31/2019	1.59	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	6/19		
499	KUNA LUMBER	B125999		2 EA 1X4' 1/8" ALUMINUM ANGLE, 2 EA 3/4" PARTICLEBOARD, BOX OF DRYWALL SCREWS, CLERK'S DESK MODIFICATION, S, HOWELL, MAY '19 - SEWER	05/31/2019	1.59	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 31

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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	B125999		<u>2 EA 1X4' 1/8" ALUMINUM ANGLE, 2 EA 3/4" PARTICLEBOARD, BOX OF DRYWALL SCREWS, CLERK'S DESK MODIFICATION, S. HOWELL, MAY '19 - P.I.</u>	05/31/2019	.80	.00	<u>25-6140 MAINT. & REPAIR BUILDING</u>	0	6/19		
Total B125999:						358.13	.00					
499	KUNA LUMBER	B126854	8575	<u>GARDEN HOSE, GALVENIZED NIPPLE, GALVENIZED BUSHING, 1" GARDEN VALVE, FOR PUMPHOUSE AT SPLASH PAD, J.MORFIN, MAY'19</u>	05/30/2019	35.78	.00	<u>01-6045 CONTINGENCY</u>	1067	6/19		
Total B126854:						35.78	.00					
499	KUNA LUMBER	B127048	8600	<u>3 EA 1" COUPLING, 1X10 GALVENIZED NIPPLE, 1X3 PVC NIPPLE, 1" WASTE BALL VALVE, 1X4 GALVENIZED NIPPLE, 1" GALVENIZED ELBOW, SPRINKLER PARTS FOR THE SPLASH PAD, M.MEADE, JUN.'19</u>	06/04/2019	44.47	.00	<u>01-6045 CONTINGENCY</u>	1067	6/19		
Total B127048:						44.47	.00					
499	KUNA LUMBER	B127102	8607	<u>GRASS SEED, ARBOR RIDGE PI VALVE, J. OSBORN, JUNE '19</u>	06/05/2019	23.39	.00	<u>25-6150 MAINT. & REPAIRS - SYSTEM (PI)</u>	0	6/19		
Total B127102:						23.39	.00					
499	KUNA LUMBER	B127200	8617	<u>2 EA 1/4" GALVENIZED CAP, 2 EA 1/4" GALVENIZED PLUG, 2 EA 1/4" BALL VALVE, 1/4X5-1/2 GALVENIZED NIPPLE, 1/4X5 GALVENIZED NIPPLE, FITTINGS FOR SPLASH PAD PUMP, B. BOWEN, JUNE '19</u>	06/07/2019	33.76	.00	<u>01-6045 CONTINGENCY</u>	1067	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 32

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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 B127200:						33.76	.00					
499	KUNA LUMBER	B127204		<u>RETURNED EVERYTHING FROM INV #:B127200 DUE TO WRONG SIZE, 2 EA 1/2XCLOSE GALVENIZED NIPPLE, 2 EA 3/8X4-1/2 GALVENIZED NIPPLE, 2 EA 1/2" BALL VALVE, 2 EA 1/2" GALVENIZED CAP, 2 EA 1/2" GALVENIZED PLUG, SPLASH PAD PUMP, JUNE '19</u>	06/07/2019	10.96	.00	01-6045 <u>CONTINGENCY</u>	1067	6/19		
Total B127204:						10.96	.00					
499	KUNA LUMBER	B127206		<u>2 EA 1/2X3/8 GALVENIZED BUSHING, 2 EA 3/8" GALVENIZED PLUG, SPLASH PAD, JUNE '19</u>	06/07/2019	10.04	.00	01-6045 <u>CONTINGENCY</u>	1067	6/19		
Total B127206:						10.04	.00					
Total KUNA LUMBER:						603.73	.00					
KUNA RURAL FIRE DISTRICT (IMPACT)												
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	05312019KRF		<u>KUNA RURAL FIRE DISTRICT IMPACT FEES, MAY 2019</u>	05/31/2019	90,469.65	90,469.65	01-2511_KRFD <u>IMPACT FEE TRANSFER</u>	0	6/19	06/07/2019	
1944	KUNA RURAL FIRE DISTRICT (IMPACT)	05312019KRF		<u>KUNA RURAL FIRE DISTRICT IMPACT FEES, LESS ADMIN FEE, MAY 2019</u>	05/31/2019	-564.00	-564.00	01-4155 <u>ADMINISTRATION SERVICES</u>	0	6/19	06/07/2019	
Total 05312019KRFDI:						89,905.65	89,905.65					
Total KUNA RURAL FIRE DISTRICT (IMPACT):						89,905.65	89,905.65					
KUNA RURAL FIRE DISTRICT (PLAN REVIEW)												
1945	KUNA RURAL FIRE DISTRICT (PLAN REVIEW)	05312019KRF		<u>KUNA RURAL FIRE DISTRICT PLAN REVIEW FEES, MAY 2019</u>	05/31/2019	25,291.42	25,291.42	01-2512_KRFD <u>PLAN REVIEW FEE TRANSFER</u>	0	6/19	06/07/2019	

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				CONTRACT OVERAGE CHARGE PERIOD 5/3/2019- 6/2/2019, JUNE '19 - SEWER	06/05/2019	103.81	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		
1619	LOCAHAN LLC	AR748073		MONTHLY COPYCARE INCL PARTS, LABOR, AND TONER, MODEL#:MPC4504EX, SERIAL #:C737M540155, SERIAL #:C737M540938, CONTRACT BASE RATE CHARGE BILLING PERIOD 06/03/2019-07/02/2019, CONTRACT OVERAGE CHARGE PERIOD 5/3/2019- 6/2/2019, JUNE '19 - P.I.	06/05/2019	39.93	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		
1619	LOCAHAN LLC	AR748073		MONTHLY COPYCARE INCL PARTS, LABOR, AND TONER, MODEL#:MPC4504EX, SERIAL #:C737M540155, SERIAL #:C737M540938, CONTRACT BASE RATE CHARGE BILLING PERIOD 06/03/2019-07/02/2019, CONTRACT OVERAGE CHARGE PERIOD 5/3/2019- 6/2/2019, JUNE '19 - P&Z	06/05/2019	39.93	.00	01-6142 MAINT. & REPAIR - EQUIPMENT	1003	6/19		
Total AR748073:						399.28	.00					
Total LOCAHAN LLC:						399.28	.00					
MATHESON TRI-GAS INC												
1871	MATHESON TRI-GAS INC	19786239		GAS CYLINDER RENTAL, HYDROCHLORIC GAS, LAGOONS, JUNE '19	05/31/2019	36.01	.00	21-6150 M & R - SYSTEM	0	6/19		
Total 19786239:						36.01	.00					
Total MATHESON TRI-GAS INC:						36.01	.00					
MEMORIAL MONUMENTS & VAULTS INC												
1919	MEMORIAL MONUMENTS & VAULTS INC	54004		GREENBELT DEDICATION STONE, PARKS, B. WITHROW, MAY '19	05/28/2019	1,092.00	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 35

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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 54004:						1,092.00	.00					
Total MEMORIAL MONUMENTS & VAULTS INC:						1,092.00	.00					
METROQUIP, INC.												
196	METROQUIP, INC.	102513	8581	2 EA FEMALE M22 PRESSURE WASHER CONNECTORS, 2 EA KARCHER PRESSURE WASHER CONNECTORS, 2 EA 36" WAND EXTENDERS, 4 EA SMALL RUBBER CLAMPS, VAC TRUCK REPLACEMENT PARTS, T. FLEMING, MAY '19	05/30/2019	81.36	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		
Total 102513:						81.36	.00					
Total METROQUIP, INC.:						81.36	.00					
MISCELLANEOUS VENDORS 2												
1849	MISCELLANEOUS VENDORS 2	05292019NS		REIMBURSEMENT, HOTEL RESERVATIONS FOR CASELLE CONFERENCE FOR B.JACKSON, N.STAUFFER, G.SMITH, MAY'19	05/31/2019	95.81	95.81	01-6045 CONTINGENCY	0	5/19	05/31/2019	
1849	MISCELLANEOUS VENDORS 2	05292019NS		REIMBURSEMENT, HOTEL RESERVATIONS FOR CASELLE CONFERENCE FOR B.JACKSON, N.STAUFFER, G.SMITH, MAY'19	05/31/2019	126.46	126.46	20-6045 CONTINGENCY	0	5/19	05/31/2019	
1849	MISCELLANEOUS VENDORS 2	05292019NS		REIMBURSEMENT, HOTEL RESERVATIONS FOR CASELLE CONFERENCE FOR B.JACKSON, N.STAUFFER, G.SMITH, MAY'19	05/31/2019	126.46	126.46	21-6045 CONTINGENCY	0	5/19	05/31/2019	
1849	MISCELLANEOUS VENDORS 2	05292019NS		REIMBURSEMENT, HOTEL RESERVATIONS FOR CASELLE CONFERENCE FOR B.JACKSON, N.STAUFFER, G.SMITH, MAY'19	05/31/2019	34.49	34.49	25-6045 CONTINGENCY FUND	0	5/19	05/31/2019	

City of Kuna

Payment Approval Report - City Council Approval

Page: 36

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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 05292019NS:						383.22	383.22					
1849	MISCELLANEOUS VENDORS 2	05312019LH		<u>REIMBURSEMENT OF MILEAGE TO JUB & BVEP ECONOMIC SUMMIT, L.HOLLAND MAY'19</u>	05/31/2019	21.80	.00	<u>01-6155 MEETINGS/COMMITTEES</u>	4000	6/19		
1849	MISCELLANEOUS VENDORS 2	05312019LH		<u>REIMBURSEMENT OF TRAVEL AND PER DIEM CHARGES TO ICSC RECON TRADE SHOW IN LAS VEGAS, NV - L.HOLLAND, MAY'19</u>	05/31/2019	646.92	.00	<u>01-6270 TRAVEL</u>	4000	6/19		
1849	MISCELLANEOUS VENDORS 2	05312019LH		<u>REIMBURSEMENT OF PARKING FEES AND REFRESHMENTS FOR BVEP ECONOMIC SUMMIT, NELSON & COLLIERS MEETING, AND MERLIN'S POINT MEETING W/STEVE ARNOLD, L.HOLLAND, MAY'19</u>	05/31/2019	25.63	.00	<u>01-6155 MEETINGS/COMMITTEES</u>	4000	6/19		
Total 05312019LH:						694.35	.00					
1849	MISCELLANEOUS VENDORS 2	06042019TS		<u>REIMBURSEMENT, AFLAC PREMIUM REIMBURSEMENT, T.SHAFFER, JUN.'19</u>	06/04/2019	807.47	807.47	<u>21-6160 MISCELLANEOUS EXPENSES</u>	0	6/19	06/07/2019	
Total 06042019TS:						807.47	807.47					
1849	MISCELLANEOUS VENDORS 2	06072019TAB		<u>2ND SATURDAY SUMMER CONCERT SERIES BAND/THE ALMOST DANGEROUS BAND LLP, JUNE '19</u>	06/07/2019	300.00	300.00	<u>03-6379 EXPENDITURES - ART SHOWS</u>	0	6/19	06/07/2019	
Total 06072019TABD:						300.00	300.00					
Total MISCELLANEOUS VENDORS 2:						2,185.04	1,490.69					
MUNICIPAL CODE CORPORATION												
1488	MUNICIPAL CODE CORPORATION	00327741		<u>73 EA SUPPLEMENTAL PAGES, (5 EA IMAGES, GRAPHS & TABULAR MATTER), CODIFICATION, MAY '19</u>	05/31/2019	1,383.66	.00	<u>01-6202 PROFESSIONAL SERVICES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 38

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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
				S. HOWELL, MAY '19 - WATER	05/28/2019	61.10	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	6/19		
470	PARTS, INC.	191144	8566	1 EA BRACKET FOR EMISSION SYSTEM IN TRUCK 30. WATER. S. HOWELL, MAY '19 - PI	05/28/2019	15.27	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	6/19		
Total 191144:						76.37	.00					
470	PARTS, INC.	191210	8570	1 EA FUEL STABILIZER FOR VAC TRAILER, S. HOWELL, MAY '19 - WATER	05/29/2019	3.23	.00	20-6142 MAINT. & REPAIRS- EQUIPMENT	0	6/19		
470	PARTS, INC.	191210	8570	1 EA FUEL STABILIZER FOR VAC TRAILER, S. HOWELL, MAY '19 - SEWER	05/29/2019	3.23	.00	21-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		
470	PARTS, INC.	191210	8570	1 EA FUEL STABILIZER FOR VAC TRAILER, S. HOWELL, MAY '19 - PI	05/29/2019	1.23	.00	25-6142 MAINT. & REPAIRS - EQUIPMENT	0	6/19		
Total 191210:						7.69	.00					
470	PARTS, INC.	191250		1 EA RETURNED CANISTER PURGE VALVE FOR TRUCK 30, ORIGINAL INV# 190186, MAY '19 - WATER	05/30/2019	-30.39	.00	20-6305 VEHICLE MAINTENANCE & REPAIRS	0	6/19		
470	PARTS, INC.	191250		1 EA RETURNED CANISTER PURGE VALVE FOR TRUCK 30, ORIGINAL INV# 190186, MAY '19 - PI	05/30/2019	-7.60	.00	25-6305 VEHICLE MAINTENANCE & REPAIR	0	6/19		
Total 191250:						-37.99	.00					
470	PARTS, INC.	191565	8598	4 EA FITTINGS FOR IRRIGATION AT THE FARM, B. BOWEN, JUNE '19	06/04/2019	11.96	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/19		
Total 191565:						11.96	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 39

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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.	191568	8594	<u>6 EA CHAMPION 2 CYCLE OIL, M. MEADE, JUNE '19</u>	06/04/2019	11.94	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	6/19		
Total 191568:						11.94	.00					
470	PARTS, INC.	191637	8603	<u>1 EA BELT FOR 500 KUBOTA, B. GILLOGY, JUNE '19</u>	06/05/2019	9.01	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	6/19		
Total 191637:						9.01	.00					
470	PARTS, INC.	191650	8606	<u>BRAKE LIGHTS TRUCK #19, S. HOWELL, JUNE '19 - WATER</u>	06/05/2019	5.59	.00	<u>20-6305 VEHICLE MAINTENANCE & REPAIRS</u>	0	6/19		
470	PARTS, INC.	191650	8606	<u>BRAKE LIGHTS TRUCK #19, S. HOWELL, JUNE '19 - PI</u>	06/05/2019	1.40	.00	<u>25-6305 VEHICLE MAINTENANCE & REPAIR</u>	0	6/19		
Total 191650:						6.99	.00					
470	PARTS, INC.	191715	8610	<u>1 EA TREAD LOCK FOR SPLASH PAD STOCK, M. MEADE, JUNE '19</u>	06/06/2019	13.49	.00	<u>01-6150 MAINTENANCE & REPAIRS - SYSTEM</u>	1004	6/19		
Total 191715:						13.49	.00					
470	PARTS, INC.	191717	8610	<u>1 EA TREAD LOCK FOR SPLASH PAD, M. MEADE, JUNE '19</u>	06/06/2019	13.49	.00	<u>01-6045 CONTINGENCY</u>	1067	6/19		
Total 191717:						13.49	.00					
470	PARTS, INC.	191726	8611	<u>2 EA TREAD LOCK FOR SPLASH PAD STOCK, M. MEADE, JUNE '19</u>	06/06/2019	62.38	.00	<u>01-6045 CONTINGENCY</u>	1067	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 40

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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 191726:						62.38	.00					
470	PARTS, INC.	191838	8619	<u>STARTER ROPE AND ABRASIVE WHEEL FOR WHEEL LINES AT FARMS, R. WARWICK, JUNE '19</u>	06/07/2019	12.54	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/19		
Total 191838:						12.54	.00					
Total PARTS, INC.:						196.86	.00					
PEAK ALARM COMPANY, INC												
1021	PEAK ALARM COMPANY, INC	951827		<u>ELITE CONTROL MONITORING AND REPAIR AGREEMENT FOR SNOWHAWK WELL, 5/2-31/19 - WATER</u>	05/09/2019	17.60	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	6/19		
1021	PEAK ALARM COMPANY, INC	951827		<u>ELITE CONTROL MONITORING AND REPAIR AGREEMENT FOR SNOWHAWK WELL, 5/2-31/19 - P.I</u>	05/09/2019	4.40	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	6/19		
Total 951827:						22.00	.00					
Total PEAK ALARM COMPANY, INC:						22.00	.00					
RAIN FOR RENT												
144	RAIN FOR RENT	1358178	8620	<u>CLAMPS FOR WHEEL LINES, R. WARWICK, JUNE '19 - FARM</u>	06/07/2019	35.00	.00	<u>21-6090 FARM EXPENDITURES</u>	0	6/19		
Total 1358178:						35.00	.00					
Total RAIN FOR RENT:						35.00	.00					
REXEL USA, INC.												
1613	REXEL USA, INC.	V172304	8520	<u>2 EA PHOTSENSORS, FOR CITY HALL EXTERIOR LIGHTING, S. HOWELL, MAY '19 - ADMIN</u>	05/17/2019	7.13	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 41

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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
1613	REXEL USA, INC.	V172304	8520	<u>2 EA PHOTOSENSORS, FOR CITY HALL EXTERIOR LIGHTING, S. HOWELL, MAY '19 - P & Z</u>	05/17/2019	2.55	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	6/19		
1613	REXEL USA, INC.	V172304	8520	<u>2 EA PHOTOSENSORS, FOR CITY HALL EXTERIOR LIGHTING, S. HOWELL, MAY '19 - WATER</u>	05/17/2019	6.62	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	6/19		
1613	REXEL USA, INC.	V172304	8520	<u>2 EA PHOTOSENSORS, FOR CITY HALL EXTERIOR LIGHTING, S. HOWELL, MAY '19 - SEWER</u>	05/17/2019	6.62	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	6/19		
1613	REXEL USA, INC.	V172304	8520	<u>2 EA PHOTOSENSORS, FOR CITY HALL EXTERIOR LIGHTING, S. HOWELL, MAY '19 - P.I</u>	05/17/2019	2.56	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	6/19		
Total V172304:						25.48	.00					
Total REXEL USA, INC.:						25.48	.00					
RIDGEWOOD ENTERPRISES, INC												
1728	RIDGEWOOD ENTERPRISES, INC	2005799	8450	<u>CARBURETOR FOR WEED EATER, B.GILLOGLY, MAY'19</u>	05/02/2019	46.99	.00	<u>01-6142 MAINT. & REPAIR - EQUIPMENT</u>	1004	6/19		
Total 2005799:						46.99	.00					
Total RIDGEWOOD ENTERPRISES, INC:						46.99	.00					
RIDLEY'S FOOD CORP												
1673	RIDLEY'S FOOD CORP	00430 & 00203	8486	<u>SPRAY PAINT FOR MAYOR'S TABLE, N.STAUFFER, MAY'19</u>	05/31/2019	21.00	.00	<u>03-6376 EXPENDITURE- MAYOR'S TABLE</u>	0	6/19		
Total 00430 & 00203:						21.00	.00					
Total RIDLEY'S FOOD CORP:						21.00	.00					

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
SHARP ELECTRONICS CORP-METERED												
1806	SHARP ELECTRONICS CORP-METERED	11939015		<u>EXCESS METER READING, COPIER MODEL #MX2615N, SERIAL #55096581, 4/1-30/19, TREATMENT PLANT - WATER</u>	05/31/2019	68.60	.00	<u>20-6142 MAINT. & REPAIRS-EQUIPMENT</u>	0	6/19		
1806	SHARP ELECTRONICS CORP-METERED	11939015		<u>EXCESS METER READING, COPIER MODEL #MX2615N, SERIAL #55096581, 4/1-30/19, TREATMENT PLANT - SEWER</u>	05/31/2019	68.60	.00	<u>21-6142 MAINT. & REPAIRS-EQUIPMENT</u>	0	6/19		
1806	SHARP ELECTRONICS CORP-METERED	11939015		<u>EXCESS METER READING, COPIER MODEL #MX2615N, SERIAL #55096581, 4/1-30/19, TREATMENT PLANT - P.]</u>	05/31/2019	26.13	.00	<u>25-6142 MAINT. & REPAIRS-EQUIPMENT</u>	0	6/19		
Total 11939015:						163.33	.00					
Total SHARP ELECTRONICS CORP-METERED:						163.33	.00					
SWANK MOTION PICTURES INC												
1877	SWANK MOTION PICTURES INC	DB 2681969	8241	<u>LICENSE AGREEMENT FOR MOVIES IN THE PARK, DVD - PETER RABBIT, 6/7/19</u>	05/30/2019	360.00	.00	<u>03-6375 EXPENDITURE-MOVIES IN THE PAR</u>	0	6/19		
Total DB 2681969:						360.00	.00					
1877	SWANK MOTION PICTURES INC	DB 2685462	8241	<u>LICENSE AGREEMENT FOR MOVIES IN THE PARK, DVD - HOTEL TRANSYLVANIA 3, 6/14/19</u>	06/06/2019	360.00	.00	<u>03-6375 EXPENDITURE-MOVIES IN THE PAR</u>	0	6/19		
Total DB 2685462:						360.00	.00					
Total SWANK MOTION PICTURES INC:						720.00	.00					
TECHNOLOGY SOLUTIONS LLC												
1823	TECHNOLOGY SOLUTIONS LLC	3713		<u>MAG DOOR LOCKS AND CONTROLS FOR PARKS OFFICE, B. WITHROW, MAY '19</u>	04/23/2019	5,280.02	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 43

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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 3713:						5,280.02	.00					
Total TECHNOLOGY SOLUTIONS LLC:						5,280.02	.00					
THE JORDEL COMPANY												
1523	THE JORDEL COMPANY	00000002880	8500	<u>BUILDING INSPECTION STICKERS, J.COULTER, MAY'19</u>	05/14/2019	104.50	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	6/19		
Total 00000002880:						104.50	.00					
1523	THE JORDEL COMPANY	00000002918	8532	<u>POSTCARDS FOR TRADE SHOW, L. HOLLAND, MAY '19</u>	05/17/2019	49.50	.00	<u>01-6165 OFFICE SUPPLIES</u>	4000	6/19		
Total 00000002918:						49.50	.00					
1523	THE JORDEL COMPANY	00000002936	8537	<u>ROUGH PLUMBING TAGS, D.STEPHENS, MAY'19</u>	05/20/2019	80.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	6/19		
Total 00000002936:						80.00	.00					
1523	THE JORDEL COMPANY	00000002944	8547	<u>ROUGH ELECTRICAL PASS STICKERS, J. COULTER, MAY '19</u>	05/22/2019	131.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1003	6/19		
Total 00000002944:						131.00	.00					
1523	THE JORDEL COMPANY	00000002985	8572	<u>MECHANICAL INSPECTION STICKERS, J. COULTER, MAY '19</u>	05/30/2019	28.50	.00	<u>01-6165 OFFICE SUPPLIES</u>	1005	6/19		
Total 00000002985:						28.50	.00					
Total THE JORDEL COMPANY:						393.50	.00					
TREASURE VALLEY COFFEE												
992	TREASURE VALLEY COFFEE	2106:06076161	8595	<u>1 EA COFFEE, 2 EA CREAMER, 1 EA SUGAR, CITY HALL, JUNE '19</u>	06/04/2019	64.57	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 45

Jun 13, 2019 10:04AM

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
				MAINTENANCE SHOP, J.MORFIN, JUN.'19 - SEWER	05/07/2019	8.26	.00	21-6230 SAFETY TRAINING & EQUIPMENT	0	6/19		
992	TREASURE VALLEY COFFEE	2160:06114535	8389	INSECT SWABS, ANTACID, PAIN RELIEF, ANTISEPTIC WIPES, ITCH CREAM AND ALLERY RELIEF, FOR THE MAINTENANCE SHOP, J.MORFIN, JUN.'19 - P.]	05/07/2019	4.13	.00	25-6230 SAFETY TRAINING & EQUIPMENT	0	6/19		
992	TREASURE VALLEY COFFEE	2160:06114535	8389	SINUS RELIEF, COLD RELIEF, ALLERGY RELIEF FOR CITY HALL, J MORFIN, JUN.'19	05/07/2019	21.45	.00	01-6230 SAFETY TRAINING & EQUIPMENT	0	6/19		
Total 2160:06114535:						194.70	.00					
992	TREASURE VALLEY COFFEE	2160:06135976	8578	4 EA 5 GALLON WATER BOTTLE, 2 SLEEVES OF CUPS, D. CROSSLEY, MAY '19 - WATER	05/30/2019	12.52	.00	20-6165 OFFICE SUPPLIES	0	6/19		
992	TREASURE VALLEY COFFEE	2160:06135976	8578	4 EA 5 GALLON WATER BOTTLE, 2 SLEEVES OF CUPS, D. CROSSLEY, MAY '19 - SEWER	05/30/2019	12.53	.00	21-6165 OFFICE SUPPLIES	0	6/19		
992	TREASURE VALLEY COFFEE	2160:06135976	8578	4 EA 5 GALLON WATER BOTTLE, 2 SLEEVES OF CUPS, D. CROSSLEY, MAY '19 - PI	05/30/2019	4.77	.00	25-6165 OFFICE SUPPLIES	0	6/19		
Total 2160:06135976:						29.82	.00					
992	TREASURE VALLEY COFFEE	2160:06148635	8615	2 EA 5-GALLON WATER BOTTLES, MAINTENANCE SHOP, JUNE '19	06/07/2019	11.40	.00	01-6165 OFFICE SUPPLIES	1004	6/19		
Total 2160:06148635:						11.40	.00					
992	TREASURE VALLEY COFFEE	2160:06148685	8615	7 EA 5-GALLON WATER BOTTLES, CITY HALL, JUNE '19	06/07/2019	39.90	.00	01-6165 OFFICE SUPPLIES	1004	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 46

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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 2160:06148685:						39.90	.00					
Total TREASURE VALLEY COFFEE:						353.39	.00					
U.S. BANK (VISA)												
1444	U.S. BANK (VISA)	064191210723	8384	<u>KUNA SCHOOL DISTRICT, CPR CLASS FOR J. LORENTZ AND J. MORFIN, APR. '19</u>	05/01/2019	82.80	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1004	6/19		
Total 06419121072395536543:						82.80	.00					
1444	U.S. BANK (VISA)	101691210099		<u>QUALITY INN TWIN FALLS, HOTEL CHARGE - INCORRECT ENTRY BY HOTEL, WILL SUBMIT REFUND/CREDIT ON NEXT STATEMENT, APR.'19</u>	04/30/2019	89.43	.00	<u>01-6270 TRAVEL</u>	0	6/19		
Total 10169121009985153706:						89.43	.00					
1444	U.S. BANK (VISA)	101691350100	8507	<u>QUALITY INN, LODGING FOR A.WELKER, TRAINING IN TWIN FALLS, MAY'19</u>	05/14/2019	89.00	.00	<u>01-6270 TRAVEL</u>	0	6/19		
Total 10169135010048742331:						89.00	.00					
1444	U.S. BANK (VISA)	101691350100		<u>QUALITY INN, LODGING FOR C.ENGELS, TRAINING IN TWIN FALLS, MAY'19</u>	05/14/2019	99.00	.00	<u>01-6270 TRAVEL</u>	0	6/19		
Total 10169135010048742349:						99.00	.00					
1444	U.S. BANK (VISA)	101691350100		<u>QUALITY INN, HOTEL CHARGE - INCORRECT ENTRY BY HOTEL, REFUND/CREDIT TO BE ON NEXT STATEMENT, MAY'19</u>	05/14/2019	99.00	.00	<u>01-6270 TRAVEL</u>	0	6/19		
Total 10169135010048742356:						99.00	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 47

Jun 13, 2019 10:04AM

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)	101691350100		QUALITY INN. HOTEL CHARGE - INCORRECT ENTRY BY HOTEL. REFUND/CREDIT TO BE ON NEXT STATEMENT. MAY'19	05/14/2019	99.00	.00	01-6270 TRAVEL	0	6/19		
Total 10169135010048742364:						99.00	.00					
1444	U.S. BANK (VISA)	263891200910	8476	WALMART. WASTEBASKET, BOOKCASES AND WALL CLOCKS FOR NEW ORCHARD HOUSE, J. MORFIN, MAY ' 19	04/29/2019	95.54	.00	01-6165 OFFICE SUPPLIES	1004	6/19		
Total 26389120091001834901:						95.54	.00					
1444	U.S. BANK (VISA)	273391367100	8507	CHICK-FIL-A. PER DIEM FOR A.WELKER & C.ENGELS. TRAINING IN TWIN FALLS. MAY'19 - ADMIN	05/15/2019	9.72	.00	01-6265 TRAINING & SCHOOLING	0	6/19		
1444	U.S. BANK (VISA)	273391367100	8507	CHICK-FIL-A. PER DIEM FOR A.WELKER & C.ENGELS. TRAINING IN TWIN FALLS. MAY'19 - WATER	05/15/2019	.25	.00	20-6265 TRAINING & SCHOOLING EXPENSE	0	6/19		
1444	U.S. BANK (VISA)	273391367100	8507	CHICK-FIL-A. PER DIEM FOR A.WELKER & C.ENGELS. TRAINING IN TWIN FALLS. MAY'19 - SEWER	05/15/2019	.25	.00	21-6265 TRAINING & SCHOOLING EXPENSE	0	6/19		
1444	U.S. BANK (VISA)	273391367100	8507	CHICK-FIL-A. PER DIEM FOR A.WELKER & C.ENGELS. TRAINING IN TWIN FALLS. MAY'19	05/15/2019	.12	.00	25-6265 TRAINING & SCHOOLING EXPENSE	0	6/19		
Total 27339136710021488596:						10.34	.00					
1444	U.S. BANK (VISA)	273391427202	8541	RIDLEY'S. POOL FILTER SAND. J.MORFIN, MAY'19	05/22/2019	335.72	.00	01-6150 MAINTENANCE & REPAIRS - SYSTEM	1004	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 48

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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 27339142720203078596:						335.72	.00					
1444	U.S. BANK (VISA)	310691160060		<u>PARIS LAS VEGAS, GUARANTEE FEE FOR HOTEL ROOM FOR L.HOLLAND, ICSC SHOW, APR.'19</u>	04/24/2019	147.39	.00	01-6270 TRAVEL	4000	6/19		
Total 31069116006089614913:						147.39	.00					
1444	U.S. BANK (VISA)	310691160837	8407	<u>AMAZON, 3 EA CHAIRS FOR ORCHARD HOUSE, J. LORENTZ, APR. '19</u>	04/26/2019	142.68	.00	01-6165 OFFICE SUPPLIES	1004	6/19		
Total 31069116083724713285:						142.68	.00					
1444	U.S. BANK (VISA)	310691262073	8472	<u>EFAVORMART.COM, TABLECLOTHS AND RUNNERS FOR MAYOR'S TABLE, A. WELKER, MAY '19</u>	05/06/2019	194.50	.00	03-6376 EXPENDITURE- MAYOR'S TABLE	0	6/19		
Total 31069126207305607800:						194.50	.00					
1444	U.S. BANK (VISA)	310691280833	8469	<u>AMAZON, 2 EA CONFERENCE TABLES, FOR NEW ORCHARD OFFICE, J. LORENTZ, MAY '19</u>	05/08/2019	635.98	.00	01-6165 OFFICE SUPPLIES	1004	6/19		
Total 31069128083318284723:						635.98	.00					
1444	U.S. BANK (VISA)	310691290265	8481	<u>ADOBE.COM, SUBSCRIPTION, L.HOLLAND, MAY'19</u>	05/07/2019	599.88	.00	01-6075 DUES & MEMBERSHIPS	4000	6/19		
Total 31069129026529025632:						599.88	.00					
1444	U.S. BANK (VISA)	310691292073	8472	<u>EFAVORMART.COM, GOBLETS FOR THE MAYOR'S TABLE, A. WELKER, MAY '19</u>	05/09/2019	26.95	.00	03-6376 EXPENDITURE- MAYOR'S TABLE	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 49

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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 31069129207305202005:						26.95	.00					
1444	U.S. BANK (VISA)	310691330837	8479	<u>AMAZON.COM, FLASHDRIVES FOR A CLASS, L.HOLLAND, MAY'18</u>	05/13/2019	26.70	.00	<u>01-6165 OFFICE SUPPLIES</u>	4000	6/19		
Total 31069133083722646858:						26.70	.00					
1444	U.S. BANK (VISA)	310691352007	8507	<u>IDAHO JOES, PER DIEM FOR A.WELKER & C.ENGELS, TRAINING IN TWIN FALLS, MAY'19 - ADMIN</u>	05/14/2019	20.29	.00	<u>01-6265 TRAINING & SCHOOLING</u>	0	6/19		
1444	U.S. BANK (VISA)	310691352007	8507	<u>IDAHO JOES, PER DIEM FOR A.WELKER & C.ENGELS, TRAINING IN TWIN FALLS, ID, MAY'19 - WATER</u>	05/14/2019	.52	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	6/19		
1444	U.S. BANK (VISA)	310691352007	8507	<u>IDAHO JOES, PER DIEM FOR A.WELKER & C.ENGELS, TRAINING IN TWIN FALLS, ID, MAY'19 - SEWER</u>	05/14/2019	.52	.00	<u>21-6265 TRAINING & SCHOOLING EXPENSE</u>	0	6/19		
1444	U.S. BANK (VISA)	310691352007	8507	<u>IDAHO JOES, PER DIEM FOR A.WELKER & C. ENGELS, TRAINING IN TWIN FALLS, ID, MAY'19 - P.I</u>	05/14/2019	.26	.00	<u>25-6265 TRAINING & SCHOOLING EXPENSE</u>	0	6/19		
Total 31069135200700900648:						21.59	.00					
1444	U.S. BANK (VISA)	310691410833	8517	<u>AMAZON.COM, 1 CASE DISPOSABLE APRONS, 2 PKGS ADULT APRONS, 5 PKGS SUNSCREEN, 3 PKGS KEYCHAINS, 2 BOXES BRACELETS, 3 PKGS EMOJI KEYCHAINS, 5 PKGS PAINT PALLETES, 1 PKG PENCIL SHARPENERS, 2 PKGS YOUTH APRONS, FOR THE RANGER PROGRAM, J.LORENTZ, MAY'19</u>	05/21/2019	427.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1086	6/19		
Total 31069141083317145282:						427.00	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 50

Jun 13, 2019 10:04AM

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)	316891190140	8430	<u>DISCOUNT MUGS, FRISBEES AND STRESS BALLS FOR PARK RANGERS, J. LORENTZ, APR. '19</u>	04/29/2019	234.89	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1086	6/19		
Total 31689119014000531442:						234.89	.00					
1444	U.S. BANK (VISA)	365491360104	8184	<u>S&S WORLDWIDE, FIELD DAY FUN PACK FOR RANGER PROGRAM, J. LORENTZ, MAR. '19</u>	05/15/2019	256.63	.00	<u>01-6265 TRAINING & SCHOOLING</u>	1086	6/19		
Total 36549136010415549027:						256.63	.00					
1444	U.S. BANK (VISA)	374791350000	8503	<u>CWI, REGISTRATION FOR EXAM FOR M.DAVILA, MAY'19 - WATER</u>	05/14/2019	20.00	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	6/19		
1444	U.S. BANK (VISA)	374791350000	8503	<u>CWI, REGISTRATION FOR EXAM FOR M. DAVILA, MAY'19 - P.I</u>	05/14/2019	5.00	.00	<u>25-6265 TRAINING & SCHOOLING EXPENSE</u>	0	6/19		
Total 37479135000013520226:						25.00	.00					
1444	U.S. BANK (VISA)	374791350000	8503	<u>CWI, REGISTRATION FOR EXAM FOR J.WEBB, MAY'19 - WATER</u>	05/14/2019	20.00	.00	<u>20-6265 TRAINING & SCHOOLING EXPENSE</u>	0	6/19		
1444	U.S. BANK (VISA)	374791350000	8503	<u>CWI, REGISTRATION FOR EXAM FOR J.WEBB, MAY'19 - P.I</u>	05/14/2019	5.00	.00	<u>25-6265 TRAINING & SCHOOLING EXPENSE</u>	0	6/19		
Total 37479135000013526413:						25.00	.00					
1444	U.S. BANK (VISA)	476091381005	8526	<u>CITY OF KUNA, BUILDING PERMIT FOR ELECTRICAL INSPECTION FOR ORCHARD HOUSE, J. MORFIN, MAY '19</u>	05/17/2019	180.00	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	6/19		
Total 47609138100568483014:						180.00	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 52

Jun 13, 2019 10:04AM

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
				LORENTZ, APR. '19	04/26/2019	599.88	.00	01-6165 OFFICE SUPPLIES	1004	6/19		
Total 92169116100917411071:						599.88	.00					
1444	U.S. BANK (VISA)	921691161009	8407	AMAZON, 1 EA CHAIR FOR ORCHARD HOUSE, J. LORENTZ, APR. '19	04/26/2019	156.97	.00	40-6020 CAPITAL IMPROVEMENTS	1173	6/19		
Total 92169116100933290913:						156.97	.00					
1444	U.S. BANK (VISA)	921691171007	8412	AMAZON.COM, CARTRIDGE INK FOR MAPPING PRINTER, M.BORZICK, APR.'19 - P&Z	04/27/2019	20.80	.00	01-6165 OFFICE SUPPLIES	1003	6/19		
1444	U.S. BANK (VISA)	921691171007	8412	AMAZON.COM, CARTRIDGE INK FOR MAPPING PRINTER, M.BORZICK, APR.'19 - WATER	04/27/2019	28.79	.00	20-6165 OFFICE SUPPLIES	0	6/19		
1444	U.S. BANK (VISA)	921691171007	8412	AMAZON.COM, CARTRIDGE INK FOR MAPPING PRINTER, M.BORZICK, APR.'19 - SEWER	04/27/2019	28.79	.00	21-6165 OFFICE SUPPLIES	0	6/19		
1444	U.S. BANK (VISA)	921691171007	8412	AMAZON.COM, CARTRIDGE INK FOR MAPPING PRINTER, M.BORZICK, APR.'19 - P.I	04/27/2019	4.82	.00	25-6165 OFFICE SUPPLIES	0	6/19		
Total 92169117100795833411:						83.20	.00					
1444	U.S. BANK (VISA)	921691181009	8412	AMAZON.COM, BLACK CARTRIDGE INK FOR MAPPING PRINTER, M.BORZICK - APR.'19 - P & Z	04/28/2019	29.71	.00	01-6165 OFFICE SUPPLIES	1003	6/19		
1444	U.S. BANK (VISA)	921691181009	8412	AMAZON.COM, BLACK CARTRIDGE INK FOR MAPPING PRINTER, M.BORZICK, APR.'19 - WATER	04/28/2019	41.11	.00	20-6165 OFFICE SUPPLIES	0	6/19		
1444	U.S. BANK (VISA)	921691181009	8412	AMAZON.COM, BLACK CARTRIDGE INK FOR MAPPING PRINTER, M.BORZICK, APR.'19 - SEWER	04/28/2019	41.11	.00	21-6165 OFFICE SUPPLIES	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 53

Jun 13, 2019 10:04AM

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)	921691181009	8412	<u>AMAZON.COM. BLACK CARTRIDGE INK FOR MAPPING PRINTER, M.BORZICK, APR.'19 - P.I</u>	04/28/2019	6.89	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	6/19		
Total 92169118100987517821:						118.82	.00					
1444	U.S. BANK (VISA)	921691231003	8457	<u>AMAZON. HAND SANITIZER FOR PARKS BATHROOMS, J. LORENTZ, MAY '19</u>	05/03/2019	158.96	.00	<u>01-6025 JANITORIAL</u>	1004	6/19		
Total 92169123100322737616:						158.96	.00					
1444	U.S. BANK (VISA)	921691271007	8473	<u>AMAZON.COM. CHAIR FOR J. REED, CLERKS, MAY'19 - ADMIN</u>	05/07/2019	56.39	.00	<u>01-6165 OFFICE SUPPLIES</u>	0	6/19		
1444	U.S. BANK (VISA)	921691271007	8473	<u>AMAZON.COM. CHAIR FOR J. REED, CLERKS, MAY'19 - WATER</u>	05/07/2019	1.44	.00	<u>20-6165 OFFICE SUPPLIES</u>	0	6/19		
1444	U.S. BANK (VISA)	921691271007	8473	<u>AMAZON.COM. CHAIR FOR J. REED, CLERKS, MAY'19 - SEWER</u>	05/07/2019	1.44	.00	<u>21-6165 OFFICE SUPPLIES</u>	0	6/19		
1444	U.S. BANK (VISA)	921691271007	8473	<u>AMAZON.COM. CHAIR FOR J. REED, CLERKS, MAY'19 - P.I</u>	05/07/2019	.72	.00	<u>25-6165 OFFICE SUPPLIES</u>	0	6/19		
Total 92169127100750712509:						59.99	.00					
1444	U.S. BANK (VISA)	921691271008	8476	<u>LOWES. FRIDGE AND REMOVAL OF OLD APPLIANCE. ORCHARD HOUSE, J. MORFIN, MAY '19</u>	05/07/2019	519.00	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	6/19		
1444	U.S. BANK (VISA)	921691271008		<u>SPRINKLER TIMER, FOR NEW ORCHARD HOUSE, J. MORFIN, MAY '19</u>	05/07/2019	40.96	.00	<u>40-6020 CAPITAL IMPROVEMENTS</u>	1173	6/19		
Total 92169127100829786732:						559.96	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 54

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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)	921691351003	8508	<u>LOWES, WALL PLATES AND INSERTS, WASTEBASKETS, TRASH BAGS, AND BATTERIES FOR NEW PARKS BUILDING, B.WITHROW, MAY'19</u>	05/14/2019	61.67	.00	<u>01-6165 OFFICE SUPPLIES</u>	1004	6/19		
Total 92169135100307468001:						61.67	.00					
1444	U.S. BANK (VISA)	921691401004	8535	<u>LOWES, DRAWER SLIDES FOR CLERKS OFFICE, B. GILLOGLY, MAY '19</u>	05/20/2019	57.30	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	6/19		
Total 92169140100499025646:						57.30	.00					
1444	U.S. BANK (VISA)	921691421005	8548	<u>METAL DRIP EDGE AND RUBBERIZED WET PATCH TO REPAIR CITY HALL ROOF, B. GILLOGLY, MAY '19 - ADMIN</u>	05/22/2019	45.26	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	0	6/19		
1444	U.S. BANK (VISA)	921691421005	8548	<u>METAL DRIP EDGE AND RUBBERIZED WET PATCH TO REPAIR CITY HALL ROOF, B. GILLOGLY, MAY '19 - P & Z</u>	05/22/2019	16.16	.00	<u>01-6140 MAINT. & REPAIR BUILDING</u>	1003	6/19		
1444	U.S. BANK (VISA)	921691421005	8548	<u>METAL DRIP EDGE AND RUBBERIZED WET PATCH TO REPAIR CITY HALL ROOF, B. GILLOGLY, MAY '19 - WATER</u>	05/22/2019	42.03	.00	<u>20-6140 MAINT. & REPAIR BUILDING</u>	0	6/19		
1444	U.S. BANK (VISA)	921691421005	8548	<u>METAL DRIP EDGE AND RUBBERIZED WET PATCH TO REPAIR CITY HALL ROOF, B. GILLOGLY, MAY '19 - SEWER</u>	05/22/2019	42.03	.00	<u>21-6140 MAINT & REPAIR BUILDING</u>	0	6/19		
1444	U.S. BANK (VISA)	921691421005	8548	<u>METAL DRIP EDGE AND RUBBERIZED WET PATCH TO REPAIR CITY HALL ROOF, B. GILLOGLY, MAY '19 - P.I</u>	05/22/2019	16.16	.00	<u>25-6140 MAINT & REPAIR BUILDING</u>	0	6/19		
Total 92169142100540675207:						161.64	.00					
1444	U.S. BANK (VISA)	921691431001	8552	<u>SOUTHWEST.COM, AIRFARE TO LAS VEGAS, NV FOR THE CASELLE CONFERENCE, B.JACKSON, OCT.19 - ADMIN</u>	05/22/2019	55.12	.00	<u>01-6045 CONTINGENCY</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 56

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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
				G.SMITH, OCT.'19 - WATER	05/22/2019	72.75	.00	20-6045 CONTINGENCY	0	6/19		
1444	U.S. BANK (VISA)	921691431001	8552	SOUTHWEST.COM. AIRFARE TO LAS VEGAS, NV FOR THE CASELLE CONFERENCE. G.SMITH, OCT.'19 - SEWER	05/22/2019	72.75	.00	21-6045 CONTINGENCY	0	6/19		
1444	U.S. BANK (VISA)	921691431001	8552	SOUTHWEST.COM. AIRFARE TO LAS VEGAS, NV FOR THE CASELLE CONFERENCE. G.SMITH, OCT.'19 - P.I	05/22/2019	19.84	.00	25-6045 CONTINGENCY FUND	0	6/19		
Total 92169143100142263997:						220.46	.00					
1444	U.S. BANK (VISA)	939891202072	8392	ITD. TITLE AND REGISTRATION FOR DUMP TRUCK AND TRAILER. J. EMPEY, APR. '19	04/30/2019	46.00	.00	01-6075 DUES & MEMBERSHIPS	1004	6/19		
Total 93989120207280600051:						46.00	.00					
Total U.S. BANK (VISA):						6,931.01	.00					
UNITED OIL												
316	UNITED OIL	498560	8534	55 GAL DRUM OF HYDRO OIL, FARM. T. SHAFFER, MAY '19	05/22/2019	574.45	.00	21-6090 FARM EXPENDITURES	0	6/19		
Total 498560:						574.45	.00					
316	UNITED OIL	531135		1500 GALLONS OF UNLEADED GASOLINE. T.SHAFFER, MAY '19	05/23/2019	4,665.75	.00	21-6300 FUEL	0	6/19		
Total 531135:						4,665.75	.00					
Total UNITED OIL:						5,240.20	.00					
UNIVAR USA, INC.												
1410	UNIVAR USA, INC.	NA604670	8597	72 PAILS OF HYPOCHLORITE TABLETS. T.SHAFFER, JUN.'19	06/04/2019	9,106.62	.00	21-6151 M & R - PROCESS CHEMICALS	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 57

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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 NA604670:						9,106.62	.00					
1410	UNIVAR USA, INC.	NA604707	8568	<u>47060 LBS ALUMINUM SULFATE, T.SHAFFER, JUN.'19</u>	06/05/2019	6,353.10	.00	<u>21-6151 M & R - PROCESS CHEMICALS</u>	0	6/19		
Total NA604707:						6,353.10	.00					
Total UNIVAR USA, INC.:						15,459.72	.00					
UNIVERSITY OF OKLAHOMA												
1950	UNIVERSITY OF OKLAHOMA	181432		<u>OJ/EDI IEDC MEMBERSHIP/REGISTRATION, REMAINING BALANCE, L.HOLLAND, ECONOMIC DEVELOPMENT</u>	05/29/2019	125.00	.00	<u>01-6265 TRAINING & SCHOOLING</u>	4000	6/19		
Total 181432:						125.00	.00					
Total UNIVERSITY OF OKLAHOMA:						125.00	.00					
UTILITY REFUND #7												
1987	UTILITY REFUND #7	110910.02		<u>TIMOTHY HOOD, 736 E FULL MOON ST, UTILITY REFUND</u>	06/03/2019	46.90	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	110910.02		<u>TIMOTHY HOOD, 736 E FULL MOON ST, UTILITY REFUND</u>	06/03/2019	60.56	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	110910.02		<u>TIMOTHY HOOD, 736 E FULL MOON ST, UTILITY REFUND</u>	06/03/2019	48.65	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	110910.02		<u>TIMOTHY HOOD, 736 E FULL MOON ST, UTILITY REFUND</u>	06/03/2019	12.99	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 110910.02:						169.10	.00					
1987	UTILITY REFUND #7	121120.04A		<u>QUINTIN S MCMILLAN, 1831 W TOPANGA DR, UTILITY REFUND</u>	06/04/2019	80.81	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 58

Jun 13, 2019 10:04AM

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 121120.04A:						80.81	.00					
1987	UTILITY REFUND #7	130070.01		<u>RONALD J EASTON, 620 N ASH AVE. UTILITY REFUND</u>	05/29/2019	18.44	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	130070.01		<u>RONALD J EASTON, 620 N ASH AVE. UTILITY REFUND</u>	05/29/2019	-1.91	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	130070.01		<u>RONALD J EASTON, 620 N ASH AVE. UTILITY REFUND</u>	05/29/2019	-3.34	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	130070.01		<u>RONALD J EASTON, 620 N ASH AVE. UTILITY REFUND</u>	05/29/2019	.81	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 130070.01:						14.00	.00					
1987	UTILITY REFUND #7	160560.02		<u>KELSIE LACY, 1337 N CATERPILLAR AVE. UTILITY REFUND</u>	06/10/2019	25.72	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	160560.02		<u>KELSIE LACY, 1337 N CATERPILLAR AVE. UTILITY REFUND</u>	06/10/2019	33.41	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	160560.02		<u>KELSIE LACY, 1337 N CATERPILLAR AVE. UTILITY REFUND</u>	06/10/2019	26.96	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	160560.02		<u>KELSIE LACY, 1337 N CATERPILLAR AVE. UTILITY REFUND</u>	06/10/2019	11.59	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 160560.02:						97.68	.00					
1987	UTILITY REFUND #7	164095.02		<u>EUGENE TIPPETTS, 1298 N CAMBRICK DR. UTILITY REFUND</u>	06/03/2019	4.83	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	164095.02		<u>EUGENE TIPPETTS, 1298 N CAMBRICK DR. UTILITY REFUND</u>	06/03/2019	6.24	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 59

Jun 13, 2019 10:04AM

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
1987	UTILITY REFUND #7	164095.02		<u>EUGENE TIPPETTS, 1298 N CAMBRICK DR, UTILITY REFUND</u>	06/03/2019	4.83	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	164095.02		<u>EUGENE TIPPETTS, 1298 N CAMBRICK DR, UTILITY REFUND</u>	06/03/2019	1.39	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 164095.02:						17.29	.00					
1987	UTILITY REFUND #7	170540.01		<u>PAUL COTE, 1873 W YUKON DR, UTILITY REFUND</u>	06/05/2019	21.50	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	170540.01		<u>PAUL COTE, 1873 W YUKON DR, UTILITY REFUND</u>	06/05/2019	32.64	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	170540.01		<u>PAUL COTE, 1873 W YUKON DR, UTILITY REFUND</u>	06/05/2019	31.65	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	170540.01		<u>PAUL COTE, 1873 W YUKON DR, UTILITY REFUND</u>	06/05/2019	7.29	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 170540.01:						93.08	.00					
1987	UTILITY REFUND #7	170780.01		<u>CHRISTOPHER J TAYLOR, 1926 W POTOSI WAY, UTILITY REFUND</u>	06/03/2019	85.00	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
Total 170780.01:						85.00	.00					
1987	UTILITY REFUND #7	173015.02		<u>Z & H CONSTRUCTION, 762 S IRON SPRINGS AVE, UTILITY REFUND</u>	05/29/2019	47.82	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	173015.02		<u>Z & H CONSTRUCTION, 762 S IRON SPRINGS AVE, UTILITY REFUND</u>	05/29/2019	60.10	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	173015.02		<u>Z & H CONSTRUCTION, 762 S IRON SPRINGS AVE, UTILITY REFUND</u>	05/29/2019	20.88	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 60

Jun 13, 2019 10:04AM

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 173015.02:						128.80	.00					
1987	UTILITY REFUND #7	173295.02		<u>CHERIE KANE, 453 S ROCKER AVE. UTILITY REFUND</u>	05/29/2019	1.79	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	173295.02		<u>CHERIE KANE, 453 S ROCKER AVE. UTILITY REFUND</u>	05/29/2019	2.29	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	173295.02		<u>CHERIE KANE, 453 S ROCKER AVE. UTILITY REFUND</u>	05/29/2019	1.79	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	173295.02		<u>CHERIE KANE, 453 S ROCKER AVE. UTILITY REFUND</u>	05/29/2019	10.44	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 173295.02:						16.31	.00					
1987	UTILITY REFUND #7	174121.01		<u>CBH HOMES, 780 S STIBNITE PL. UTILITY REFUND</u>	06/05/2019	14.89	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	174121.01		<u>CBH HOMES, 780 S STIBNITE PL. UTILITY REFUND</u>	06/05/2019	19.34	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	174121.01		<u>CBH HOMES, 780 S STIBNITE PL. UTILITY REFUND</u>	06/05/2019	11.29	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 174121.01:						45.52	.00					
1987	UTILITY REFUND #7	180850.02		<u>TREVOR BARKER, 1264 W GUNNER ST. UTILITY REFUND</u>	05/29/2019	33.16	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	180850.02		<u>TREVOR BARKER, 1264 W GUNNER ST. UTILITY REFUND</u>	05/29/2019	36.98	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	180850.02		<u>TREVOR BARKER, 1264 W GUNNER ST. UTILITY REFUND</u>	05/29/2019	31.96	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	180850.02		<u>TREVOR BARKER, 1264 W GUNNER ST. UTILITY REFUND</u>	05/29/2019	11.04	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 61

Jun 13, 2019 10:04AM

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 180850.02:						113.14	.00					
1987	UTILITY REFUND #7	183020.01		<u>ROBERT P SOLANO, 1234 W KESLER DR, UTILITY REFUND</u>	06/11/2019	3.79	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	183020.01		<u>ROBERT P SOLANO, 1234 W KESLER DR, UTILITY REFUND</u>	06/11/2019	4.89	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	183020.01		<u>ROBERT P SOLANO, 1234 W KESLER DR, UTILITY REFUND</u>	06/11/2019	3.79	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	183020.01		<u>ROBERT P SOLANO, 1234 W KESLER DR, UTILITY REFUND</u>	06/11/2019	1.05	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 183020.01:						13.52	.00					
1987	UTILITY REFUND #7	183240.01		<u>DAVID E MILLER, 1604 N BUCKLER WAY, UTILITY REFUND</u>	06/03/2019	24.33	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	183240.01		<u>DAVID E MILLER, 1604 N BUCKLER WAY, UTILITY REFUND</u>	06/03/2019	31.61	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	183240.01		<u>DAVID E MILLER, 1604 N BUCKLER WAY, UTILITY REFUND</u>	06/03/2019	24.46	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	183240.01		<u>DAVID E MILLER, 1604 N BUCKLER WAY, UTILITY REFUND</u>	06/03/2019	6.93	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 183240.01:						87.33	.00					
1987	UTILITY REFUND #7	200275.01		<u>CODY R MITCHELL, 273 E SCREECH OWL DR, UTILITY REFUND</u>	05/29/2019	3.20	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	200275.01		<u>CODY R MITCHELL, 273 E SCREECH OWL DR, UTILITY REFUND</u>	05/29/2019	3.00	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 62

Jun 13, 2019 10:04AM

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
1987	UTILITY REFUND #7	200275.01		<u>CODY R MITCHELL, 273 E SCREECH OWL DR, UTILITY REFUND</u>	05/29/2019	2.21	.00	26-4975 SOLID WASTE USER FEES	0	6/19		
1987	UTILITY REFUND #7	200275.01		<u>CODY R MITCHELL, 273 E SCREECH OWL DR, UTILITY REFUND</u>	05/29/2019	3.40	.00	25-4700 PRESS. IRRIGATION USER FEES	0	6/19		
Total 200275.01:						11.81	.00					
1987	UTILITY REFUND #7	200440.03A		<u>KYLE C ROOT, 191 E SCOPS OWL CT, UTILITY REFUND</u>	05/30/2019	24.07	24.07	20-4500 METERED WATER SALES	0	5/19	05/31/2019	
1987	UTILITY REFUND #7	200440.03A		<u>KYLE C ROOT, 191 E SCOPS OWL CT, UTILITY REFUND</u>	05/30/2019	31.28	31.28	21-4600 SEWER USER FEES	0	5/19	05/31/2019	
1987	UTILITY REFUND #7	200440.03A		<u>KYLE C ROOT, 191 E SCOPS OWL CT, UTILITY REFUND</u>	05/30/2019	26.79	26.79	26-4975 SOLID WASTE USER FEES	0	5/19	05/31/2019	
1987	UTILITY REFUND #7	200440.03A		<u>KYLE C ROOT, 191 E SCOPS OWL CT, UTILITY REFUND</u>	05/30/2019	9.83	9.83	25-4700 PRESS. IRRIGATION USER FEES	0	5/19	05/31/2019	
Total 200440.03A:						91.97	91.97					
1987	UTILITY REFUND #7	200910.01		<u>DAVID S PRICE, 355 E BAY OWL DR, UTILITY REFUND</u>	06/11/2019	10.50	.00	20-4500 METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	200910.01		<u>DAVID S PRICE, 355 E BAY OWL DR, UTILITY REFUND</u>	06/11/2019	13.62	.00	21-4600 SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	200910.01		<u>DAVID S PRICE, 355 E BAY OWL DR, UTILITY REFUND</u>	06/11/2019	12.57	.00	26-4975 SOLID WASTE USER FEES	0	6/19		
1987	UTILITY REFUND #7	200910.01		<u>DAVID S PRICE, 355 E BAY OWL DR, UTILITY REFUND</u>	06/11/2019	3.46	.00	25-4700 PRESS. IRRIGATION USER FEES	0	6/19		
Total 200910.01:						40.15	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 63

Jun 13, 2019 10:04AM

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
1987	UTILITY REFUND #7	201735.01		<u>KIMBERLY WEST, 2505 N SNOW HAWK AVE. UTILITY REFUND</u>	06/11/2019	2.26	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	201735.01		<u>KIMBERLY WEST, 2505 N SNOW HAWK AVE. UTILITY REFUND</u>	06/11/2019	4.16	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	201735.01		<u>KIMBERLY WEST, 2505 N SNOW HAWK AVE. UTILITY REFUND</u>	06/11/2019	3.35	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	201735.01		<u>KIMBERLY WEST, 2505 N SNOW HAWK AVE. UTILITY REFUND</u>	06/11/2019	1.08	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 201735.01:						10.85	.00					
1987	UTILITY REFUND #7	202050.03		<u>CHRISTOPHER TURNEY, 291 E WHITBECK ST. UTILITY REFUND</u>	06/05/2019	24.76	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	202050.03		<u>CHRISTOPHER TURNEY, 291 E WHITBECK ST. UTILITY REFUND</u>	06/05/2019	32.13	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	202050.03		<u>CHRISTOPHER TURNEY, 291 E WHITBECK ST. UTILITY REFUND</u>	06/05/2019	25.85	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	202050.03		<u>CHRISTOPHER TURNEY, 291 E WHITBECK ST. UTILITY REFUND</u>	06/05/2019	6.98	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 202050.03:						89.72	.00					
1987	UTILITY REFUND #7	202055.03		<u>ROBERT HATHAWAY, 309 E WHITBECK ST. UTILITY REFUND</u>	06/05/2019	4.40	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	202055.03		<u>ROBERT HATHAWAY, 309 E WHITBECK ST. UTILITY REFUND</u>	06/05/2019	5.70	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 64

Jun 13, 2019 10:04AM

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
1987	UTILITY REFUND #7	202055.03		<u>ROBERT HATHAWAY, 309 E WHITBECK ST. UTILITY REFUND</u>	06/05/2019	4.38	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	202055.03		<u>ROBERT HATHAWAY, 309 E WHITBECK ST. UTILITY REFUND</u>	06/05/2019	2.52	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 202055.03:						17.00	.00					
1987	UTILITY REFUND #7	20220.01		<u>JACOB SMITH, 507 E EASY ST. UTILITY REFUND</u>	05/29/2019	16.61	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	20220.01		<u>JACOB SMITH, 507 E EASY ST. UTILITY REFUND</u>	05/29/2019	-6.17	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	20220.01		<u>JACOB SMITH, 507 E EASY ST. UTILITY REFUND</u>	05/29/2019	-4.94	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
Total 20220.01:						5.50	.00					
1987	UTILITY REFUND #7	210070.04		<u>JAMES N WEBSTER, 2294 N GREY HAWK AVE. UTILITY REFUND</u>	05/29/2019	29.43	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	210070.04		<u>JAMES N WEBSTER, 2294 N GREY HAWK AVE. UTILITY REFUND</u>	05/29/2019	33.50	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	210070.04		<u>JAMES N WEBSTER, 2294 N GREY HAWK AVE. UTILITY REFUND</u>	05/29/2019	24.86	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	210070.04		<u>JAMES N WEBSTER, 2294 N GREY HAWK AVE. UTILITY REFUND</u>	05/29/2019	2.62	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 210070.04:						90.41	.00					
1987	UTILITY REFUND #7	210125.03		<u>VALERIE C ROBINSON, 2263 N BAYWING HAWK PL, UTILITY REFUND</u>	05/29/2019	65.04	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 65

Jun 13, 2019 10:04AM

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
1987	UTILITY REFUND #7	210125.03		<u>VALERIE C ROBINSON, 2263 N BAYWING HAWK PL., UTILITY REFUND</u>	05/29/2019	66.98	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	210125.03		<u>VALERIE C ROBINSON, 2263 N BAYWING HAWK PL., UTILITY REFUND</u>	05/29/2019	51.63	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	210125.03		<u>VALERIE C ROBINSON, 2263 N BAYWING HAWK PL., UTILITY REFUND</u>	05/29/2019	12.70	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 210125.03:						196.35	.00					
1987	UTILITY REFUND #7	210190.03		<u>CALEB A COX, 171 E HARRIS HAWK DR, UTILITY REFUND</u>	06/05/2019	-.44	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	210190.03		<u>CALEB A COX, 171 E HARRIS HAWK DR, UTILITY REFUND</u>	06/05/2019	3.15	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	210190.03		<u>CALEB A COX, 171 E HARRIS HAWK DR, UTILITY REFUND</u>	06/05/2019	2.57	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	210190.03		<u>CALEB A COX, 171 E HARRIS HAWK DR, UTILITY REFUND</u>	06/05/2019	1.23	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 210190.03:						6.51	.00					
1987	UTILITY REFUND #7	220295.02		<u>ANDREW R CANEGALY, 492 E HUCKLEBERRY CT, UTILITY REFUND</u>	06/06/2019	3.09	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	220295.02		<u>ANDREW R CANEGALY, 492 E HUCKLEBERRY CT, UTILITY REFUND</u>	06/06/2019	5.79	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	220295.02		<u>ANDREW R CANEGALY, 492 E HUCKLEBERRY CT, UTILITY REFUND</u>	06/06/2019	4.69	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	220295.02		<u>ANDREW R CANEGALY, 492 E HUCKLEBERRY CT, UTILITY REFUND</u>	06/06/2019	1.83	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 67

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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
				UTILITY REFUND	05/29/2019	19.81	.00	25-4700 PRESS. IRRIGATION USER FEES	0	6/19		
Total 222007.00:						68.49	.00					
1987	UTILITY REFUND #7	240035.03		<u>KSA PROPERTIES LLC, 909 E FOURTH CT, UTILITY REFUND</u>	06/11/2019	12.21	.00	20-4500 METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	240035.03		<u>KSA PROPERTIES LLC, 909 E FOURTH CT, UTILITY REFUND</u>	06/11/2019	15.84	.00	21-4600 SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	240035.03		<u>KSA PROPERTIES LLC, 909 E FOURTH CT, UTILITY REFUND</u>	06/11/2019	12.21	.00	26-4975 SOLID WASTE USER FEES	0	6/19		
1987	UTILITY REFUND #7	240035.03		<u>KSA PROPERTIES LLC, 909 E FOURTH CT, UTILITY REFUND</u>	06/11/2019	4.82	.00	25-4700 PRESS. IRRIGATION USER FEES	0	6/19		
Total 240035.03:						45.08	.00					
1987	UTILITY REFUND #7	240045.02		<u>CYRUS R WATERS, 935 E FOURTH CT, UTILITY REFUND</u>	05/29/2019	2.00	.00	20-4500 METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	240045.02		<u>CYRUS R WATERS, 935 E FOURTH CT, UTILITY REFUND</u>	05/29/2019	2.57	.00	21-4600 SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	240045.02		<u>CYRUS R WATERS, 935 E FOURTH CT, UTILITY REFUND</u>	05/29/2019	2.19	.00	26-4975 SOLID WASTE USER FEES	0	6/19		
1987	UTILITY REFUND #7	240045.02		<u>CYRUS R WATERS, 935 E FOURTH CT, UTILITY REFUND</u>	05/29/2019	10.44	.00	25-4700 PRESS. IRRIGATION USER FEES	0	6/19		
Total 240045.02:						17.20	.00					
1987	UTILITY REFUND #7	263000.02		<u>JUSTIN WOODLAND, 2450 W BURLEYWOOD PATH, UTILITY REFUND</u>	06/04/2019	28.77	.00	20-4500 METERED WATER SALES	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 68

Jun 13, 2019 10:04AM

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
1987	UTILITY REFUND #7	263000.02		<u>JUSTIN WOODLAND, 2450 W BURLEYWOOD PATH, UTILITY REFUND</u>	06/04/2019	33.29	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	263000.02		<u>JUSTIN WOODLAND, 2450 W BURLEYWOOD PATH, UTILITY REFUND</u>	06/04/2019	25.74	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	263000.02		<u>JUSTIN WOODLAND, 2450 W BURLEYWOOD PATH, UTILITY REFUND</u>	06/04/2019	1.72	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 263000.02:						89.52	.00					
1987	UTILITY REFUND #7	264055.02		<u>CHRISTIAN T BEHLER, 2076 W GAINSBORO DR, UTILITY REFUND</u>	05/29/2019	8.24	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	264055.02		<u>CHRISTIAN T BEHLER, 2076 W GAINSBORO DR, UTILITY REFUND</u>	05/29/2019	5.02	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	264055.02		<u>CHRISTIAN T BEHLER, 2076 W GAINSBORO DR, UTILITY REFUND</u>	05/29/2019	3.70	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	264055.02		<u>CHRISTIAN T BEHLER, 2076 W GAINSBORO DR, UTILITY REFUND</u>	05/29/2019	1.60	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 264055.02:						18.56	.00					
1987	UTILITY REFUND #7	264475.02		<u>GARRICK B JACOBI, 1919 W MELON DR, UTILITY REFUND</u>	05/29/2019	13.64	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	264475.02		<u>GARRICK B JACOBI, 1919 W MELON DR, UTILITY REFUND</u>	05/29/2019	18.13	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	264475.02		<u>GARRICK B JACOBI, 1919 W MELON DR, UTILITY REFUND</u>	05/29/2019	15.71	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	264475.02		<u>GARRICK B JACOBI, 1919 W MELON DR, UTILITY REFUND</u>	05/29/2019	10.44	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 69

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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 264475.02:						57.92	.00					
1987	UTILITY REFUND #7	268014.02		<u>RYAN S HERTLING, 2712 W AQUAMARINE ST, UTILITY REFUND</u>	06/10/2019	6.73	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	268014.02		<u>RYAN S HERTLING, 2712 W AQUAMARINE ST, UTILITY REFUND</u>	06/10/2019	8.67	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	268014.02		<u>RYAN S HERTLING, 2712 W AQUAMARINE ST, UTILITY REFUND</u>	06/10/2019	7.27	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
Total 268014.02:						22.67	.00					
1987	UTILITY REFUND #7	268035.02		<u>ALBERT J FITTER, 2715 W AQUAMARINE ST, UTILITY REFUND</u>	06/03/2019	6.42	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	268035.02		<u>ALBERT J FITTER, 2715 W AQUAMARINE ST, UTILITY REFUND</u>	06/03/2019	8.21	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	268035.02		<u>ALBERT J FITTER, 2715 W AQUAMARINE ST, UTILITY REFUND</u>	06/03/2019	7.12	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	268035.02		<u>ALBERT J FITTER, 2715 W AQUAMARINE ST, UTILITY REFUND</u>	06/03/2019	10.92	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 268035.02:						32.67	.00					
1987	UTILITY REFUND #7	268117.01A		<u>CBH HOMES, 2470 W MIDNIGHT DR, UTILITY REFUND</u>	06/06/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
Total 268117.01A:						58.76	.00					
1987	UTILITY REFUND #7	268135.01		<u>CBH HOMES, 1680 N BISQUE AVE, UTILITY REFUND</u>	05/29/2019	33.97	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 70

Jun 13, 2019 10:04AM

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
1987	UTILITY REFUND #7	268135.01		<u>CBH HOMES, 1680 N BISQUE AVE, UTILITY REFUND</u>	05/29/2019	7.22	.00	21-4600_SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	268135.01		<u>CBH HOMES, 1680 N BISQUE AVE, UTILITY REFUND</u>	05/29/2019	25.73	.00	25-4700_PRESS. IRRIGATION USER FEES	0	6/19		
Total 268135.01:						66.92	.00					
1987	UTILITY REFUND #7	268136.01		<u>CBH HOMES, 1681 N BISQUE AVE, UTILITY REFUND</u>	06/11/2019	19.65	.00	20-4500_METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	268136.01		<u>CBH HOMES, 1681 N BISQUE AVE, UTILITY REFUND</u>	06/11/2019	25.53	.00	21-4600_SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	268136.01		<u>CBH HOMES, 1681 N BISQUE AVE, UTILITY REFUND</u>	06/11/2019	24.58	.00	25-4700_PRESS. IRRIGATION USER FEES	0	6/19		
Total 268136.01:						69.76	.00					
1987	UTILITY REFUND #7	274305.02		<u>STACE JULIE L, 2365 N PEACH WILLOW AVE, UTILITY REFUND</u>	05/29/2019	7.93	.00	20-4500_METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	274305.02		<u>STACE JULIE L, 2365 N PEACH WILLOW AVE, UTILITY REFUND</u>	05/29/2019	5.49	.00	21-4600_SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	274305.02		<u>STACE JULIE L, 2365 N PEACH WILLOW AVE, UTILITY REFUND</u>	05/29/2019	4.58	.00	26-4975_SOLID WASTE USER FEES	0	6/19		
1987	UTILITY REFUND #7	274305.02		<u>STACE JULIE L, 2365 N PEACH WILLOW AVE, UTILITY REFUND</u>	05/29/2019	1.20	.00	25-4700_PRESS. IRRIGATION USER FEES	0	6/19		
Total 274305.02:						19.20	.00					
1987	UTILITY REFUND #7	274790.04		<u>KEETON HUTCHINS, 2843 W PAULA RED CT, UTILITY REFUND</u>	06/05/2019	-2.29	.00	20-4500_METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	274790.04		<u>KEETON HUTCHINS, 2843 W PAULA RED CT, UTILITY REFUND</u>	06/05/2019	2.20	.00	21-4600_SEWER USER FEES	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 71

Jun 13, 2019 10:04AM

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
1987	UTILITY REFUND #7	274790.04		<u>KEETON HUTCHINS, 2843 W PAULA RED CT, UTILITY REFUND</u>	06/05/2019	1.95	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	274790.04		<u>KEETON HUTCHINS, 2843 W PAULA RED CT, UTILITY REFUND</u>	06/05/2019	3.42	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 274790.04:						5.28	.00					
1987	UTILITY REFUND #7	276082.02		<u>JEREMIAH T POPE, 2253 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	05/29/2019	26.71	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	276082.02		<u>JEREMIAH T POPE, 2253 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	05/29/2019	30.63	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	276082.02		<u>JEREMIAH T POPE, 2253 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	05/29/2019	26.49	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	276082.02		<u>JEREMIAH T POPE, 2253 N BLUEBLOSSOM WAY, UTILITY REFUND</u>	05/29/2019	10.72	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 276082.02:						94.55	.00					
1987	UTILITY REFUND #7	277102.01A		<u>CBH HOMES, 2509 N KENNETH AVE, UTILITY REFUND</u>	06/06/2019	58.76	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
Total 277102.01A:						58.76	.00					
1987	UTILITY REFUND #7	278202.01		<u>CBH HOMES, 2964 W MCINTOSH ST, UTILITY REFUND</u>	06/10/2019	19.58	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	278202.01		<u>CBH HOMES, 2964 W MCINTOSH ST, UTILITY REFUND</u>	06/10/2019	25.43	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 72

Jun 13, 2019 10:04AM

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
1987	UTILITY REFUND #7	278202.01		<u>CBH HOMES, 2964 W MCINTOSH ST, UTILITY REFUND</u>	06/10/2019	22.85	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 278202.01:						67.86	.00					
1987	UTILITY REFUND #7	278212.01		<u>CBH HOMES, 3101 W GRANNY SMITH CT, UTILITY REFUND</u>	06/11/2019	19.03	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	278212.01		<u>CBH HOMES, 3101 W GRANNY SMITH CT, UTILITY REFUND</u>	06/11/2019	24.70	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	278212.01		<u>CBH HOMES, 3101 W GRANNY SMITH CT, UTILITY REFUND</u>	06/11/2019	24.42	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 278212.01:						68.15	.00					
1987	UTILITY REFUND #7	278214.01		<u>CBH HOMES, 3065 W GRANNY SMITH CT, UTILITY REFUND</u>	06/10/2019	2.29	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	278214.01		<u>CBH HOMES, 3065 W GRANNY SMITH CT, UTILITY REFUND</u>	06/10/2019	3.63	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	278214.01		<u>CBH HOMES, 3065 W GRANNY SMITH CT, UTILITY REFUND</u>	06/10/2019	2.62	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 278214.01:						8.54	.00					
1987	UTILITY REFUND #7	278217.01		<u>CBH HOMES, 3064 W GRANNY SMITH CT, UTILITY REFUND</u>	05/29/2019	20.82	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	278217.01		<u>CBH HOMES, 3064 W GRANNY SMITH CT, UTILITY REFUND</u>	05/29/2019	27.04	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	278217.01		<u>CBH HOMES, 3064 W GRANNY SMITH CT, UTILITY REFUND</u>	05/29/2019	20.89	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 278217.01:						68.75	.00					

City of Kuna

Payment Approval Report - City Council Approval

Page: 73

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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
1987	UTILITY REFUND #7	280135.02		<u>WILLIAM MURPHY, 1655 N AZURITE PL, UTILITY REFUND</u>	05/29/2019	30.47	.00	<u>20-4500_METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	280135.02		<u>WILLIAM MURPHY, 1655 N AZURITE PL, UTILITY REFUND</u>	05/29/2019	27.99	.00	<u>21-4600_SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	280135.02		<u>WILLIAM MURPHY, 1655 N AZURITE PL, UTILITY REFUND</u>	05/29/2019	21.56	.00	<u>26-4975_SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	280135.02		<u>WILLIAM MURPHY, 1655 N AZURITE PL, UTILITY REFUND</u>	05/29/2019	2.56	.00	<u>25-4700_PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 280135.02:						82.58	.00					
1987	UTILITY REFUND #7	280460.01		<u>SUNRISE HOMES, 2211 N STAR GARNET AVE, UTILITY REFUND</u>	05/29/2019	33.88	.00	<u>20-4500_METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	280460.01		<u>SUNRISE HOMES, 2211 N STAR GARNET AVE, UTILITY REFUND</u>	05/29/2019	17.52	.00	<u>21-4600_SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	280460.01		<u>SUNRISE HOMES, 2211 N STAR GARNET AVE, UTILITY REFUND</u>	05/29/2019	20.20	.00	<u>25-4700_PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 280460.01:						71.60	.00					
1987	UTILITY REFUND #7	291072.00		<u>CBH HOMES, 6885 S ALLEGIANCE AVE, UTILITY REFUND</u>	06/04/2019	17.89	.00	<u>20-4500_METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	291072.00		<u>CBH HOMES, 6885 S ALLEGIANCE AVE, UTILITY REFUND</u>	06/04/2019	25.89	.00	<u>21-4600_SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	291072.00		<u>CBH HOMES, 6885 S ALLEGIANCE AVE, UTILITY REFUND</u>	06/04/2019	21.06	.00	<u>25-4700_PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 291072.00:						64.84	.00					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 75

Jun 13, 2019 10:04AM

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
				REFUND	05/29/2019	29.32	.00	20-4500_METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	291090.00		CBH HOMES, 6908 S ALLEGIANCE AVE, UTILITY REFUND	05/29/2019	16.19	.00	21-4600_SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	291090.00		CBH HOMES, 6908 S ALLEGIANCE AVE, UTILITY REFUND	05/29/2019	29.20	.00	25-4700_PRESS, IRRIGATION USER FEES	0	6/19		
Total 291090.00:						74.71	.00					
1987	UTILITY REFUND #7	292026.00		CBH HOMES, 8717 S BARATHEON AVE, UTILITY REFUND	05/29/2019	54.23	.00	20-4500_METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	292026.00		CBH HOMES, 8717 S BARATHEON AVE, UTILITY REFUND	05/29/2019	20.98	.00	21-4600_SEWER USER FEES	0	6/19		
Total 292026.00:						75.21	.00					
1987	UTILITY REFUND #7	300420.02		KEVIN CALL, 2542 N KRISTY AVE, UTILITY REFUND	06/10/2019	4.24	.00	20-4500_METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	300420.02		KEVIN CALL, 2542 N KRISTY AVE, UTILITY REFUND	06/10/2019	5.02	.00	21-4600_SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	300420.02		KEVIN CALL, 2542 N KRISTY AVE, UTILITY REFUND	06/10/2019	4.49	.00	26-4975_SOLID WASTE USER FEES	0	6/19		
1987	UTILITY REFUND #7	300420.02		KEVIN CALL, 2542 N KRISTY AVE, UTILITY REFUND	06/10/2019	1.47	.00	25-4700_PRESS, IRRIGATION USER FEES	0	6/19		
Total 300420.02:						15.22	.00					
1987	UTILITY REFUND #7	301071.03		SHERMAN D KIRK, 1078 E SHADY RIDGE DR, UTILITY REFUND	06/05/2019	24.88	.00	20-4500_METERED WATER SALES	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 77

Jun 13, 2019 10:04AM

Vendor #	Vendor Name	Invoice Number	PO #	Description	Invoice Date	Net Invoice Amount	Amount Paid	GL Account and Title	GL Activity #	GL Period	Date Paid	Voided
				WATER	06/04/2019	95.21	95.21	20-4500_METERED WATER SALES	0	6/19	06/07/2019	
1987	UTILITY REFUND #7	302133.01		RIVERWOOD HOMES, 1110 E ANDES DR - UTILITY REFUND - SEWER	06/04/2019	66.28	66.28	21-4600_SEWER USER FEES	0	6/19	06/07/2019	
1987	UTILITY REFUND #7	302133.01		RIVERWOOD HOMES, 1110 E ANDES DR - UTILITY REFUND - P.I	06/04/2019	8.09	8.09	25-4700_PRESS. IRRIGATION USER FEES	0	6/19	06/07/2019	
Total 302133.01:						169.58	169.58					
1987	UTILITY REFUND #7	302143.01		RIVERWOOD HOMES, 950 E ANDES DR - UTILITY REFUND - WATER	05/29/2019	.30	.30	20-4500_METERED WATER SALES	0	6/19	06/07/2019	
1987	UTILITY REFUND #7	302143.01		RIVERWOOD HOMES, 950 E ANDES DR - UTILITY REFUND - SEWER	05/29/2019	.38	.38	21-4600_SEWER USER FEES	0	6/19	06/07/2019	
1987	UTILITY REFUND #7	302143.01		RIVERWOOD HOMES, 950 E ANDES DR - UTILITY REFUND - P.I	05/29/2019	4.02	4.02	25-4700_PRESS. IRRIGATION USER FEES	0	6/19	06/07/2019	
Total 302143.01:						4.70	4.70					
1987	UTILITY REFUND #7	302152.01		EAGLEWOOD HOMES, 774 E ANDES DR, UTILITY REFUND	05/29/2019	36.82	.00	20-4500_METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	302152.01		EAGLEWOOD HOMES, 774 E ANDES DR, UTILITY REFUND	05/29/2019	14.82	.00	21-4600_SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	302152.01		EAGLEWOOD HOMES, 774 E ANDES DR, UTILITY REFUND	05/29/2019	15.28	.00	25-4700_PRESS. IRRIGATION USER FEES	0	6/19		
Total 302152.01:						66.92	.00					
1987	UTILITY REFUND #7	302156.01		RIVERWOOD HOMES, 710 E ANDES DR - UTILITY REFUND - WATER	05/29/2019	21.39	21.39	20-4500_METERED WATER SALES	0	6/19	06/07/2019	

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 78

Jun 13, 2019 10:04AM

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
1987	UTILITY REFUND #7	302156.01		<u>RIVERWOOD HOMES, 710 E ANDES DR - UTILITY REFUND - SEWER</u>	05/29/2019	21.46	21.46	<u>21-4600 SEWER USER FEES</u>	0	6/19	06/07/2019	
1987	UTILITY REFUND #7	302156.01		<u>RIVERWOOD HOMES, 710 E ANDES DR - UTILITY REFUND - P.I</u>	05/29/2019	10.61	10.61	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19	06/07/2019	
Total 302156.01:						53.46	53.46					
1987	UTILITY REFUND #7	302218.00		<u>RIVERWOOD HOMES, 9288 S PALENA PL, UTILITY REFUND</u>	06/04/2019	20.46	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	302218.00		<u>RIVERWOOD HOMES, 9288 S PALENA PL, UTILITY REFUND</u>	06/04/2019	27.22	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	302218.00		<u>RIVERWOOD HOMES, 9288 S PALENA PL, UTILITY REFUND</u>	06/04/2019	15.33	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 302218.00:						63.01	.00					
1987	UTILITY REFUND #7	302219.00		<u>KW HOMES INC, 9302 S PALENA PL, UTILITY REFUND</u>	05/29/2019	-3.24	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	302219.00		<u>KW HOMES INC, 9302 S PALENA PL, UTILITY REFUND</u>	05/29/2019	-4.21	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	302219.00		<u>KW HOMES INC, 9302 S PALENA PL, UTILITY REFUND</u>	05/29/2019	17.15	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 302219.00:						9.70	.00					
1987	UTILITY REFUND #7	302221.00		<u>RIVERWOOD HOMES, 468 E FOX BAY ST - UTILITY REFUND - WATER</u>	05/29/2019	29.40	29.40	<u>20-4500 METERED WATER SALES</u>	0	6/19	06/07/2019	
1987	UTILITY REFUND #7	302221.00		<u>RIVERWOOD HOMES, 468 E FOX BAY ST - UTILITY REFUND - SEWER</u>	05/29/2019	5.80	5.80	<u>21-4600 SEWER USER FEES</u>	0	6/19	06/07/2019	

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 79

Jun 13, 2019 10:04AM

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
1987	UTILITY REFUND #7	302221.00		<u>RIVERWOOD HOMES, 468 E FOX BAY ST - UTILITY REFUND - P.I</u>	05/29/2019	13.59	13.59	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19	06/07/2019	
Total 302221.00:						48.79	48.79					
1987	UTILITY REFUND #7	303006.02		<u>JORGE GARCIA, 1153 E SHADY RIDGE DR, UTILITY REFUND</u>	05/29/2019	26.93	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	303006.02		<u>JORGE GARCIA, 1153 E SHADY RIDGE DR, UTILITY REFUND</u>	05/29/2019	31.94	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	303006.02		<u>JORGE GARCIA, 1153 E SHADY RIDGE DR, UTILITY REFUND</u>	05/29/2019	27.25	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	303006.02		<u>JORGE GARCIA, 1153 E SHADY RIDGE DR, UTILITY REFUND</u>	05/29/2019	11.25	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 303006.02:						97.37	.00					
1987	UTILITY REFUND #7	303210.01		<u>HUBBLE HOMES, 1089 E JACK CREEK ST, UTILITY REFUND</u>	05/29/2019	31.70	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	303210.01		<u>HUBBLE HOMES, 1089 E JACK CREEK ST, UTILITY REFUND</u>	05/29/2019	15.88	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	303210.01		<u>HUBBLE HOMES, 1089 E JACK CREEK ST, UTILITY REFUND</u>	05/29/2019	8.41	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 303210.01:						55.99	.00					
1987	UTILITY REFUND #7	303235.01		<u>HUBBLE HOMES, 2354 N HOSE GULCH AVE, UTILITY REFUND</u>	06/05/2019	21.77	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	303235.01		<u>HUBBLE HOMES, 2354 N HOSE GULCH AVE, UTILITY REFUND</u>	06/05/2019	28.28	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	303235.01		<u>HUBBLE HOMES, 2354 N HOSE GULCH AVE, UTILITY REFUND</u>	06/05/2019	10.59	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 80

Jun 13, 2019 10:04AM

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 303235.01:						60.64	.00					
1987	UTILITY REFUND #7	303257.00		<u>HUBBLE HOMES, 2391 N DESTINY AVE, UTILITY REFUND</u>	06/03/2019	17.35	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	303257.00		<u>HUBBLE HOMES, 2391 N DESTINY AVE, UTILITY REFUND</u>	06/03/2019	22.52	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	303257.00		<u>HUBBLE HOMES, 2391 N DESTINY AVE, UTILITY REFUND</u>	06/03/2019	16.58	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 303257.00:						56.45	.00					
1987	UTILITY REFUND #7	30655.02		<u>BRANDON L ARENT, 484 S ASH AVE, UTILITY REFUND</u>	06/10/2019	42.44	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	30655.02		<u>BRANDON L ARENT, 484 S ASH AVE, UTILITY REFUND</u>	06/10/2019	33.37	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	30655.02		<u>BRANDON L ARENT, 484 S ASH AVE, UTILITY REFUND</u>	06/10/2019	30.68	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	30655.02		<u>BRANDON L ARENT, 484 S ASH AVE, UTILITY REFUND</u>	06/10/2019	6.40	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 30655.02:						112.89	.00					
1987	UTILITY REFUND #7	310051.02		<u>MARCOS A HERNANDEZ, 1193 W SELDOVIA DR, UTILITY REFUND</u>	05/29/2019	89.13	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	310051.02		<u>MARCOS A HERNANDEZ, 1193 W SELDOVIA DR, UTILITY REFUND</u>	05/29/2019	4.98	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	310051.02		<u>MARCOS A HERNANDEZ, 1193 W SELDOVIA DR, UTILITY REFUND</u>	05/29/2019	-11.57	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 81

Jun 13, 2019 10:04AM

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 310051.02:						82.54	.00					
1987	UTILITY REFUND #7	318305.01		<u>SIMPLICITY HOMES, 190 S JOHNS BAY AVE. UTILITY REFUND</u>	06/10/2019	2.64	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	318305.01		<u>SIMPLICITY HOMES, 190 S JOHNS BAY AVE. UTILITY REFUND</u>	06/10/2019	3.43	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	318305.01		<u>SIMPLICITY HOMES, 190 S JOHNS BAY AVE. UTILITY REFUND</u>	06/10/2019	3.52	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 318305.01:						9.59	.00					
1987	UTILITY REFUND #7	318308.02		<u>RICHARD TODD RODRIGUEZ, 153 S JOHN BAYS AVE. UTILITY REFUND</u>	06/11/2019	31.32	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	318308.02		<u>RICHARD TODD RODRIGUEZ, 153 S JOHN BAYS AVE. UTILITY REFUND</u>	06/11/2019	40.69	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	318308.02		<u>RICHARD TODD RODRIGUEZ, 153 S JOHN BAYS AVE. UTILITY REFUND</u>	06/11/2019	2.98	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	318308.02		<u>RICHARD TODD RODRIGUEZ, 153 S JOHN BAYS AVE. UTILITY REFUND</u>	06/11/2019	14.95	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 318308.02:						89.94	.00					
1987	UTILITY REFUND #7	318352.00		<u>SIMPLICITY HOMES, 1153 E ODYSSEY ST. UTILITY REFUND</u>	06/06/2019	25.68	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	318352.00		<u>SIMPLICITY HOMES, 1153 E ODYSSEY ST. UTILITY REFUND</u>	06/06/2019	23.34	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	318352.00		<u>SIMPLICITY HOMES, 1153 E ODYSSEY ST. UTILITY REFUND</u>	06/06/2019	16.31	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 83

Jun 13, 2019 10:04AM

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
				REFUND	06/06/2019	2.02	.00	20-4500_METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	320025.00		HAYDEN HOMES, 1379 N ANTELOPE FLAT AVE, UTILITY REFUND	06/06/2019	2.63	.00	21-4600_SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	320025.00		HAYDEN HOMES, 1379 N ANTELOPE FLAT AVE, UTILITY REFUND	06/06/2019	4.94	.00	25-4700_PRESS. IRRIGATION USER FEES	0	6/19		
Total 320025.00:						9.59	.00					
1987	UTILITY REFUND #7	330025.00		TOLL BROS INC, 1033 E TROPHY ST, UTILITY REFUND	06/11/2019	3.04	.00	20-4500_METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	330025.00		TOLL BROS INC, 1033 E TROPHY ST, UTILITY REFUND	06/11/2019	3.94	.00	21-4600_SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	330025.00		TOLL BROS INC, 1033 E TROPHY ST, UTILITY REFUND	06/11/2019	5.57	.00	25-4700_PRESS. IRRIGATION USER FEES	0	6/19		
Total 330025.00:						12.55	.00					
1987	UTILITY REFUND #7	330026.00		TOLL BROS INC, 1005 E TROPHY ST, UTILITY REFUND	06/11/2019	5.08	.00	20-4500_METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	330026.00		TOLL BROS INC, 1005 E TROPHY ST, UTILITY REFUND	06/11/2019	3.08	.00	21-4600_SEWER USER FEES	0	6/19		
1987	UTILITY REFUND #7	330026.00		TOLL BROS INC, 1005 E TROPHY ST, UTILITY REFUND	06/11/2019	4.43	.00	25-4700_PRESS. IRRIGATION USER FEES	0	6/19		
Total 330026.00:						12.59	.00					
1987	UTILITY REFUND #7	330027.00		TOLL BROS INC, 979 E TROPHY ST, UTILITY REFUND	05/29/2019	21.04	.00	20-4500_METERED WATER SALES	0	6/19		
1987	UTILITY REFUND #7	330027.00		TOLL BROS INC, 979 E TROPHY ST, UTILITY REFUND	05/29/2019	27.32	.00	21-4600_SEWER USER FEES	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 84

Jun 13, 2019 10:04AM

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
1987	UTILITY REFUND #7	330027.00		<u>TOLL BROS INC, 979 E TROPHY ST, UTILITY REFUND</u>	05/29/2019	20.10	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 330027.00:						68.46	.00					
1987	UTILITY REFUND #7	330075.00		<u>TOLL ID I LLC, 1781 N SNOWFIELD PL, UTILITY REFUND</u>	06/06/2019	22.76	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	330075.00		<u>TOLL ID I LLC, 1781 N SNOWFIELD PL, UTILITY REFUND</u>	06/06/2019	29.56	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	330075.00		<u>TOLL ID I LLC, 1781 N SNOWFIELD PL, UTILITY REFUND</u>	06/06/2019	14.57	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 330075.00:						66.89	.00					
1987	UTILITY REFUND #7	330077.00		<u>TOLL BROS INC, 1217 E TROPHY ST, UTILITY REFUND</u>	05/29/2019	35.80	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	330077.00		<u>TOLL BROS INC, 1217 E TROPHY ST, UTILITY REFUND</u>	05/29/2019	46.50	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	330077.00		<u>TOLL BROS INC, 1217 E TROPHY ST, UTILITY REFUND</u>	05/29/2019	29.92	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 330077.00:						112.22	.00					
1987	UTILITY REFUND #7	80510.03		<u>CARLOS R RAMIREZ, 820 W BOISE ST, UTILITY REFUND</u>	05/29/2019	3.17	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	80510.03		<u>CARLOS R RAMIREZ, 820 W BOISE ST, UTILITY REFUND</u>	05/29/2019	3.22	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	80510.03		<u>CARLOS R RAMIREZ, 820 W BOISE ST, UTILITY REFUND</u>	05/29/2019	2.40	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 85

Jun 13, 2019 10:04AM

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
1987	UTILITY REFUND #7	80510.03		<u>CARLOS R RAMIREZ, 820 W BOISE ST, UTILITY REFUND</u>	05/29/2019	.97	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 80510.03:						9.76	.00					
1987	UTILITY REFUND #7	91880.02		<u>CYNTHIA JENSEN, 1190 N FORTY NINER AVE, UTILITY REFUND</u>	05/29/2019	4.21	.00	<u>20-4500 METERED WATER SALES</u>	0	6/19		
1987	UTILITY REFUND #7	91880.02		<u>CYNTHIA JENSEN, 1190 N FORTY NINER AVE, UTILITY REFUND</u>	05/29/2019	4.81	.00	<u>21-4600 SEWER USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	91880.02		<u>CYNTHIA JENSEN, 1190 N FORTY NINER AVE, UTILITY REFUND</u>	05/29/2019	3.76	.00	<u>26-4975 SOLID WASTE USER FEES</u>	0	6/19		
1987	UTILITY REFUND #7	91880.02		<u>CYNTHIA JENSEN, 1190 N FORTY NINER AVE, UTILITY REFUND</u>	05/29/2019	1.22	.00	<u>20-4510 SERVICE RECONNECT FEES</u>	0	6/19		
1987	UTILITY REFUND #7	91880.02		<u>CYNTHIA JENSEN, 1190 N FORTY NINER AVE, UTILITY REFUND</u>	05/29/2019	10.44	.00	<u>25-4700 PRESS. IRRIGATION USER FEES</u>	0	6/19		
Total 91880.02:						24.44	.00					
Total UTILITY REFUND #7:						4,822.57	456.07					
VALLI INFORMATION SYSTEMS, INC												
857	VALLI INFORMATION SYSTEMS, INC	53179		<u>POSTAGE, ESTATEMENTS AND IMAGING FOR MAY'19 - ADMIN</u>	05/31/2019	972.38	.00	<u>01-6190 POSTAGE & BILLING</u>	0	6/19		
857	VALLI INFORMATION SYSTEMS, INC	53179		<u>POSTAGE, ESTATEMENTS AND IMAGING FOR MAY'19 - WATER</u>	05/31/2019	1,528.02	.00	<u>20-6190 POSTAGE & BILLING</u>	0	6/19		
857	VALLI INFORMATION SYSTEMS, INC	53179		<u>POSTAGE, ESTATEMENTS AND IMAGING FOR MAY'19 - SEWER</u>	05/31/2019	1,528.02	.00	<u>21-6190 POSTAGE & BILLING</u>	0	6/19		
857	VALLI INFORMATION SYSTEMS, INC	53179		<u>POSTAGE, ESTATEMENTS AND IMAGING FOR MAY'19 - P.1</u>	05/31/2019	601.94	.00	<u>25-6190 POSTAGE & BILLING</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 86

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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 53179:						4,630.36	.00					
857	VALLI INFORMATION SYSTEMS, INC	53180		<u>LOCKBOX TRANSACTIONS FOR MAY'19 - ADMIN</u>	05/31/2019	55.50	.00	<u>01-6190 POSTAGE & BILLING</u>	0	6/19		
857	VALLI INFORMATION SYSTEMS, INC	53180		<u>LOCKBOX TRANSACTIONS FOR MAY'19 - WATER</u>	05/31/2019	87.22	.00	<u>20-6190 POSTAGE & BILLING</u>	0	6/19		
857	VALLI INFORMATION SYSTEMS, INC	53180		<u>LOCKBOX TRANSACTIONS FOR MAY'19 - SEWER</u>	05/31/2019	87.22	.00	<u>21-6190 POSTAGE & BILLING</u>	0	6/19		
857	VALLI INFORMATION SYSTEMS, INC	53180		<u>LOCKBOX TRANSACTIONS FOR MAY'19 - P.I</u>	05/31/2019	34.36	.00	<u>25-6190 POSTAGE & BILLING</u>	0	6/19		
Total 53180:						264.30	.00					
Total VALLI INFORMATION SYSTEMS, INC:						4,894.66	.00					
VERIZON WIRELESS												
1575	VERIZON WIRELESS	9831082361		<u>CELL PHONE SERVICE, MAY'19 - ADMIN</u>	05/28/2019	122.51	.00	<u>01-6255 TELEPHONE</u>	0	6/19		
1575	VERIZON WIRELESS	9831082361		<u>CELL PHONE SERVICE, MAY'19 - P & Z</u>	05/28/2019	46.53	.00	<u>01-6255 TELEPHONE</u>	1003	6/19		
1575	VERIZON WIRELESS	9831082361		<u>CELL PHONE SERVICE, MAY'19 - PARKS</u>	05/28/2019	413.76	.00	<u>01-6255 TELEPHONE</u>	1004	6/19		
1575	VERIZON WIRELESS	9831082361		<u>CELL PHONE SERVICE, MAY'19 - BUILDING INSPECTION</u>	05/28/2019	82.75	.00	<u>01-6255 TELEPHONE</u>	1005	6/19		
1575	VERIZON WIRELESS	9831082361		<u>CELL PHONE SERVICE, MAY'19 - WATER</u>	05/28/2019	406.77	.00	<u>20-6255 TELEPHONE EXPENSE</u>	0	6/19		
1575	VERIZON WIRELESS	9831082361		<u>CELL PHONE SERVICE, MAY'19 - SEWER</u>	05/28/2019	479.79	.00	<u>21-6255 TELEPHONE EXPENSE</u>	0	6/19		
1575	VERIZON WIRELESS	9831082361		<u>CELL PHONE SERVICE, MAY'19 - P.I</u>	05/28/2019	111.05	.00	<u>25-6255 TELEPHONE EXPENSE</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

Page: 87

Jun 13, 2019 10:04AM

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	9831082361		<u>CELL PHONE SERVICE, MAY'19</u> <u>- ECONOMIC DEVELOPMENT</u>	05/28/2019	40.56	.00	<u>01-6255</u> <u>TELEPHONE</u>	4000	6/19		
Total 9831082361:						1,703.72	.00					
1575	VERIZON WIRELESS	9831202789		<u>TABLET SERVICE, 5/2-6/1/19 -</u> <u>ADMIN</u>	06/01/2019	3.68	.00	<u>01-6255</u> <u>TELEPHONE</u>	0	6/19		
1575	VERIZON WIRELESS	9831202789		<u>TABLET SERVICE, 5/2-6/1/19 -</u> <u>PARKS</u>	06/01/2019	8.09	.00	<u>01-6255</u> <u>TELEPHONE</u>	1004	6/19		
1575	VERIZON WIRELESS	9831202789		<u>TABLET SERVICE, 5/2-6/1/19 -</u> <u>BUILDING INSPECTION</u>	06/01/2019	30.87	.00	<u>01-6255</u> <u>TELEPHONE</u>	1005	6/19		
1575	VERIZON WIRELESS	9831202789		<u>TABLET SERVICE, 5/2-6/1/19 -</u> <u>WATER</u>	06/01/2019	42.04	.00	<u>20-6255</u> <u>TELEPHONE</u> <u>EXPENSE</u>	0	6/19		
1575	VERIZON WIRELESS	9831202789		<u>TABLET SERVICE, 5/2-6/1/19 -</u> <u>SEWER</u>	06/01/2019	50.86	.00	<u>21-6255</u> <u>TELEPHONE</u> <u>EXPENSE</u>	0	6/19		
1575	VERIZON WIRELESS	9831202789		<u>TABLET SERVICE, 5/2-6/1/19 -</u> <u>P.I</u>	06/01/2019	11.46	.00	<u>25-6255</u> <u>TELEPHONE</u> <u>EXPENSE</u>	0	6/19		
Total 9831202789:						147.00	.00					
1575	VERIZON WIRELESS	9831202790		<u>IPAD SERVICE, 5/2-6/1/19 -</u> <u>ADMIN</u>	06/01/2019	5.01	.00	<u>01-6255</u> <u>TELEPHONE</u>	0	6/19		
1575	VERIZON WIRELESS	9831202790		<u>IPAD SERVICE, 5/2-6/1/19 -</u> <u>PARKS</u>	06/01/2019	20.02	.00	<u>01-6255</u> <u>TELEPHONE</u>	1004	6/19		
1575	VERIZON WIRELESS	9831202790		<u>IPAD SERVICE, 5/2-6/1/19 -</u> <u>WATER</u>	06/01/2019	6.61	.00	<u>20-6255</u> <u>TELEPHONE</u> <u>EXPENSE</u>	0	6/19		
1575	VERIZON WIRELESS	9831202790		<u>IPAD SERVICE, 5/2-6/1/19 -</u> <u>SEWER</u>	06/01/2019	6.61	.00	<u>21-6255</u> <u>TELEPHONE</u> <u>EXPENSE</u>	0	6/19		
1575	VERIZON WIRELESS	9831202790		<u>IPAD SERVICE, 5/2-6/1/19 - P.I</u>	06/01/2019	1.79	.00	<u>25-6255</u> <u>TELEPHONE</u> <u>EXPENSE</u>	0	6/19		

City of Kuna

Payment Approval Report - City Council Approval

Page: 88

Report dates: 5/31/2019-6/12/2019

Jun 13, 2019 10:04AM

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 9831202790:						40.04	.00					
Total VERIZON WIRELESS:						1,890.76	.00					
WESTERN STATES CHEM												
274	WESTERN STATES CHEM	190754		<u>6 EA SCRUBS IN BUCKET FOR CLEANING, B. WITHROW, MAY '19</u>	05/02/2019	113.94	.00	<u>01-6025 JANITORIAL</u>	1004	6/19		
Total 190754:						113.94	.00					
Total WESTERN STATES CHEM:						113.94	.00					
WEX BANK												
1234	WEX BANK	59508872		<u>FUEL, MAY'19 - ADMIN</u>	05/31/2019	19.22	.00	<u>01-6300 FUEL</u>	0	6/19		
1234	WEX BANK	59508872		<u>FUEL, MAY'19 - PARKS</u>	05/31/2019	476.17	.00	<u>01-6300 FUEL</u>	1004	6/19		
1234	WEX BANK	59508872		<u>FUEL, MAY'19 - BUILDING INSPECTION</u>	05/31/2019	268.98	.00	<u>01-6300 FUEL</u>	1005	6/19		
1234	WEX BANK	59508872		<u>FUEL, MAY'19 - WATER</u>	05/31/2019	123.36	.00	<u>20-6300 FUEL</u>	0	6/19		
1234	WEX BANK	59508872		<u>FUEL, MAY'19 - SEWER</u>	05/31/2019	123.36	.00	<u>21-6300 FUEL</u>	0	6/19		
1234	WEX BANK	59508872		<u>FUEL, MAY'19 - P.I</u>	05/31/2019	38.38	.00	<u>25-6300 FUEL</u>	0	6/19		
Total 59508872:						1,049.47	.00					
Total WEX BANK:						1,049.47	.00					
Grand Totals:						712,048.18	410,287.97					

City of Kuna

Payment Approval Report - City Council Approval

Report dates: 5/31/2019-6/12/2019

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

Dated: _____

Mayor: _____

City Council: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

**RESOLUTION NO. R44-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING A PERFORMANCE BOND BY SDN, LLC, FOR THE ASHTON ESTATES SUBDIVISION NO. 2 FOR UNCOMPLETED WORK INCLUDING LANDSCAPING PURSUANT TO THE TERMS OF THIS RESOLUTION.

WHEREAS, Ashton Estates Subdivision No. 2 exists as part of an approved preliminary plat; and

WHEREAS, construction plans for Ashton Estates Subdivision No. 2 were approved by the Kuna City Engineer on January 4, 2019; and

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

WHEREAS, the landscaping has not been completed for Ashton Estates Subdivision No. 2 according to the approved construction plans and developer seeks to bond for the unfinished work; and

WHEREAS, the landscaping completion has been estimated at forty-seven thousand nine hundred fifty-two dollars and zero cents (\$47,952.00) adding 25% for a total of fifty-nine thousand nine hundred forty dollars and zero cents (\$59,940.00); and

WHEREAS, developer desires to record the final plat for Ashton Estates Subdivision No. 2 prior to completion of construction; and

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

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho, that the Kuna City Engineer is hereby authorized to accept a cash deposit in lieu of construction for Ashton Estates Subdivision No. 2 under the following terms and conditions:

1. All bid amounts submitted for unfinished construction are valid for the life of the Performance Bond Agreement; and
2. The amount of the cash deposit is at least fifty-nine thousand nine hundred forty dollars and zero cents (\$59,940.00); and
3. No more than fifty percent of available permits can be claimed during the life of the Performance Bond Agreement and if improvements are not completed within 120 days of recordation of the final plat, no further building permits can be issued.

PASSED BY THE COUNCIL of Kuna, Idaho this 18th day of June, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 18th day of June, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

CITY OF KUNA IMPROVEMENT AGREEMENT (CASH BOND)

THIS AGREEMENT is made by and between SDN, LLC, (hereinafter "Developer"); whose address is PO Box 1939, Eagle, ID 83616, and CITY OF KUNA, a municipal corporation of the State of Idaho, (hereinafter "City"); whose address is Post Office Box 13, Kuna, Idaho 83634.

WHEREAS, Developer desires to record its final plat for the phase two of the development known as Ashton Estates, ("Development") located in the City of Kuna; and

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

NOW, THEREFORE, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. Installation of Improvements. Developer agrees to complete and pay the total costs of all Improvements required by City and those specified in the following:
 - a. Approved Landscape Plan for Ashton Estates No. 2 and the associated Bid for Landscaping by Clearwater Landscape.

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

2. Cash Deposit. Developer has executed and delivered to City cash, cashier's check or wired funds (City to provide financial institution information upon execution of agreement) to the City's trust account in the aggregate amount of fifty-nine thousand nine hundred forty dollars and zero cents (\$59,940.00), for deposit with City in its accounts (the "Cash Deposit"), which includes:
 - a. The initial City Engineer or Public Works Director's estimated cost of the remaining work shall as determined, in part, from the detailed bids provided by the sub-divider's contractors in an amount, plus twenty-five (25) percent, for an amount of one hundred twenty-five (125) percent;
 - b. To that total, the following additional sums may be added upon the following considerations:
 - i. Three (3) to ten (10) percent for inflation; ten (10) to fifteen (15) percent for the City's bidding disadvantage; and twelve (12) percent to twenty (20) percent for city project management as determined by the City Engineer or Public Works Director.

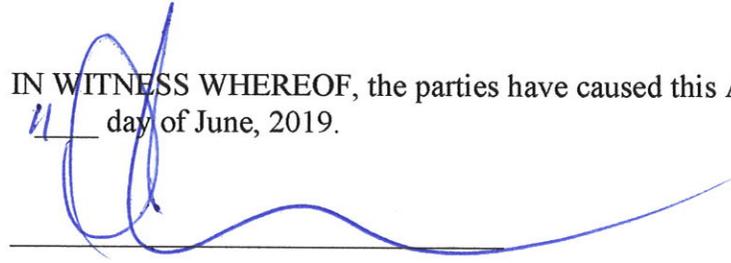
3. The Developer and City stipulate the amount to be a reasonable estimate, pursuant to Kuna City Code.
4. If construction of all financially pledged improvements are not completed within one hundred twenty (120) days following the date of recordation of the final plat, no further building permits shall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

Cash Deposit shall be paid by Developer, including administrative, engineering, legal, labor and materials and other procurement fees and costs.

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

- 18. Time of Essence. The parties agree that time is of the essence in the performance of all duties herein.
- 19. Exhibits. Any exhibit(s) to this Agreement are incorporated herein by this reference, and failure to attach any such exhibit shall not affect the validity of this Agreement or of such exhibit. An unattached exhibit is available from the records of the parties.
- 20. Amendment. Any amendment or modifications of this Agreement shall be made in writing, signed by the parties, and attached hereto.
- 21. Extension. The Bond Agreement and security for completion of Improvements described in Paragraph 1 may be extended by written modification of this Agreement only.
- 22. Change of Address. It is the obligation of Developer to provide an updated address should it change during the pendency of this agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed this 11 day of June, 2019.



By SDN, LLC
General Partner

City of Kuna, Idaho

(seal)

By Joe Stear
Mayor

Attest:

Chris Engels, *City Clerk*

STATE OF IDAHO)
) : SS
County of Ada)

On this 11th day of June, 2019, before me Brooke Brennan, personally appeared Donald Newell known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he/she executed the same as General Partner and on behalf of the SDN, LLC.

S
E
A
L



Brooke Brennan
Notary Public for Idaho
My commission expires on 1/16/2025

RECEIVED
KUNA CITY CLERK

EXHIBIT A

4C1

Resolution No. R44-2019

8 of 8

Clearwater Landscape
1123 12th Ave Road #269
Nampa, ID 83686 US
(208) 230-9368
clearwaterlandscape@hotmail.com



CLEARWATER
LANDSCAPE

ESTIMATE

Highlighted Line Item is for Bond

Other Line Items are not included in the Bond

ADDRESS
Don Newell

ESTIMATE # 1843
DATE 03/18/2019
EXPIRATION DATE 05/18/2019

JOB NAME
Ashton Estates #2

LOCATION
Kuna, ID

DESCRIPTION	AMOUNT
Sod Frontage along meridian Rd, 28,200 @ \$0.54	15,228.00
Sod remaining grass areas of phase 2, 88,800 @ \$0.54	47,952.00
Irrigation System 1 @ \$83,299.00	83,299.00
2" Cal Tree 62 @ \$395.00	24,490.00
6-7' Evergreen 27 @ \$325.00	8,775.00
1 gallon Perennial 58 @ \$14.00	812.00
2 gallon shrub 33 @ \$38.00	1,254.00
5 gallon Shrub 10 @ \$38.00	380.00
Grading 118,660 @ \$0.14	16,612.40
Bark Mulch 60 @ \$78.00	4,680.00
TOTAL	\$203,482.40

Accepted By

Accepted Date

**RESOLUTION NO. 45-2019
CITY OF KUNA, IDAHO**

A RESOLUTION OF THE CITY COUNCIL FOR KUNA, IDAHO APPROVING THE “PROFESSIONAL SERVICES AGREEMENT” WITH JUB ENGINEERING, INC. FOR PROPERTY SURVEYS FOR THE ZAMZOW'S AND UPRR PROPERTIES; AND AUTHORIZING THE MAYOR TO EXECUTE THE AGREEMENT AND THE CITY CLERK TO ATTEST TO SAID SIGNATURE.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Kuna, Idaho as follows:

Section 1. The “*Professional Services Agreement*” with JUB Engineering, Inc. for property surveys for the Zamzow's and UPRR properties, in substantially the format, as attached hereto as “**EXHIBIT A**” is hereby approved.

Section 2. The Mayor of the City of Kuna, Idaho is hereby authorized to execute said Agreement and the City Clerk is hereby authorized to attest to said execution as so authorized and approved for on behalf of the City of Kuna, Idaho.

PASSED BY THE COUNCIL of Kuna, Idaho this 18th day of June, 2019.

APPROVED BY THE MAYOR of Kuna, Idaho this 18th day of June, 2019.

Joe L. Stear, Mayor

ATTEST:

Chris Engels, City Clerk

CITY OF KUNA, IDAHO PROFESSIONAL SERVICES AGREEMENT

This AGREEMENT is made between the City of Kuna, Idaho, a political subdivision of the state of Idaho, herein "*KUNA*" and J-U-B ENGINEERS, Inc., herein "*CONTRACTOR*").

THE PARTIES AGREE AS FOLLOWS:

1. **SCOPE OF WORK:**

KUNA engages *CONTRACTOR* to assist the City of Kuna with preparing surveys for two properties as detailed in "**Exhibit A**" attached hereto.

2. **KUNA'S RESPONSIBILITIES:**

1. *KUNA* agrees to provide *CONTRACTOR* with information as to *KUNA*'s requirements for the *Project*, including design objectives, capacity and performance requirements, and other documents in its possession, or reasonably obtainable.
2. *KUNA* agrees to obtain, arrange and pay for all advertisements for bids, permits and licenses, and similar fees and charges required, and provide all land, easements, rights-of-ways and access necessary for *CONTRACTOR*'s services and the *Project*.
3. *KUNA* agrees to provide right of access to all properties as required during the execution of the work.

3. **CONTRACTOR'S RESPONSIBILITIES:**

1. *CONTRACTOR* agrees to provide the services of all professional and technical personnel required by this Agreement and detailed in **Exhibit A**.

4. **RISK ALLOCATION:**

KUNA agrees that *CONTRACTOR* is not responsible for damages arising directly or indirectly from any delays for causes beyond *CONTRACTOR*'s control. For purposes of this Agreement, such causes include, but are not limited to, strikes or labor disputes; severe weather disruptions or other natural disasters; fire, riots, war or other emergencies or acts of God; failure of any government agency or other third party to act in a timely manner; failure of performance by *KUNA* or *KUNA*'s contractors or consultants; or discovery of any hazardous substance or differing site conditions. In addition, if said delays directly result in the increase in cost or time required by *CONTRACTOR* to perform its services in an orderly and efficient manner, *CONTRACTOR* shall be entitled to request an equitable adjustment in the schedule and payment.

5. **PAYMENT:**

KUNA agrees to pay *CONTRACTOR* for its services rendered under this Agreement an amount

not to exceed the total sum of \$11,600 for said services rendered from for the Project. The parties agree that *CONTRACTOR* will invoice *KUNA* for payment under this Agreement for services rendered herein.

6. RIGHT OF CONTROL:

KUNA agrees that it will have no right to control or direct the details, manner, or means by which *CONTRACTOR* accomplishes the results of the services performed hereunder. *CONTRACTOR* has no obligation to work any particular hours or days or any particular number of hours or days. *CONTRACTOR* agrees, however, that his other contracts or services shall not interfere with the performance of his services under this Agreement.

7. INDEPENDENT CONTRACTOR RELATIONSHIP:

CONTRACTOR is an independent contractor and is not an employee, servant, agent, partner, or joint venturer of *KUNA*. *KUNA* shall determine the work to be done by *CONTRACTOR*, but *CONTRACTOR* shall determine the legal means by which it accomplishes the work specified by *KUNA*.

8. FEDERAL, STATE, AND LOCAL PAYROLL TAXES:

Neither federal, state or local income taxes, nor payroll taxes of any kind shall be withheld and paid by *KUNA* on behalf of *CONTRACTOR* or the employees of *CONTRACTOR*. *CONTRACTOR* shall not be treated as an employee with respect to the services performed hereunder for federal or state tax purposes. *CONTRACTOR* understands that *CONTRACTOR* is responsible to pay, according to law, *CONTRACTOR's* income tax. *CONTRACTOR* further understands that *CONTRACTOR* may be liable for self-employment (Social Security) tax to be paid by *CONTRACTOR* according to law.

9. LICENSES AND LAW:

CONTRACTOR represents that he possess the skill and experience necessary and all licenses required to perform the services under this agreement. *CONTRACTOR* further agrees to comply with all applicable laws in the performance of the services hereunder.

10. FRINGE BENEFITS:

Because *CONTRACTOR* is engaged in its own independently established business, *CONTRACTOR* is not eligible for, and shall not participate in, any employee pension, health, or other fringe benefit plans of *KUNA*.

11. WORKER'S COMPENSATION:

CONTRACTOR shall maintain in full force and effect worker's compensation for *CONTRACTOR* and any agents, employees, and staff that the *CONTRACTOR* may employ, and provide proof to *KUNA* of such coverage or that such worker's compensation insurance is not required under the circumstances.

12. EQUIPMENT, TOOLS, MATERIALS OR SUPPLIES:

CONTRACTOR shall supply, at *CONTRACTOR's* sole expense, all equipment, tools, materials and/or supplies to accomplish the services to be provided herein.

13. DATE OF COMPLETION:

This contract shall be completed on or before December 31, 2019.

14. WARRANTY:

CONTRACTOR warrants that work performed in this agreement shall be in accordance with and limited to the applicable standard of care for like professional services. *CONTRACTOR* acknowledges that it will be liable for any breach of this warranty.

15. INDEMNIFICATION AND INSURANCE PROVISIONS:

CONTRACTOR agrees to the following:

1. As respects acts, errors or omissions in the performance of professional services, *CONTRACTOR* agrees to indemnify and hold harmless KUNA, its officers, employees, and KUNA-designated volunteers from and against any and all claims, demands, defense costs, or liability of any kind or nature to the extent arising directly out of *CONTRACTOR*'s negligent acts, errors or omissions in the performance of its professional services under the terms of this contract.
2. As respects all acts or omissions which do not arise directly out of the performance of professional services, but limited to those acts or omissions ~~ally~~ covered by *CONTRACTOR*'s general and automobile liability insurance, *CONTRACTOR* agrees to indemnify, defend (at *KUNA*'s option), and hold harmless *KUNA*, its officers, agents, employees, representatives, and volunteers from and against any and all claims, demands, defense costs, liability, or consequential damages of any kind or nature arising out of or in connection with *CONTRACTOR*'s (or *CONTRACTOR*'s subcontractors, if any) performance or failure to perform, under the terms of this contract; excepting those which *CONTRACTOR* is not legally liable.

Without limiting *KUNA*'s right to indemnification, it is agreed that *CONTRACTOR* shall secure prior to commencing any activities under this Agreement, and maintain during the term of this Agreement, insurance coverage as follows:

1. Worker's compensation insurance as required by Idaho statutes.
2. Comprehensive general liability insurance or commercial general liability insurance, including coverage for premises and operations, contractual liability, personal injury liability, products/completed operations liability, broad-form property damage (if applicable) and independent contractor's liability (if applicable), in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.
3. Comprehensive automobile liability coverage including, as applicable, owned, non-owned and hired autos, in an amount of not less than One Million Dollars (\$1,000,000.00) per occurrence, combined single limit, written on an occurrence form.
4. Professional liability insurance coverage, in an amount not less than One Million Dollars (\$1,000,000.00), and *CONTRACTOR* shall maintain such coverage for at least four (4) years from the termination of this Agreement; and during this four-

year period, *CONTRACTOR* shall use *CONTRACTOR*'s best efforts to ensure that there is no change of the retroactive date on this insurance coverage.

The policy or policies shall provide *CONTRACTOR* thirty (30) days prior notice in case of cancellation, non-renewal, or significant coverage changes. *CONTRACTOR* shall immediately provide notice to *KUNA* in such an event.

KUNA is hereby authorized to reduce the requirements set forth above in the event he/she determines that such reduction is in *KUNA*'s best interest.

It is agreed that any insurance maintained by *KUNA* shall apply in excess of and not contribute with insurance provided by this policy.

Each insurance policy required by this Agreement, excepting policies for worker's compensation and professional liability shall provide that:

KUNA, its officers, agents, employees, representatives and volunteers are added as additional insureds as respects operations and activities of, or on behalf of, the named insured, performed under contract with *KUNA*. Prior to commencing any work under this Agreement, *CONTRACTOR* shall deliver to *KUNA* insurance certificates confirming the existence of the insurance required by this Agreement, and including the applicable clauses referenced above. Also, within thirty (30) days of the execution date of this Agreement, *CONTRACTOR* shall provide to *KUNA* endorsements to the above-required policies, which add to these policies the applicable clauses referenced above. Said endorsements shall be signed by an authorized representative of the insurance company and shall include the signature's company affiliation and title. Should it be deemed necessary by *KUNA*, it shall be *CONTRACTOR*'s responsibility to see that *KUNA* receives documentation acceptable to *KUNA* which sustains that the individual signing said endorsements is indeed authorized to do so by the insurance company. Also, *KUNA* has the right to demand, and to receive within a reasonable time period, copies of any insurance policies required under this Agreement.

In addition to any other remedies *KUNA* may have if *CONTRACTOR* fails to provide or maintain any insurance policies or policy endorsements to the extent and within the time herein required, *KUNA* may, at its sole option:

1. Obtain such insurance and deduct and retain the amount of the premiums for such insurance from any sums due under the Agreement;
 - A. Order *CONTRACTOR* to stop work under this Agreement and/or withhold any payment(s) which become due to *CONTRACTOR* hereunder until *CONTRACTOR* demonstrates compliance with the requirements hereof.
 - B. Terminate this Agreement.

Exercise of any of the above remedies, however, is an alternative to other remedies *KUNA* may have and is not the exclusive remedy for *CONTRACTOR*'s failure to maintain insurance or secure appropriate endorsements.

Nothing herein contained shall be construed as limiting in any way the extent to which CONTRACTOR may be held responsible for payments of damages to persons or property resulting from CONTRACTOR's, or its subcontractor's, negligent performance of the work covered under this Agreement.

16. NON-WAIVER:

Failure of either party to exercise any of the rights under this Agreement, or breach thereof, shall not be deemed to be a waiver of such right or a waiver of any subsequent breach.

17. CHOICE OF LAW:

Any dispute under this Agreement, or related to this Agreement, shall be decided in accordance with the laws of the state of Idaho.

18. ENTIRE AGREEMENT:

This is the entire Agreement of the parties and can only be modified or amended in writing by the parties.

19. SEVERABILITY:

If any part of this Agreement is held unenforceable, the remaining portions of the Agreement will nevertheless remain in full force and effect.

20. ATTORNEY FEES:

Determination of how reasonable attorney fees shall be awarded in any action to enforce this Agreement or to declare or termination of this Agreement shall be in accordance with Idaho Code Section 12-117 (1) or recodification or amendment of said statute.

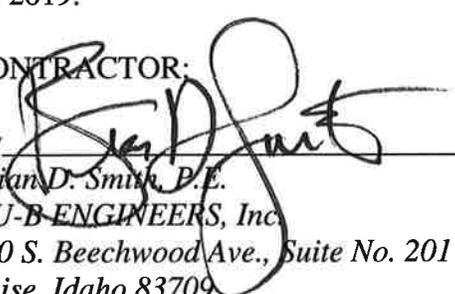
DATED this _____ day of _____, 2019.

KUNA:

 KUNA

Joe Stear
Mayor

CONTRACTOR:

By  _____
 Brian D. Smith, P.E.
 J-U-B ENGINEERS, Inc.
 250 S. Beechwood Ave., Suite No. 201
 Boise, Idaho 83709
 Its Area Manager

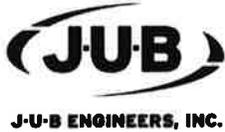
ATTEST:

 Chris Engels
 City Clerk

WITNESS:

 _____
 (Signature of Witness or Notary Public)

Form and content approved by _____, as attorney KUNA.



**J-U-B ENGINEERS, Inc.
AGREEMENT FOR PROFESSIONAL SERVICES**

**City of Kuna
Zamzow's Property and UPRR Property Surveys
June 2019**

Exhibit A – Scope of Services, Schedule, and Basis of Fee

The Agreement for Professional Services is amended and supplemented to include the following provisions regarding the Scope of Services, Schedule of Services, and the Basis of Fee:

For the purposes of this exhibit, 'Agreement for Professional Services' and 'the Agreement' shall refer to the document entitled 'Agreement for Professional Services,' executed between J-U-B and the CITY OF KUNA (CITY) to which this exhibit and any other exhibits have been attached.

PROJECT UNDERSTANDING

The goal of the project is to prepare property surveys for the Zamzow's property and UPRR property for the City of Kuna.

The scope of services for J-U-B is identified with two (2) primary tasks, described in detail in Part 1:

- Task 010 – Zamzow's Property Survey and Record of Survey
- Task 020 – UPRR Greenbelt Property Survey

PART 1 - SCOPE OF SERVICES

A. Basic Services - J-U-B's Basic Services under this Agreement are limited to the following tasks. CITY reserves the right to add subsequent phases or related work to the scope of services upon mutual agreement of scope, additional fees, and schedule.

Task 1 – Zamzow's Property Survey and Record of Survey

J-U-B will conduct the necessary fieldwork and office support to locate and tie existing monumentation to establish the boundary of parcels S1326121015 and S1326121090, and locate and tie any possible encroachments along the easterly line of the parcels. J-U-B will prepare a record of survey of the results of the survey, set monuments at any corners not previously monumented. J-U-B will file record of survey with the county recorder.

Assumptions:

- 1) The City of Kuna will provide current vesting deeds for the subject property and for the church property to the east. Depiction of existing easements is excluded from this task.

Task 2 – UPRR Greenfelt Property Survey

This task has two parts:

- A. **Field Survey and Record of Survey:** J-U-B will conduct fieldwork and office support to locate and tie all existing monumentation sufficient to establish the boundary of the UPRR property along the greenbelt from School Ave, southeasterly to Swan Falls Rd, in order to prepare legal descriptions for conveyance of property. J-U-B will prepare record of survey and set monuments at corners of newly described property. J-U-B will file record of survey with the county recorder.
- B. **Legal Description and Exhibit for UPRR Quitclaim:** Utilizing data collected in Task 2A and exhibits provided by the City of Kuna, J-U-B will compose a legal description and exhibit for use in recording a quitclaim deed from UPRR to the City of Kuna.

Assumptions:

- 1) The City of Kuna will provide current vesting deeds for the subject property and a title report in order to confirm the right-of-way of Bridge Avenue. Depiction of existing easements (except for Bridge Avenue right-of-way if present) is excluded from this task.
- B. **CITY’s Responsibilities/Exclusions from Current Scope** - CITY is responsible for completing, authorizing J-U-B to complete as Additional Services, or authorizing others to complete all tasks not specifically included above in J-U-B’s Basic Services that may be required for the project, including, but not limited to:
 - 1. Ensure staff availability to review documents and provide active direction and timely decisions in writing pertaining this scope of work.
 - 2. Furnish to J-U-B any other available information pertinent to the Project including reports and data relative to this scope of work.

PART 2 - SCHEDULE OF SERVICES

- A. Services are anticipated to be completed by December 31, 2019 for the identified scope of work. This schedule is predicated upon timely receipt of CITY-provided information, typical review periods, and active direction during work. CITY acknowledges that the J-U-B will not be responsible for impacts to the schedule by events or actions of others over which J-U-B has no control.

PART 3 - BASIS OF FEE

- A. CITY shall pay J-U-B for the identified Basic Services as follows:
 - 1. For Lump Sum fees:
 - a. The portion of the Lump Sum amount billed for J-U-B’s services will be based upon J-U-B’s estimate of the percentage of the total services actually completed during the billing period.
 - 2. For Time and Materials (T&M) fees:
 - a. CITY shall pay J-U-B an amount equal to the cumulative hours charged to the Project by each J-U-B employee times that employees’ standard billing rate for all services performed on the Project, plus Reimbursable Expenses and J-U-B’s J-U-Bs’ charges, if any.
- B. The fee types and amounts for each task are presented in the following table:

Task Number	Task Name	Fee Type	Amount
1	Zamzow’s Property Survey and Record of Survey	Lump Sum	\$4,500

Task Number	Task Name	Fee Type	Amount
2A	UPRR Greenbelt Property Survey Field Survey and Record of Survey	Lump Sum	\$5,700
2B	UPRR Legal Description and Exhibit for UPRR Quitclaim	Lump Sum	\$1,200
3	Reimbursables (mileage, copies, equipment use)	Lump Sum	\$200
			Total: \$11,600

- C. **Period of Service:** If the period of service for the task identified above is extended beyond 18 months, the compensation amount for J-U-B's services shall be appropriately adjusted to account for inflation and salary adjustments.



TOPIC: FY2020 Annual Assessment and FY19 Update for the City of Kuna

DATE: June 13, 2019

Summary:

Valley Regional Transit staff is currently developing VRT's FY2020 Budget. VRT program managers initiated the development of expense and revenue budgets in February 2019. The local revenue parameters were submitted to the VRT Board Executive Board on April 1, 2019 and approved. This action by the VRT Executive Board established local assessment and service contribution estimates for local governments and special members. Local Revenue estimates were sent out on May 10, 2019 to all local governments and special members.

Staff Recommendation/Request:

Action item: VRT Staff will present a request to increase the FY19 Service Contribution amount from \$0.00 to \$13,000 for the Kuna Senior Center.

Information Item: VRT staff will present the FY20 Assessment and Service Contribution.

Implication (policy and/or financial):

The local revenue estimates / requests approved by the local governments and special members will form the basis of the FY2020 revenue budget. The complete FY2020 Budget will be presented to the VRT Board of Directors in August 2019 for approval.

Highlights:

April 2019

- Executive Board– Action Item – Local Revenue Requests - Completed

May 2019

- Staff sent local revenue requests to local governments and special members – Completed

June – July 2019

- VRT Staff to present FY20 Annual Assessment, Service Contributions and Local Match for Capital and One Time Expenses to local governments and special members

August 2019

- Executive Board– Action Item – FY20 Budget

More Information:

Rhonda Jalbert, Development Director, 208.258.2707, rjalbert@valleyregionaltransit.org
 Stephen Hunt, Sr. Principal Planner, 208.258.2701, shunt@valleyregionaltransit.org
 David Pederson, Mobility Coordinator, 208.258.2725, dpederson@valleyregionaltransit.org



June 13, 2019

City of Kuna
 P.O. Box 13
 Kuna, ID 83634
 Attention: Chris Engels, City Clerk

SUBJECT: Valley Regional Transit FY2020 Assessment and Service Contributions

Dear Ms. Engels:

On March 4, 2019, the Valley Regional Executive Board approved the FY2020 Local Revenue Requests and related member assessment/service contributions. The attached Funding Summary provides a detailed listing of all member assessments/service contributions for FY2020.

The following Financial Summary represents the amount requested from your agency for FY2020. Assessments paid to Valley Regional Transit support regional planning efforts and regional operations, while other specific line items support specific transportation services.

Valley Regional Transit Member Regional Assessment	\$ 9,819
Boise TMA Service Contributions	\$ 0
Nampa UZA/Intercounty Service Contributions	
Local Service	\$ 0
Intercounty Service	\$ 0
Specialized Transportation	\$ 13,000
Local Match for Capital and One Time Contributions	<u>\$ 0</u>
Total Request	<u>\$ 22,819</u>

Enclosed with this letter is your FY2020 Cooperative Agreement for review. Upon final review, please notify Valley Regional Transit. Should you have any questions or require additional information please feel free to contact me at (208) 258-2707 or rjalbert@valleyregionaltransit.org.

Thank you for your continued support of Valley Regional Transit.

Sincerely,

A handwritten signature in black ink that reads "Rhonda Jalbert".

Rhonda Jalbert
 Development Director

Cc:
 Kelli Badesheim – VRT Executive Director
 Jason Jedry – VRT Controller
 Wendy Howell, Planning & Zoning Director



City of Kuna

City Council - Staff Memo Addendum – June 13, 2019

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

Staff Analysis:

On May 21, 2019, City Council directed staff to meet with the applicant. As directed by Council, on June 13, 2019, Kuna Planning and Zoning staff and the City Attorney met with the applicant, Tim Eck, and his attorney, Jeff Bower, to discuss concerns surrounding Case No. 18-07-AN (Annexation) and 18-05-ZC (Rezone); Bodahl-Stiner. Planning and Zoning staff discussed with the applicant the possibility of carrying out a lot split and a rezone to have an appropriate zone for townhomes on the Bodahl property.

Staff discussed options with the applicant on how to move forward with the application. The applicant expressed interest in proceeding with his request for a C-1 zoning designation for the Bodahl property. Staff and the applicant discussed the potential result of the application. The application, if approved by City Council, would annex the Stiner parcels into City limits with R-6 (Medium Density Residential) zoning districts and rezone the Bodahl parcel from A (agricultural) to C-1 (Neighborhood Commercial). Although City Code does not permit the development of townhomes within the C-1 zone, townhomes are permitted in the R-8, R-12 and R-20 (High Density Residential) zones.

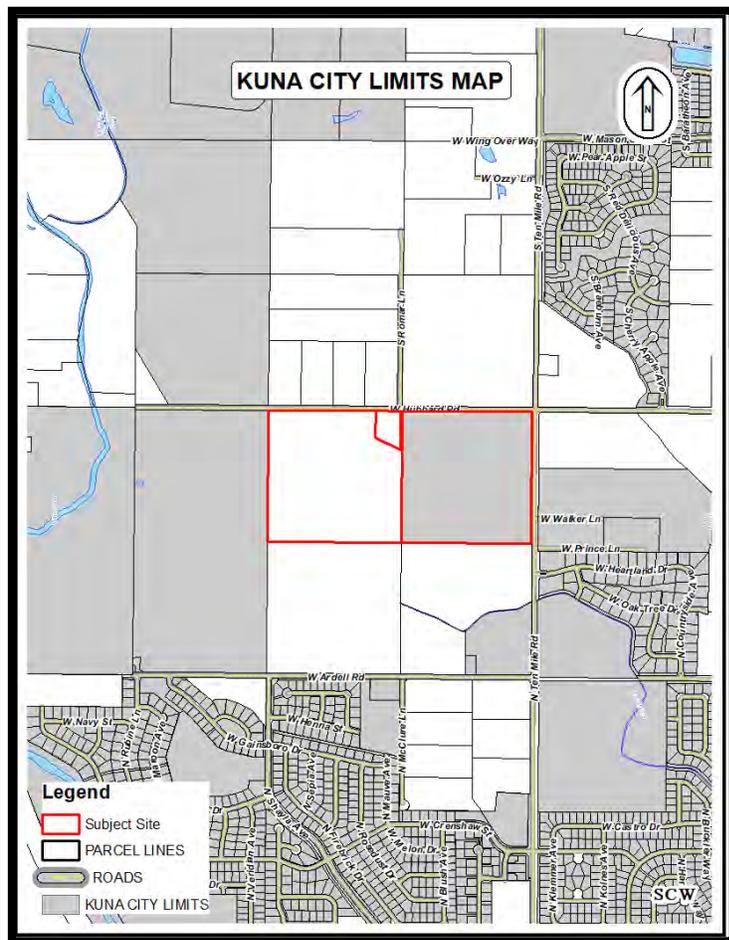
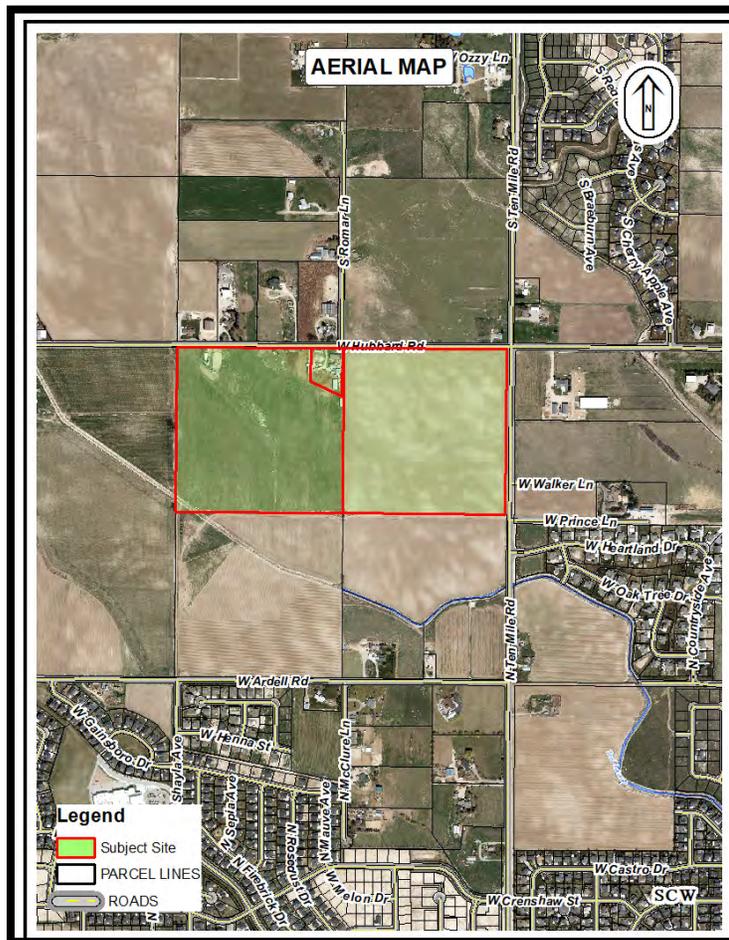
Staff and the applicant reached a compromise that could permit townhomes on the Bodahl parcel within an R-12 or R-20 zoning district. If this application is approved, the applicant may submit a subsequent application request to split the Bodahl parcel and rezone the newly split parcel to R-12 or R-20. If the applicant returns with a lot split and rezone application, and it is determined that a development agreement is necessary, the City Council would have an opportunity to approve a development agreement containing language that may allow the applicant to develop townhomes. This process will consist of a public hearing with the Planning and Zoning Commission as the recommending body, and the City Council as the decision-making body.

The Stiner parcels are proposed to annex into the City with R-6 zoning districts. The applicant suggested subsequently applying for a lot line adjustment, if this application is approved, to develop a mixture of uses on the Stiner parcels. Because the Stiner parcels have a Future Land Use Map designation of mixed-use, this is a natural transition that staff is supportive of.

B. Applicant's Request:

The applicant, Tim Eck, requests to annex two contiguous parcels on West Hubbard Road into Kuna City Limits with an R-6 zoning designation. The subject sites are located at 3925 and 3625 West Hubbard Road, within Section 15, Township 2 North, Range 1 West (APN# S1315120800 & S1315120700). Additionally, the applicant also requests to rezone an adjoining parcel, approximately 38.98 acres, from agricultural to commercial. The subject site is located at 3003 North Ten Mile Road, within Section 15, Township 2 North, Range 1 West; (APN# S1315110051).

C. Exhibit Maps:

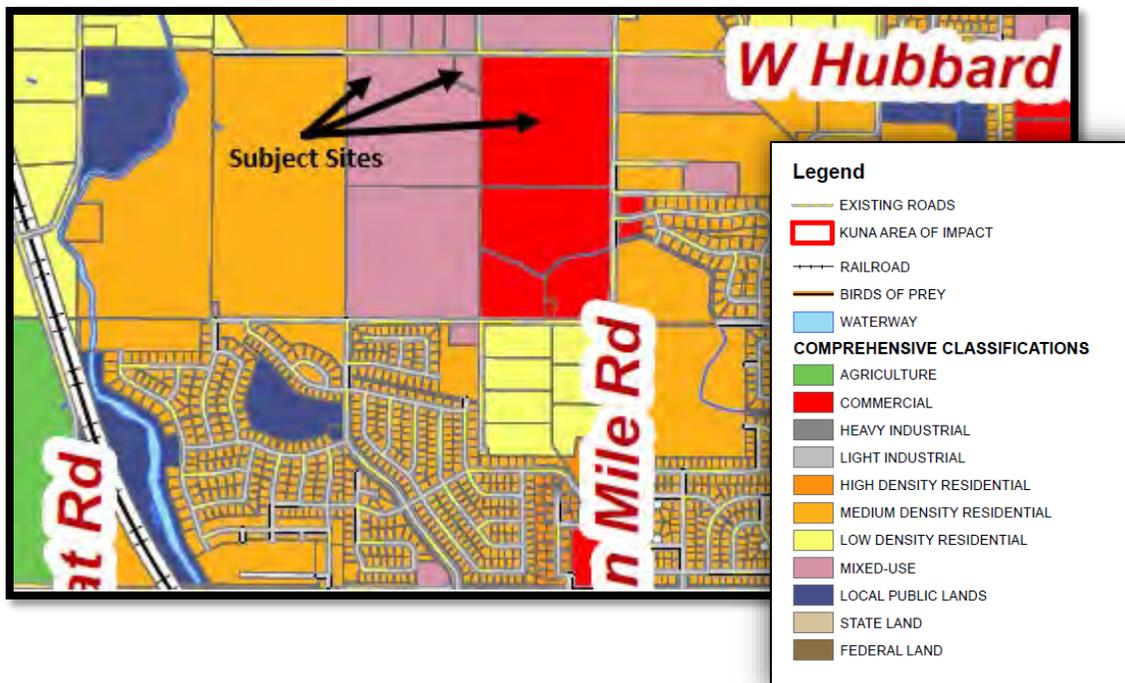


D. Site History:

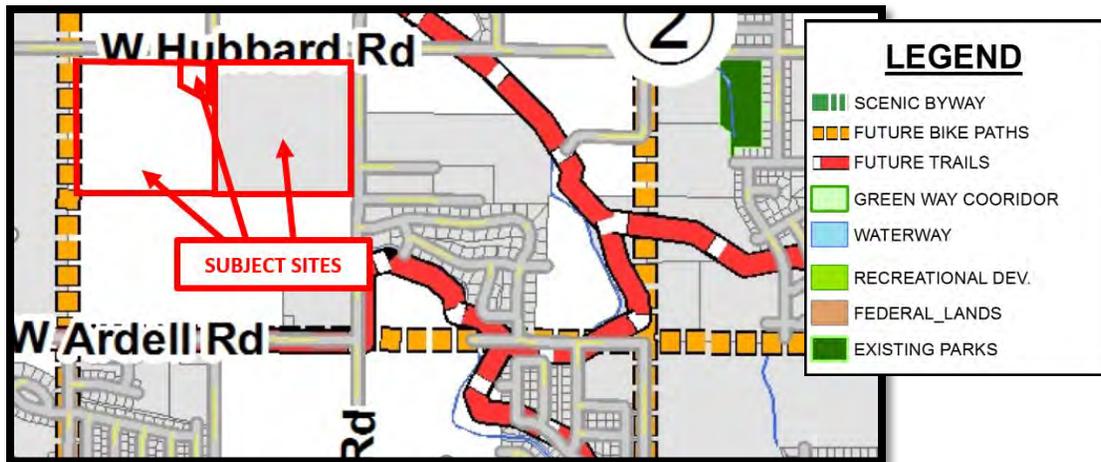
Two parcels are currently within Ada County. The approximately 2.0-acre parcel has served as residential property and the approximately 36.51-acre parcel has historically been used as agricultural land. The approximately 38.98-acre parcel on Ten Mile Road is within city limits and is currently zoned A (agricultural).

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations, it is not the actual zone. The Future Land Use Map identifies the 37.54-acre site and 2.0-acre site as mixed-use and the 38.98-acre site as commercial.



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate a future trail through any of the three sites. However, a future bike path is shown along the future extension of Shayla Avenue. Accordingly, it is the City's goal and desire to increase the number of trails and pathways in Kuna.



3. Surrounding Land Uses:

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

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

Property Owner	Parcel Size	Current Zone:	Parcel Number
Thistle Farm, LLC	37.54 acres	RR, Ada County	S1418346600
Justin Blackstock	2.00 acres	RR, Ada County	S1315120700
Bodahl Farm, LLC	38.98 acres	A, Kuna City	S1315110051
Total Acres		78.52 acres	

5. **Services:**

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

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

The 2.0-acre parcel contains one manufactured home. The front of the site contains landscaping typically associated with a residential lot (i.e. grass, trees and shrubs). The 36.51-acre parcel historically has been farmed and contains features associated with agricultural land. The Teed Canal lies within the 37.54-acre parcel. The Boise Project Board of Control is contracted to operate and maintain this canal. The site is relatively flat with an estimated average slope of 0% to 3%. Bedrock depth is estimated to be between 20 and 40 inches and greater than 60 inches, according to the USDA Soil Survey for Ada County.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.

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

- Kuna School District - Exhibit B-1
- Boise Project Board of Control - Exhibit B-2
- Community Planning Association of Southwest Idaho (Compass) - Exhibit B-3
- Idaho Transportation Department (ITD) - Exhibit B-4
- Ada County Highway District (ACHD) – Exhibit B-5
- City Engineer – Exhibit B-6

F. **Staff Analysis:**

The applicant requests to annex an approximately 37.54-acre parcel and a 2.0-acre parcel into Kuna City limits with an R-6 (Medium Density Residential) zoning designation. City limits are contiguous to the eastern and western property lines. A residential subdivision is proposed for these parcels, but no plat has been submitted.

This project is adjacent to West Hubbard Road and North Ten Mile Road. All major public utilities are located approximately within 300 feet of the subject sites. Applicant is aware that development of these parcels will require connection to all city services and associated connection fees at time of building permit submittal.

A future bike path is shown along the future extension of Shayla Avenue. Staff will require the applicant to work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities.

Additionally, the applicant proposes to rezone an approximately 38.98-acre parcel from agricultural to commercial. The Planning and Zoning Commission recommended a condition that states “The preliminary plat shall include no more than 25 acres of multifamily use.” Staff would like to note that Ordinance No. 2019-04 revised the restrictions for multifamily use in a commercial zone.

Planning and Zoning staff initially met with the applicant. A neighborhood meeting was held on September 12, 2018. A summary of the neighborhood meeting minutes is shown in the letter of intent, and it has been highlighted.

Staff has determined the annexations and the rezone generally comply with the goals and policies for Kuna City, Title 5 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 18-07-AN (Annexation), 18-05-ZC (Rezone).

G. Applicable Standards:

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

H. Kuna City Code Analysis:

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

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

2. The site is physically suitable for development in the future.

Comment: *The 37.54-acre (approximate), 2.0-acre (approximate), and 38.98-acre (approximate) sites appear to be suitable for development in the future.*

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

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

4. These applications *are not* likely to cause adverse public health problems.

Comment: *The project will be required to connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *The annexation and rezone requests appear to avoid detriment to surrounding uses. Council did consider the annexation and rezone and the location of the property with adjacent uses.*

I. Comprehensive Plan Analysis:

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

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

2.0 – Property Rights

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

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

J. Proposed Findings of Fact:

1. **Annexation and Rezone:** Based upon the record contained in Case No's 18-07-AN and 18-05-ZC including the Comprehensive Plan, Kuna City Code, Staff's Memorandums, including the exhibits, and the testimony during the public hearing, the City Council of Kuna, Idaho hereby *approves/conditionally approves/denies* the Findings of Fact and Conclusions of Law, and conditions of approval for Case No's 18-07-AN, 18-05-ZC, a request for annexation and rezone approval by the applicant:
2. The Kuna City Council approves/conditionally approves/denies the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: *The Kuna City Council held a public hearing on the subject applications on June 18, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Council is based on the application, staff report and public testimony, both oral and written.*

3. Based on the evidence contained in Case Nos. 18-07-AN and 18-05-ZC, this proposal complies with the Comprehensive Plan and Future Land Use Map.

Comment: *The Comp Plan Future Land Use Map designates the approximately 37.51 and 2.00-acre parcels as Medium Density Residential. With the annexation, the applicant proposes a zoning designation of R-6 for these two parcels. The Comp Plan Future Land Use Map designates the approximately 38.98-acre parcel as Commercial. With the rezone, the applicant proposes a zoning designation of C-1 for this parcel.*

4. The Kuna Planning and Zoning Commission has the authority to recommend approval, conditional approval, or denial of this application.

Comment: *On January 8, 2019, the Planning and Zoning Commission voted to recommend conditional approval for Case No. 18-07-AN & 18-05-ZC, with the condition that the preliminary plat include no more than 25 acres of multifamily use.*

5. The Kuna City Council has the authority to approve, conditionally approve, or deny this application.

Comment: *On June 18, 2019, Kuna's City Council will vote to approve/conditionally approve/deny applications 18-07-AN and 18-05-ZC.*

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

Comment: *As noted in the process and noticing sections, notice requirements were met to hold a public hearing on June 18, 2019.*

K. Proposed Conclusions of Law:

1. Based on the evidence contained in Case Nos. 18-07-AN & 18-05-ZC, the Kuna City Council finds that Case Nos. 18-07-AN & 18-05-ZC *comply/do not comply* with Kuna City Code.
2. Based on the evidence contained in Case Nos. 18-07-AN & 18-05-ZC, the Kuna City Council finds that Case Nos. 18-07-AN & 18-05-ZC *comply/does not comply* with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho State Code and City Ordinances.

L. Proposed Order of Decision by Council:

Note: This motion is to approve/conditionally approve/deny the annexation and rezone applications. If the City Council wishes to change specific parts of these requests as detailed in this memo, those changes must be specified.

Based on the facts outlined in staff's memo and public testimony at the public hearing, the City Council of Kuna, Idaho, hereby *approves/conditionally approves/denies* Case Nos. 18-07-AN (Annexation) & 18-05-ZC (Rezone), a request from Tim Eck, on behalf of Thistle Farms, LLC to annex approximately 39.56 acres and rezone approximately 38.98 acres from agricultural to commercial, with the following conditions of approval:

1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the drainage and development plans. The following site improvements are prohibited prior to approval of the following agencies and/or the issuance of a building permit:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan from the City Engineer.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, "Catalog for Best Management Practices for Idaho Cities and Counties".
 - d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. Compliance with Idaho Code, Section §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the requirements of the Boise Project Board of Control is required.
4. When required, submit a petition to the City (as necessary, confirmed with the City engineer) consenting to the pooling of irrigation surface water rights for delivery purposes and request to annex the irrigation surface water rights appurtenant to the property over to the Kuna Municipal Pressure Irrigation System of the City (KMIS).
5. Street lights and parking lights for the site shall be LED lighting and must comply with Kuna City Code and established Dark Skies practices.
6. Parking within the site shall comply with Kuna City Code.
7. Curb, gutter and detached sidewalk shall be installed throughout the proposed project site and along the site's frontages on West Hubbard Road and Ten Mile Road.
8. The developer shall work with staff to design and construct trails and pathways, or work with Ada County Highway District to pay their proportionate share to comply with the Master Plan's goals by either starting a pathway, or extending current ones at time of development.
9. Applicant shall work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities.
10. Fencing within and around the site will require the issuance of a building permit and shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).

11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. Planning and Zoning Commission recommends that the preliminary plat include no more than 25 acres of multifamily use.
13. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
14. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 18th day of June, 2019



City of Kuna

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

Findings of Fact and Conclusions of Law – P&Z Commission

To: Planning and Zoning Commission

Case Numbers: 18-07-AN & 18-05-ZC
Bodahl-Stiner

Site Location: 3925 West Hubbard Road
Kuna, ID 83634

Planner: Sam Weiger, Planner I

Hearing Date: January 8, 2019

Findings: **January 22, 2019**

Owners: Thistle Farm, LLC.
Bodahl Farm, LLC.
3925 West Hubbard Road
Kuna, ID 83634
208.286.0520
timothyeck@me.com

Applicant: Tim Eck
6152 West Halfmoon Lane
Eagle, ID 83616
208.286.0520
timothyeck@me.com

Representative: Bailey Engineering
4242 North Brookside Lane
Boise, ID 83714
208.938.0013
kmiller@baileyengineers.com



Table of Contents:

- A. Process and Noticing
- B. Applicants Request
- C. Exhibit Maps
- D. Site History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Kuna City Code Analysis
- I. Comprehensive Plan Analysis
- J. Factual Summary
- K. Findings of Fact
- L. Conclusions of Law
- M. Decision by Planning and Zoning Commission

A. Process and Noticing:

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

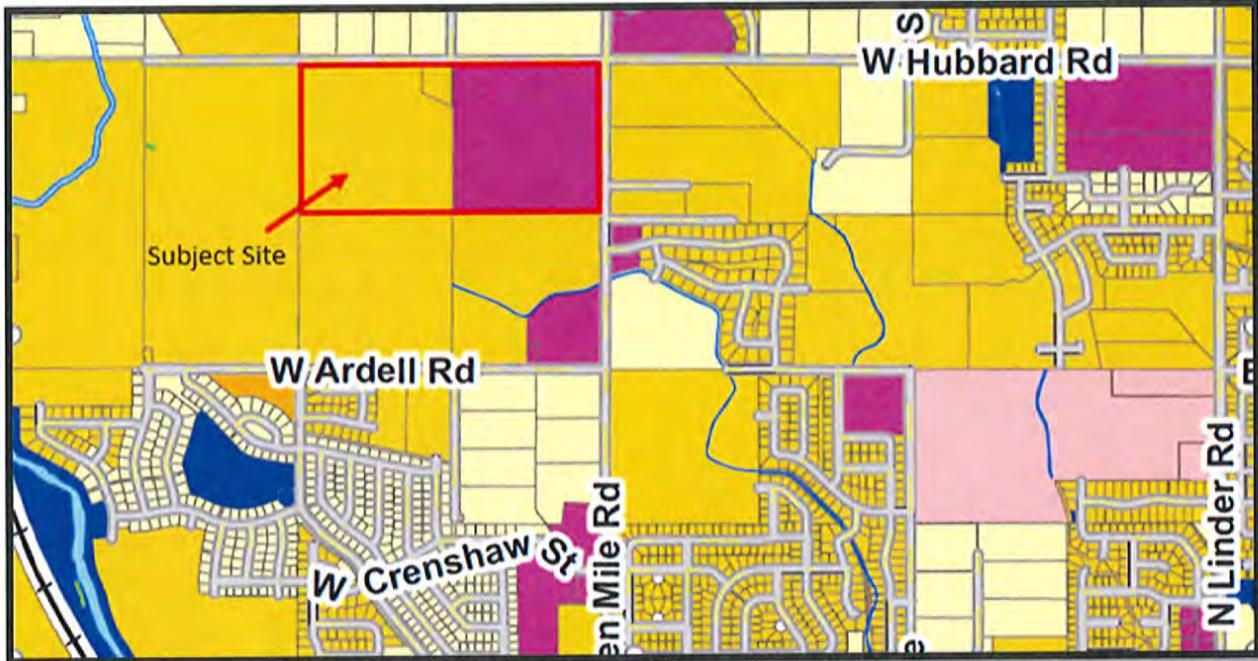


D. Site History:

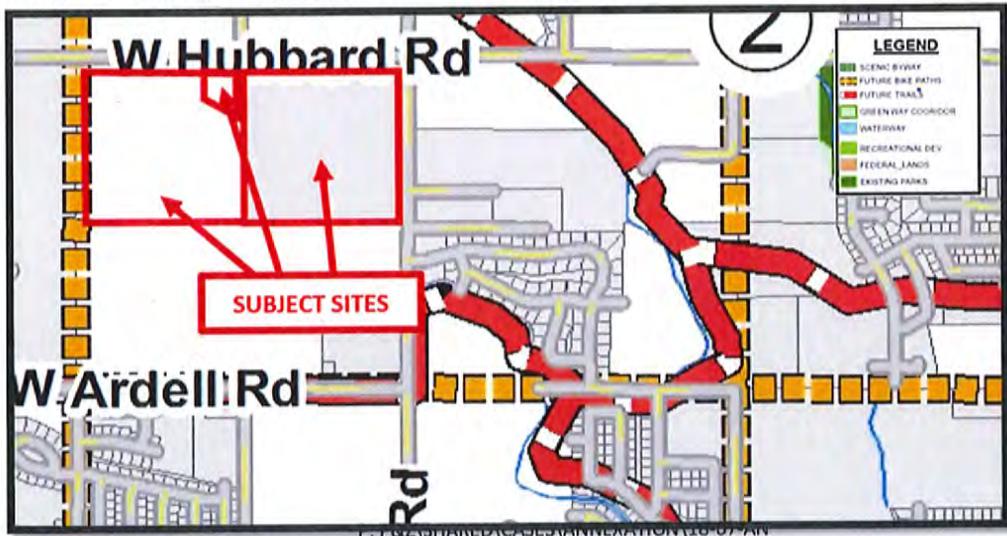
Two parcels are currently within Ada County. The approximately 2.002-acre property has served as residential property and the approximately 36.51-acre parcel has historically been considered agricultural land. The approximately 38.98-acre parcel on Ten Mile Road is within city limits and is currently zoned A (agricultural).

E. General Projects Facts:

1. **Comprehensive Plan Map:** The Future Land Use Map (Comp Plan Map) is intended to serve as a *guide* for the decision-making body for the City. The Comp Plan map indicates land use designations, it is not the actual zone. The Future Land Use Map identifies the 37.54-acre site and 2.002-acre site medium density residential and the 38.98-acre site as commercial (neighborhood and community).



2. **Recreation and Pathways Map:** The Recreation and Pathways Master Plan Map does not indicate a future trail through any of the three sites. However, a future bike path is shown along the future extension of Shayla Avenue. Accordingly, it is the City's goal and desire to increase the number of trails and pathways in Kuna. Staff highly recommends that developers design and construct trails and pathways, or work with Ada County Highway District to pay their proportionate share to comply with the Master Plan's goals by either starting a pathway, or extending current ones at time of development.



3. **Surrounding Land Uses:**

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

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

Property Owner	Parcel Size	Current Zone:	Parcel Number
Thistle Farm, LLC	37.54 acres	RR, Ada County	S1418346600
Justin Blackstock	2.002 acres	RR, Ada County	S1315120700
Bodahl Farm, LLC	38.98 acres	A, Kuna City	S1315110051
Total Acres 78.522			

5. **Services:**

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- 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 2.002-acre parcel contains one manufactured home. The front of the site contains landscaping typically associated with a residential lot (i.e. grass, trees and shrubs). The 36.51-acre parcel historically has been farmed and contains features associated with agricultural land. The Teed Canal lies within the 37.54-acre parcel. The Boise Project Board of Control is contracted to operate and maintain this canal. The site is relatively flat with an estimated average slope of 0% to 3%. Bedrock depth is estimated to be between 20 and 40 inches and greater than 60 inches, according to the USDA Soil Survey for Ada County.

7. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts beyond the designation of being in the nitrate priority area.

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

- Kuna School District Exhibit C-1
- Boise Project Board of Control..... Exhibit C-2
- Community Planning Association of Southwest Idaho (Compass) Exhibit C-3
- Idaho Transportation Department (ITD) Exhibit C-4

F. **Staff Analysis:**

The applicant requests to annex an approximately 37.54-acre parcel and a 2.002-acre parcel into Kuna City limits with an R-6 (Medium Density Residential) zoning designation. City limits are contiguous to the eastern and western property lines. A residential subdivision is proposed for these parcels.

This project is adjacent to West Hubbard Road and North Ten Mile Road. All major public utilities are located approximately within 300 feet of the subject sites. Applicant is aware that development of these parcels will require connection to all city services and associated connection fees at time of building permit submittal.

The Recreation and Pathways Master Plan Map does not indicate a future trail through either site. However, a future bike path is shown along the future extension of Shayla Avenue. Staff will require the applicant to

work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities.

Additionally, the applicant proposes to rezone an approximately 38.98-acre parcel from agricultural to commercial. Multifamily dwellings are proposed for this parcel.

Staff has determined the annexations and the rezone comply with the goals and policies for Kuna City, Title 5 and Title 6 of Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; and forwards a recommendation of approval for Case No's 18-07-AN (Annexation), 18-05-ZC (Rezone), subject to any conditions of approval outlined by Kuna's Planning and Zoning Commission and City Council.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance Title 5.
2. City of Kuna Subdivision Ordinance Title 6.
3. City of Kuna Comprehensive Plan.
4. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Kuna City Code Analysis:

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

Comment: *The proposed application adheres to the applicable requirements of Title 5 and Title 6 of KCC.*

2. The Commission feels the sites *are* physically suitable for development in the future.

Comment: *The 37.54-acre (approximate), 2.002-acre (approximate), and 38.98-acre (approximate) sites appear to be suitable for development in the future.*

3. The annexation and rezone requests *are not* likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

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

4. These applications *are not* likely to cause adverse public health problems.

Comment: *The project would connect to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

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

Comment: *The annexation and rezone requests appear to avoid detriment to surrounding uses. Commission did consider the annexation and rezone and the location of the property with adjacent uses.*

I. Comprehensive Plan Analysis:

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

1. The proposed application for the sites is consistent with the following Comprehensive Plan components:

2.0 – Private Property Rights

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

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

6.0 – Land Use

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

J. Factual Summary:

These parcels are both on West Hubbard Road just west of North Ten Mile Road. The project consists of annexation of two parcels into Kuna City limits and rezoning of one parcel from agricultural to commercial. The first parcel is 37.54 acres and proposed to be zoned R-6. The purpose of annexing this parcel is to create a residential subdivision. The second parcel is approximately 2.002 acres, and the purpose of annexing this parcel is to create a residential subdivision. The applicant requests rezone approval on the 38.98-acre lot for multifamily dwellings.

K. Findings of Fact:

1. **Annexation and Rezone:** Based upon the record contained in Case No’s 18-07-AN and 18-05-ZC including the Comprehensive Plan, Kuna City Code, Staff’s Memorandums, including the exhibits, and the testimony during the public hearing, the Kuna Planning and Zoning Commission hereby recommends *approval of the Findings of Fact and Conclusions of Law, and conditions of approval for Case No’s 18-07-AN, 18-05-ZC, a request for annexation and rezone approval by the applicant.*
2. The Kuna Planning and Zoning Commission conditionally approves the facts as outlined in the staff report, the public testimony and the supporting evidence list presented.

Comment: The Kuna Planning and Zoning Commission held a public hearing on the subject applications on January 8, 2019, to hear from City staff, the applicant and to accept public testimony. The decision by the Commission is based on the application, staff report and public testimony, both oral and written.

3. Based on the evidence contained in Case Nos. 18-07-AN and 18-05-ZC, this proposal complies with the Comprehensive Plan and Future Land Use Map.

Comment: The Comp Plan Future Land Use Map designates the approximately 37.51 and 2.00-acre parcels as Medium Density Residential. With the annexation, the applicant proposes a zoning designation of R-6 for these two parcels. The Comp Plan Future Land Use Map designates the approximately 38.98-acre parcel as Commercial. With the rezone, the applicant proposes a zoning designation of C-1 for this parcel.

4. The Kuna Planning and Zoning Commission has the authority to recommend approval or denial of Case Nos. 18-07-AN and 18-05-ZC.

Comment: On January 8, 2019, the Commission voted to recommend conditional approval of Case Nos. 18-07-AN and 18-05-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 sections, notice requirements were met to hold a public hearing on January 8, 2019.

L. Conclusions of Law:

1. Based on the evidence contained in Case Nos. 18-07-AN & 18-05-ZC, Commission finds that Case Nos. 18-07-AN & 18-05-ZC *complies* with Kuna City Code.
2. Based on the evidence contained in Case Nos. 18-07-AN & 18-05-ZC, Commission finds that Case Nos. 18-07-AN & 18-05-ZC *is* consistent with Kuna’s Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

M. Decision by the Planning & Zoning Commission:

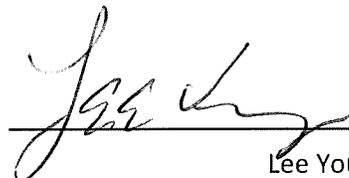
Note: These motions are for the recommendation of approval, conditional approval or denial of the annexation and rezone applications to City Council. However, if the planning and Zoning Commission wishes to change specific parts of these requests as detailed in the report, those changes must be specified.

Based on the facts outlined in staff’s report and public testimony as presented, the Planning and Zoning Commission of Kuna, Idaho, hereby recommends *conditional approval* of Case No. 18-07-AN (Annexation) & 18-05-ZC (Rezone), an annexation request from Tim Eck, on behalf of Thistle Farms, LLC to annex approximately 39.56 acres into a residential subdivision and rezone approximately 38.98 acres for commercial use, with the following conditions of approval:

- *Applicant shall follow the conditions as stated in the staff report.*
1. The applicant and/or owner shall obtain written approval on letterhead or may be written/stamped on the approved plans of the construction plans from the agencies noted below. All submittals are required to include the drainage and development plans. All site improvements are prohibited prior to approval of the following agencies:
 - a. The City Engineer shall approve the sewer hook-ups.
 - b. The City Engineer shall approve all civil plans. No construction, grading, filling, clearing or excavation of any kind shall be initiated until the applicant has received approval of the drainage plan from the City Engineer.
 - c. Central District Health Department recommends the plan be designed and constructed in conformance with standards contained in, “Catalog for Best Management Practices for Idaho Cities and Counties”.
 - d. The Kuna Fire District shall approve fire flow requirements and/or building plans. Installation of fire protection facilities as required by Kuna Fire District are required.
 - e. The Kuna Municipal Irrigation District and Boise Project Board of Control shall approve any modifications to the existing irrigation system.
 - f. Approval from Ada County Highway District (ACHD) shall be obtained and Impact Fees must be paid prior to *issuance* of any building permit(s).
 - g. All public rights-of-way shall be dedicated and constructed to standards of the City and Ada County Highway District. No public street construction may commence without the approval and permit from Ada County Highway District.

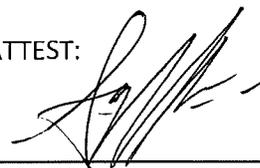
2. Installation of service facilities shall comply with the requirements of the public utility or irrigation district providing the services. All utilities shall be installed underground, see **KCC 6-4-2-W**.
3. The Kuna Planning and Zoning Commission recommends that the preliminary plat for the 38.98-acre parcel would include no more than 25 acres of multifamily housing.
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.
8. Curb, gutter and detached sidewalk shall be installed throughout the proposed project site and along the site's frontages on West Hubbard Road and Ten Mile Road.
9. Applicant shall work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities.
10. Fencing within and around the site shall comply with Kuna City Code (Unless specifically approved otherwise and permitted).
11. The land owner/applicant/developer, and any future assigns having an interest in the subject property, shall fully comply with all conditions of development as approved by the City Council, or seek amending them through public hearing processes.
12. Developer/owner/applicant shall follow staff, City engineers and other agency recommended requirements as applicable.
13. Developer/owner/applicant shall comply with all local, state and federal laws.

DATED: This 22nd day of January, 2019.



 Lee Young, Chairman
 Kuna Planning and Zoning Commission

ATTEST:



 Sam Weiger, Planner I
 Kuna Planning and Zoning Department



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

Commission & Council Review Application

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

*Please submit the appropriate checklist (s) with application

Type of Review (check all that apply):

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

For Office Use Only	
File Number (s)	18-07- AN, 18-05, ZC
Project name	Bodahl-Stiner
Date Received	
Date Accepted/ Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: Thistle Farm, LLC., Justin Blackstock, Bodahl Farm, LLC.
 Address: 3925 W. Hubbard Rd.
 City, State, Zip: Kuna, ID 83634

Phone Number: 208-286-0520
 E-Mail: timothyeck@me.com
 Fax #: _____

Applicant (Developer): Thistle Farms, LLC.
 Address: 6152 W. Halfmoon Lane
 City, State, Zip: Eagle, ID 83616

Phone Number: 208-286-0520
 E-Mail: timothyeck@me.com
 Fax #: _____

Engineer/Representative: Bailey Engineering, Inc.
 Address: 4242 N. Brookside Lane
 City, State, Zip: Boise, ID 83714

Phone Number: 208-938-0013
 E-Mail: kmiller@baileyengineers.com
 Fax #: _____

Subject Property Information

Site Address:	<u>3925 W. Hubbard Rd.</u>
Site Location (Cross Streets):	<u>Hubbard Road and Ten Mile Road</u>
Parcel Number (s):	<u>S1315120800, S1315120700 & S1315110051</u>
Section, Township, Range:	<u>SEC 15 2N 1W</u>
Property size :	<u>3 parcels totaling 80 acres</u>
Current land use:	<u>Agriculture</u>
Proposed land use:	<u>40 acres R-6, 40 acres commercial</u>
Current zoning district:	<u>County and Agriculture</u>
Proposed zoning district:	<u>commercial</u>

Project Description

Project / subdivision name: TBD - Currently referred to as the Bodhal-Stiner Property

General description of proposed project / request: _____

The applicant is proposing to annex and rezone 40 acres of the development for a residential subdivision with an R-6 zoning designation which is in line with the Comprehensive plan. The remaining 39.51 acres we will be requesting a rezone from Agriculture to Commercial which is also reflected in the City of Kuna's Comprehensive Plan.

Residential 39.51 acres proposed for a residential subdivision (R-6 zoning designation)

Commercial 40 acres proposed for commercial, per the Comprehensive Plan

Office _____

Industrial _____

Other _____

Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No

Please describe the existing buildings: _____

Any existing buildings to remain? Yes No

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

Number of common and/or other lots: _____

Type of dwellings proposed:

Single-Family _____

Townhouses _____

Duplexes _____

Multi-Family _____

Other _____

Minimum Square footage of structure (s): _____

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

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

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

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____

Gross floor area square footage: _____ Existing (if applicable): _____

Hours of operation (days & hours): _____ Building height: _____

Total number of employees: _____ Max. number of employees at one time: _____

Number and ages of students/children: _____ Seating capacity: _____

Fencing type, size & location (proposed or existing to remain): _____

Proposed Parking: a. Handicapped spaces: _____ Dimensions: _____

b. Total Parking spaces: _____ Dimensions: _____

c. Width of driveway aisle: _____

Proposed Lighting: _____

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): _____

Applicant's Signature:  Date: 11/20/18

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

November 25, 2018

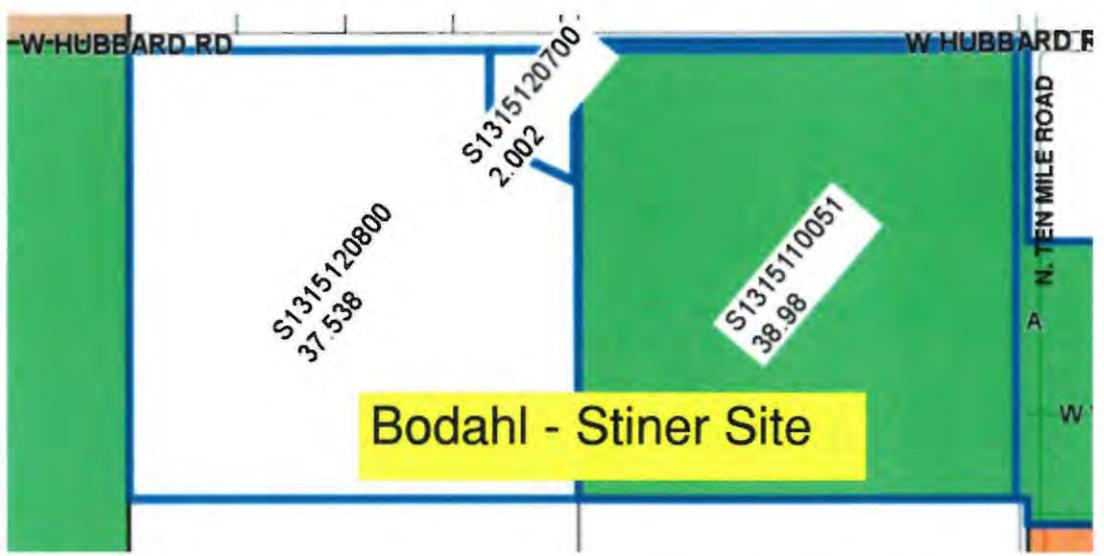
City of Kuna
Planning & Zoning Department
Kuna City Hall
751 W. 4th St.
Kuna, ID 83634

RE: **Bodahl-Stiner: Annexation and Rezone Application**

Dear Commissioners and City Council Members:

Bailey Engineering Inc., in conjunction with Thistle Farm, LLC is pleased to submit Annexation and Rezone applications for the Bodahl-Stiner Property, located on the southwest corner of W. Hubbard Road and N. Ten Mile Road.

The site consists of three parcels, totaling 79.51 acres. Parcel S1315110051, which is a 40-acre parcel has already been annexed into the city and the existing zoning designation is Agriculture. The two remaining parcels S1315120800 and S1315120700, totaling 39.51 acres, have yet to be annexed into the city however, are contiguous to previously annexed properties. With this application we are requesting an annexation and rezone for Parcels S1315120800 and S1315120700. In addition, we are requesting a rezone for Parcel S1315110051. All requests for rezone are in compliance with the City of Kuna's Comprehensive Plan.





Proposed Zoning

The City’s Medium Density Residential (R-6) zone is proposed for the two parcels (S1315120800 and S1315120700) on the west portion of the site. The R-6 zone will “blend” the range of potential densities anticipated by the City’s Comprehensive Plan. Applying the City’s R-6 lot area, density, and setback standards throughout the entire 39.51 acres on the west portion of the site will provide consistency with future developments to the northeast, west and south, should they follow the City’s Comprehensive Plan.

The 40 acres (S1315110051) on the southwest corner of W. Hubbard Road and N. Ten Mile Road, is proposed to be C-1 (multifamily/apartments), Commercial Designation as is called out in the City’s Comprehensive Plan.

Adjoining Land Use

The properties that surround the subject lands are not all within Kuna’s city limits however, they are located within the City of Kuna’s area of impact.

- North: County Property, Low Density Residential and undeveloped land
- South: County Property undeveloped land
- East: County Property and City of Kuna - Agriculture Designation
- West: City of Kuna – Agriculture Designation

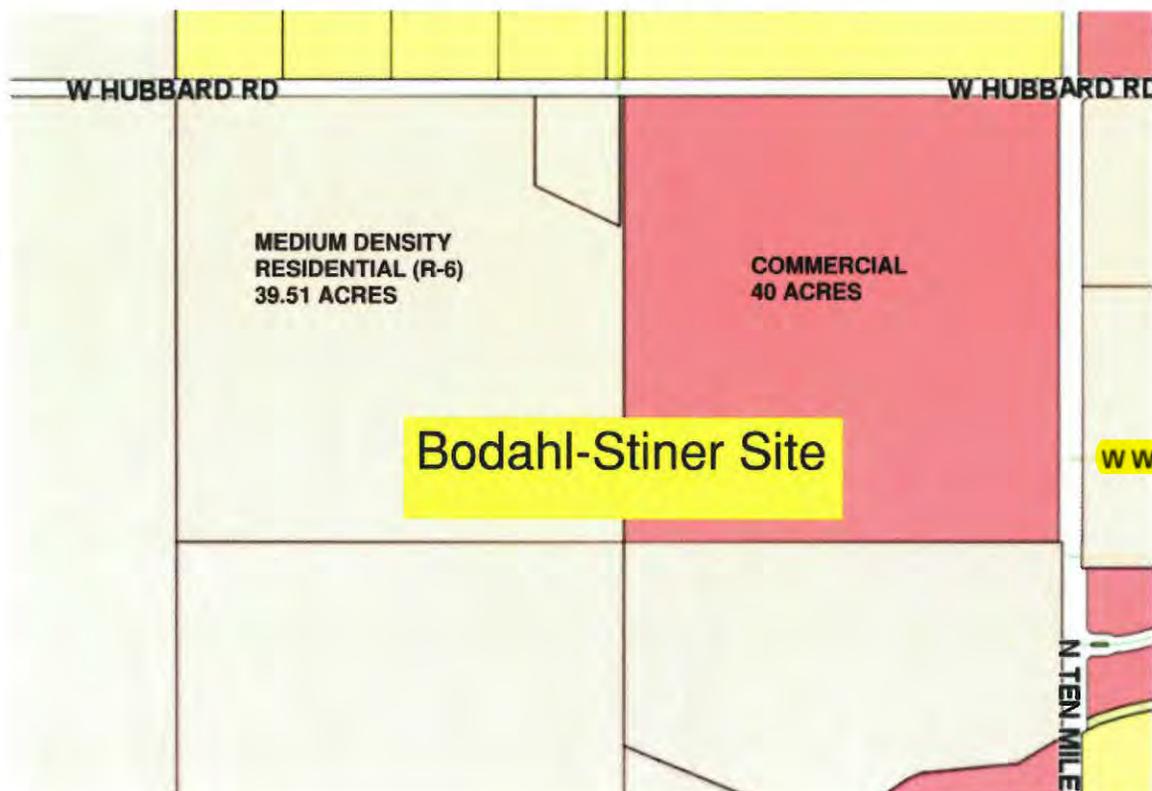
Comprehensive Plan

As depicted on the map below, the proposed development area spans two (2) land-use designations from the City of Kuna’s Comprehensive Plan Future Land Use Map:

Medium Density Residential (R-4 through R-8)

Commercial (C-1 through C-3)

B Bailey Engineering, Inc.
 CIVIL ENGINEERING|PLANNING|CADD
Kuna's Comprehensive Plan Map



Neighborhood Meeting

A neighborhood meeting was held on September 12, 2018 at 6:30 p.m. at the Kuna Library. The neighborhood sign in sheet and certification has been included with this application.

The surrounding neighbors who attended the meeting came with questions pertaining to the proposed development of the site. With the 39.51 acres that we are requesting an R-6 zoning designation, we were able to explain, that would mean a residential subdivision with no greater than 6 units/acre. We explained frontage improvements, access points etc. It was also explained to the neighbors that with this application we are only requesting an annexation and rezone of the parcels and everything is very preliminary at this stage as no site plans, or preliminary plats have been produced.

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

Another concern heard from the neighbors was the impact to existing traffic conditions by developing this site. The process was explained that a Traffic Impact Study (TIS) must be conducted and thoroughly reviewed by the Ada County Highway District upon the submission of a Preliminary Plat application. A Traffic Impact Study is not required as part of an Annexation and Rezone application.

Summary

The proposed annexation and rezone application for the Bodahl-Stiner Property has carefully considered all aspects of the Kuna Zoning Ordinance, the Kuna Comprehensive Plan, site location and surrounding neighborhoods. We respectfully request your approval of these applications.

Sincerely,

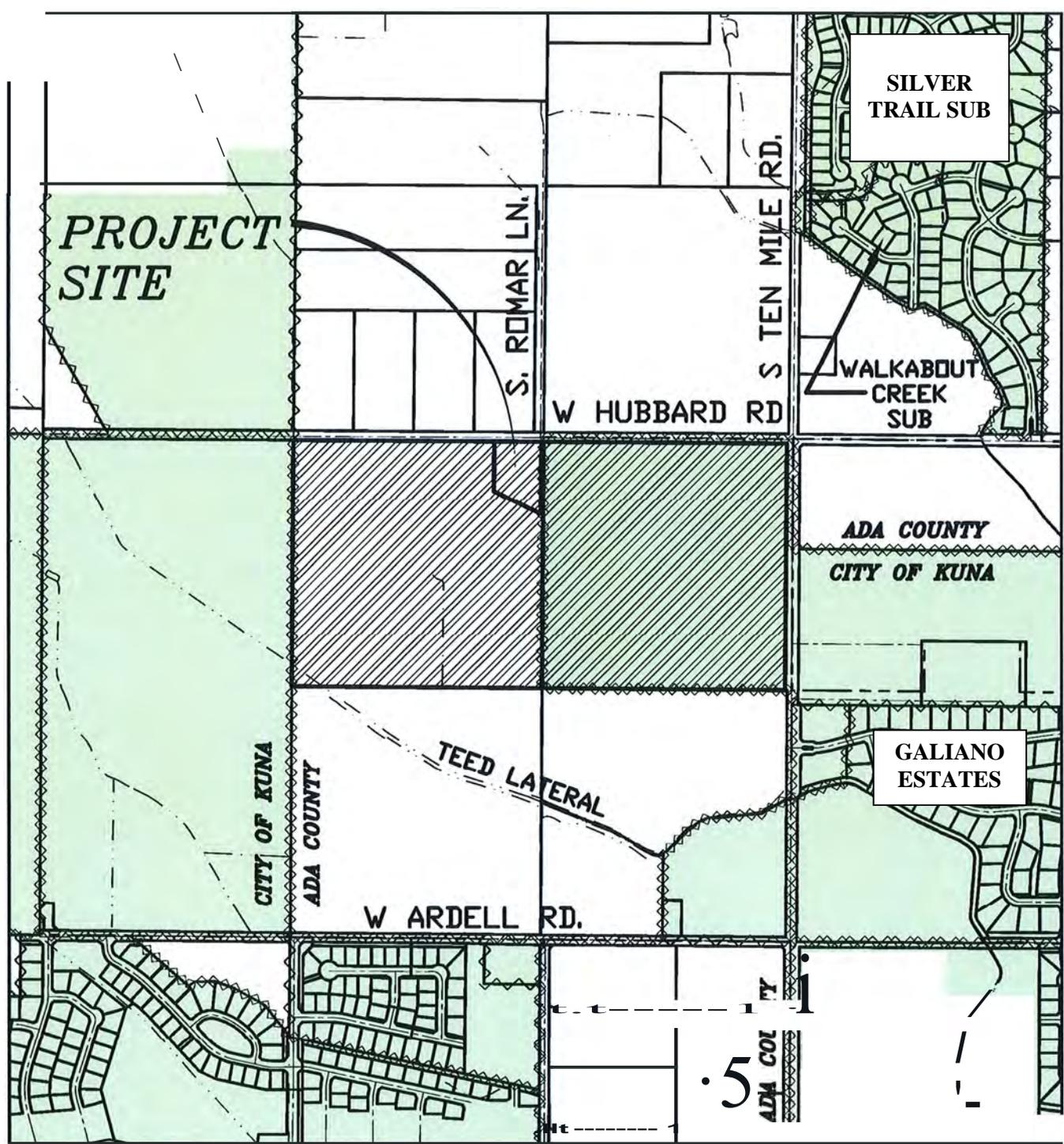


Katie Miller
Project Manager

VICINITY MAP

BODAHL-STINER PARCELS

A PORTION OF NE 1/4 OF SECTION 15
TOWNSHIP 2 NORTH, RANGE 1 WEST, BOISE MERIDIAN
KUNA, ADA COUNTY, IDAHO
2018



SCALE: 1" = 500'

received
9.19.2018 TB

Exhib:
A2e

**ANNEXATION AND REZONE DESCRIPTION FOR
THISTLE FARM LLC\BLACKSTOCK PROPERTIES**

The NW 1/4 of the NE 1/4 of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

BEGINNING at the N1/4 corner of said Section 15 from which the NE corner of said Section 15 bears South 89°40'47" East, 2647.06 feet;

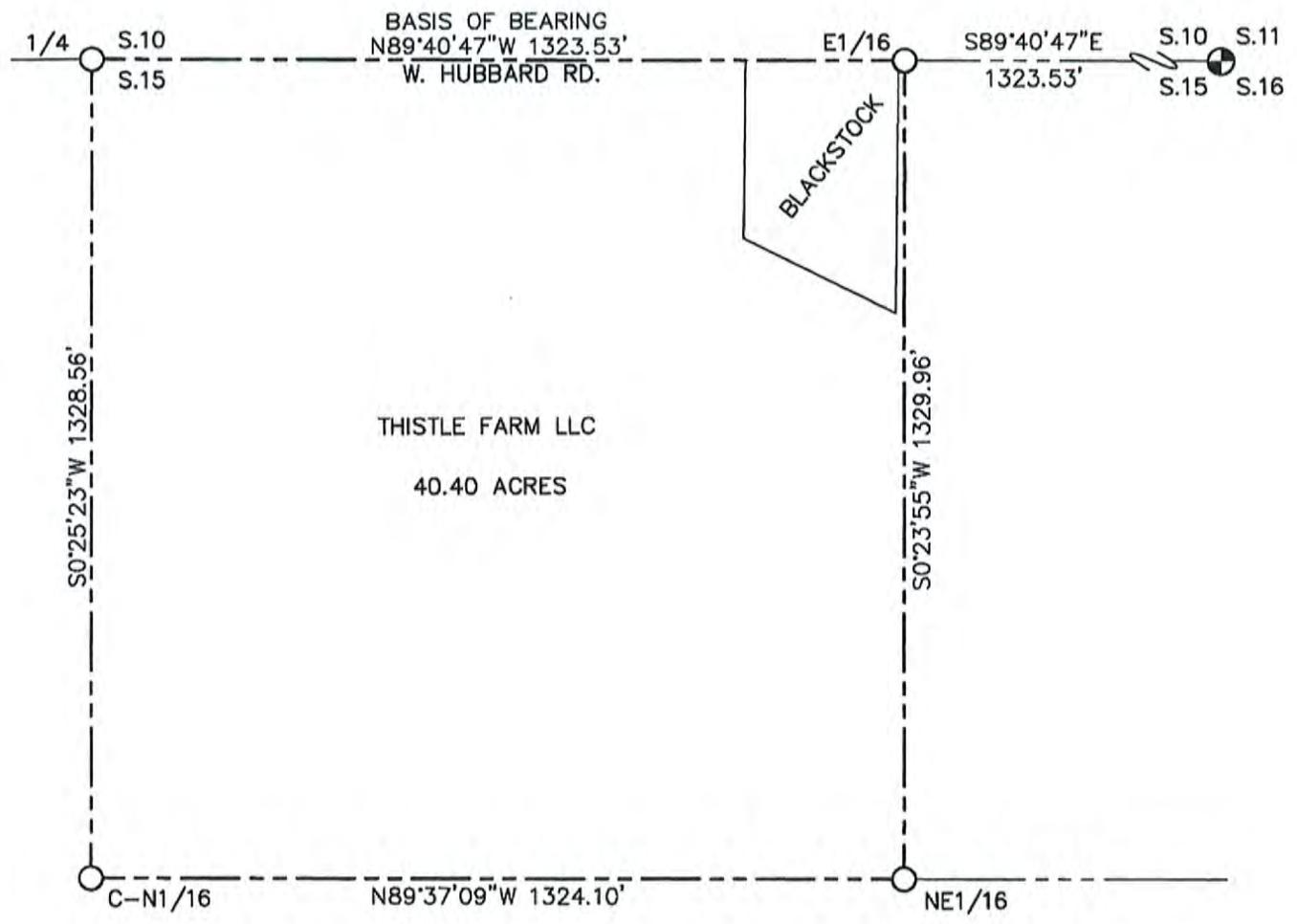
thence along the North boundary line of said Section 15 South 89°40'47" East, 1,323.53 feet to the E1/16 corner of said Section 15;

thence along the East boundary line of the NW 1/4 of the NE 1/4 of said Section 15 South 00°23'55" West, 1,329.96 feet to the NE1/16 corner of said Section 15;

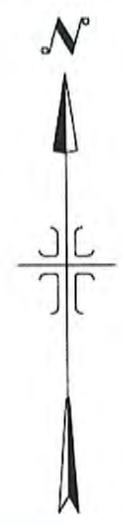
thence along the South boundary line of the NW 1/4 of the NE 1/4 of said Section 15 North 89°37'09" West, 1,324.10 feet to the C-N1/16 corner of said Section 15;

thence along the West boundary line of the NW 1/4 of the NE 1/4 of said Section 15 North 00°25'23" East, 1,328.56 feet to the **POINT OF BEGINNING**. Containing 40.40 acres, more or less.





received
9.19.2018
TB



SCALE: 1" = 300'

S:\ISG Projects\Silver Holdings 18-211\dwg\Silver Holdings Annexation.dwg 9/5/2018 3:57:05 PM

	IDAHO SURVEY GROUP, LLC 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570
	ANNEXATION EXHIBIT ___ DRAWING FOR THISTLE FARM\BLACKSTOCK PROPERTIES

LOCATED IN THE NW 1/4 OF THE NE 1/4 OF SECTION 15
T.2N., R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 18-211
SHEET NO. 1
DWG. DATE 9/5/2018

s89°40'47"e
1323.53



n00°25'23"e
1328.56

s00°23'55"w
1329.96

1324.1
n89°37'09"w



Thistle Farm\Blackstock Annexation-Rezone Closure Sheet

9/5/2018

Scale: 1 inch= 171 feet

File:

Tract 1: 40.3970 Acres, Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=5306 ft.

- 01 s89.4047e 1323.53
- 02 s00.2355w 1329.96
- 03 n89.3709w 1324.1
- 04 n00.2523e 1328.56

**DESCRIPTION FOR
BODAHL FARM LLC PROPERTY
REZONE**

A portion of the NE 1/4 of the NE 1/4 of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the NE corner of said Section 15 from which the N1/4 corner of said Section 15 bears North 89°40'47" West, 2647.06 feet;

thence along the North boundary line of said Section 15 North 89°40'47" West, 34.00 feet to a point on the West right-of-way line of S. Ten Mile Road, said point being the **REAL POINT OF BEGINNING**;

thence along said West right-of-way line South 00°23'28" West, 1,331.81 feet to a point on the South boundary line of the NE 1/4 of the NE 1/4 of said Section 15;

thence along said South boundary line North 89°35'51" West, 1,289.70 feet to the NE1/16 corner of said Section 15;

thence along the West boundary line of the NE 1/4 of the NE 1/4 of said Section 15 North 00°23'55" East, 1,329.96 feet to the E1/16 corner of said Section 15;

thence along the North boundary line of said Section 15 South 89°40'47" East, 1289.53 feet to the **REAL POINT OF BEGINNING**. Containing 39.40 acres, more or less.



received
9.19.2018 TB

EXHIBIT "A"

Legal Description of Property

The NE 1/4 of the NE 1/4 of Section 15, Township 2 North, Range 1 West, Boise- Meridian, Ada County, Idaho.

Excepting Therefrom:

A 34 foot wide tract of land situated in the NE 1/4 of the NE 1/4 of Section 15, Township 2 North, Range 1 East, B.M., Ada County, Idaho, more particularly described in the Warranty Deed From Goldcreek Developers, LLC, an Idaho Limited Liability Company to Ada County Highway District, recorded October 20, 2011 as Instrument No. 111085168 and Re-Recorded November 3, 2011, as Instrument No. 111089981, Official Records.

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): S1315120700

A parcel lying in the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of said Section 15; thence West (assumed) 1,333.46 feet along the Section line (the centerline of Hubbard Lane) to a point, said point being the REAL POINT OF BEGINNING; thence Continuing West (assumed) 249.79 feet along said Section line to a point; thence South 00°38'00" West, 288.63 feet to a point; thence South 64°03'18" East, 276.30 feet to a point; thence North 00°38'00" East, 409.52 feet to a point, the REAL POINT OF BEGINNING.

Except Hubbard Road right-of-way.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN
LAND TITLE
ASSOCIATION



ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



Fidelity National Title
Insurance Company

Commitment Number:

34601705597

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

President

Attest:

Secretary



Countersigned By:

Authorized Officer or Agent

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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A2d

FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 34601705597

Transaction Identification Data for reference only:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT (NOT TITLE ONLY):
Title Officer: Matt Carey Fidelity National Title Company 950 W. Bannock St., Suite 420 Boise, ID 83702 Phone: 208-947-0566 Fax: 866-671-3899 Main Phone: (208)377-3190 Email: matt.carey@fnf.com	Escrow Officer: Nanci Boslau Fidelity National Title Company 950 W. Bannock St., Suite 420 Boise, ID 83702 Phone: 208-947-0508 Fax: 866-671-3919 Main Phone: (208)377-3190 Email: Nanci.Boslau@fnf.com

Order Number: 34601705597

Property Address: 3625 W Hubbard Rd, Kuna, ID 83634

SCHEDULE A

1. Commitment Date: October 11, 2017 at 07:30 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006 Standard

Proposed Insured: DBTV Agricultural Holdings, LLC	
Proposed Policy Amount: \$375,000.00	
Premium:	\$ 1,512.00
Total:	\$ 1,512.00
3. The estate or interest in the Land described or referred to in this Commitment is:

Fee Simple
4. Title to the estate or interest in the Land is at the Commitment Date vested in:

Carol I. Stiner, an unmarried woman
5. The Land is described as follows:

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

END OF SCHEDULE A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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SCHEDULE B, PART I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Company reserves the right to impose additional requirements or add exceptions that may become necessary once the terms of this transaction have been disclosed and/or upon review of this commitment by underwriting counsel.
6. Because of the provisions of the Idaho Homestead Law (Chapter 10, Title 55, I.C.), the company will require:
 - a. the personal execution and acknowledgment of any Deed, Deed of Trust, Mortgage or Special Power of Attorney to encumber, or convey the homestead by the vested owner and spouse, if any, or in the alternative
 - b. an affidavit, signed by the vested owner and spouse which states
 - i. that the land described herein is not their principal residence;
 - ii. the land is not claimed as homestead property; and
 - iii. their principal residence is

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**SCHEDULE B, PART I
REQUIREMENTS**

(continued)

7. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: DBTV Agricultural Holdings, LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

8. Receipt of a satisfactory, fully executed, and notarized Affidavit of Title Indemnity.

9. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
4. Any lien or right to a lien for services, labor or material not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Paragraphs 1 through 8 will not appear as printed exceptions on extended coverage loan policies, except as to such parts thereof which may be typed as shown below.

SPECIAL EXCEPTIONS

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SCHEDULE B, PART II
EXCEPTIONS

(continued)

- 9. Water rights, claims or title to water, whether or not disclosed by the Public Records.
- 10. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- 11. Any off record facts, encumbrances, easements or possessory claims, a survey or inspection would disclose.
- 12. General taxes for the year 2017, which are a lien, payable on or before December 20, 2017 of said year and not delinquent until after said date.
- 13. Liens, levies and assessments, if any, of UNINCORPORATED ADA COUNTY. No search has been made.
- 14. Liens and assessments of the BOISE KUNA IRRIGATION DISTRICT, and the rights, powers and easements of said district as by law provided. No search has been made.
- 15. Ditch, road and public utility easements as same may exist over said premises.
- 16. Right of way for Teed Lateral, and the rights of access thereto for maintenance of said canal/ditch/lateral.
- 17. Rights of the public to any portion of the Land lying within the area commonly known as Hubbard Road.
- 18. Rights of way for ditches, tunnels, telephone and transmission lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code 1947.
- 19. Exceptions and reservations contained in Deed from the STATE OF IDAHO
Recorded: May 18, 1921
Instrument No: Book 143, Page 12, of Official Records
Whereby said Grantor excepts all mineral rights as defined by Section 47-701 of Idaho Code.
- 20. Matters as disclosed by Record of Survey No. 565
Recorded: March 8, 1984
Instrument No: 8410916, of Official Records.
a.) Hubbard Road
- 21. Statement of Intent to Declare Manufactured Home as Real Property.
Recorded: August 12, 2015
Instrument No: 2015-073884, of Official Records.

END OF EXCEPTIONS

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

NOTES

- Note A: NOTE: According to the records of the County Assessor's office, Parcel No.: S1315120700
Code Area: 239
General Taxes for the year 2016, were \$1,111.80
- Note B: NOTE: Pursuant to the State of Idaho Insurance Regulations, a cancellation fee is to be charged on all cancelled orders. Unless otherwise advised, orders will be considered cancelled six months after the effective date on the commitment. The amount of the fee assessed shall be in accordance with our rate filing with the Idaho Department of Insurance.
- Note C: NOTE: The Policy or Policies of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.
- Note D: NOTE: We have searched our records for judgments or liens that may affect the title to the land described in Schedule A, to include judgments or liens against DBTV Agricultural Holdings, LLC. As of the effective date of this commitment we find none, EXCEPT as may be shown as an exception in Schedule B.

END OF NOTES

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS

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**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE**

Effective: May 1, 2015; Last Updated: March 1, 2017

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

<p>Types of Information Collected. You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.</p>	<p>How Information is Collected. We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.</p>
<p>Use of Collected Information. We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.</p>	<p>When Information Is Disclosed. We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.</p>
<p>Choices With Your Information. Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.</p>	<p>Information From Children. We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.</p>
<p>Privacy Outside the Website. We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.</p>	<p>International Users. By providing us with you information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</p>
<p>The California Online Privacy Protection Act. Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</p>	
<p>Your Consent To This Privacy Notice. By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.</p>	<p>Access and Correction; Contact Us. If you desire to contact us regarding this notice or your information, please contact us at privacy@fnf.com or as directed at the end of this Privacy Notice.</p>

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE****Effective: May 1, 2015; Last Updated: March 1, 2017**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- social security number (SSN), driver's license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

How Information is Collected

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect *Browsing Information* from you as follows:

- **Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- **Cookies.** When you visit our Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

Use of Collected Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section "Choices With Your Personal Information" to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use to market their products or services to you;
- to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates' everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances ("opt-out"):

- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

Information From Children

The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

Privacy Outside the Website

The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

The California Online Privacy Protection Act

For some FNF websites, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN.

The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information" and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

Your Consent To This Privacy Notice

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to privacy@fnf.com or by mail or phone to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:



Fidelity National Title
Insurance Company

Commitment Number:

34601705601

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Fidelity National Title Insurance Company

By:

President

Attest:

Secretary

Countersigned By:

Authorized Officer or Agent



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FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 34601705601

Transaction Identification Data for reference only:

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT (NOT TITLE ONLY):
Title Officer: Matt Carey Fidelity National Title Company 950 W. Bannock St., Suite 420 Boise, ID 83702 Phone: 208-947-0566 Fax: 866-671-3899 Main Phone: (208)377-3190 Email: matt.carey@fnf.com	Escrow Officer: Nanci Boslau Fidelity National Title Company 950 W. Bannock St., Suite 420 Boise, ID 83702 Phone: 208-947-0508 Fax: 866-671-3919 Main Phone: (208)377-3190 Email: Nanci.Boslau@fnf.com

Order Number: 34601705601

Property Address: 3925 W Hubbard Lane, Kuna, ID 83634

SCHEDULE A

1. Commitment Date: October 11, 2017 at 07:30 AM
2. Policy to be issued:
 - (a) ALTA Owner's Policy 2006 Standard

Proposed Insured: DBTV Agricultural Holdings, LLC	
Proposed Policy Amount: \$675,000.00	
Premium:	\$ 2,256.00
Total:	\$ 2,256.00
3. The estate or interest in the Land described or referred to in this Commitment is:
Fee Simple
4. Title to the estate or interest in the Land is at the Commitment Date vested in:
Carol I. Stiner, an unmarried woman
5. The Land is described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): S1315120800

The Northwest quarter of the Northeast quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho.

Except Hubbard Road right-of-way.

And except a parcel lying in the Northeast quarter of the Northwest quarter of the Northeast quarter of Section 15, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being more particularly described as follows:

Beginning at the Northeast corner of said Section 15; thence West (assumed) 1,333.46 feet along the Section line (the centerline of Hubbard Lane) to a point, said point being the REAL POINT OF BEGINNING; thence Continuing West (assumed) 249.79 feet along said Section line to a point; thence South 00°38'00" West, 288.63 feet to a point; thence South 64°03'18" East, 276.30 feet to a point; thence North 00°38'00" East, 409.52 feet to a point, the REAL POINT OF BEGINNING.

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**SCHEDULE B, PART I
REQUIREMENTS**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. The Company reserves the right to impose additional requirements or add exceptions that may become necessary once the terms of this transaction have been disclosed and/or upon review of this commitment by underwriting counsel.
6. Because of the provisions of the Idaho Homestead Law (Chapter 10, Title 55, I.C.), the company will require:
 - a. the personal execution and acknowledgment of any Deed, Deed of Trust, Mortgage or Special Power of Attorney to encumber, or convey the homestead by the vested owner and spouse, if any, or in the alternative
 - b. an affidavit, signed by the vested owner and spouse which states
 - i. that the land described herein is not their principal residence;
 - ii. the land is not claimed as homestead property; and
 - iii. their principal residence is

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**SCHEDULE B, PART I
REQUIREMENTS**

(continued)

7. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: DBTV Agricultural Holdings, LLC

- a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.
- b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.
- c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.
- d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created
- e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

8. Receipt of a satisfactory, fully executed, and notarized Affidavit of Title Indemnity.

9. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

END OF SCHEDULE B, PART I

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**SCHEDULE B, PART II
EXCEPTIONS**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

GENERAL EXCEPTIONS

1. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.
4. Any lien or right to a lien for services, labor or material not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Indian treaty or aboriginal rights, including, but not limited to, easements or equitable servitudes; or, (d) water rights, claims or title to water, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
7. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities unless shown as an existing lien by the public records.
8. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

Paragraphs 1 through 8 will not appear as printed exceptions on extended coverage loan policies, except as to such parts thereof which may be typed as shown below.

SPECIAL EXCEPTIONS

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SCHEDULE B, PART II
EXCEPTIONS

(continued)

- 9. Water rights, claims or title to water, whether or not disclosed by the Public Records.
- 10. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
- 11. Any off record facts, encumbrances, easements or possessory claims, a survey or inspection would disclose.
- 12. General taxes for the year 2017, which are a lien, payable on or before December 20, 2017 of said year and not delinquent until after said date.
- 13. Liens, levies and assessments, if any, of UNINCORPORATED ADA COUNTY. No search has been made.
- 14. Liens and assessments of the BOISE KUNA IRRIGATION DISTRICT, and the rights, powers and easements of said district as by law provided. No search has been made.
- 15. Ditch, road and public utility easements as same may exist over said premises.
- 16. Right of way for Teed Lateral, and the rights of access thereto for maintenance of said canal/ditch/lateral.
- 17. Rights of the public to any portion of the Land lying within the area commonly known as Hubbard Road.
- 18. Rights of way for ditches, tunnels, telephone and transmission lines constructed by authority of the United States, as granted to the United States under the provisions of Section 58-604 Idaho Code 1947.
- 19. Exceptions and reservations contained in Deed from the STATE OF IDAHO
Recorded: May 18, 1921
Instrument No: Book 143, Page 12, of Official Records
Whereby said Grantor excepts all mineral rights as defined by Section 47-701 of Idaho Code.
- 20. The land described herein shall not be deemed to include any house trailer, modular home, manufactured home, or mobile dwelling located on the premises.
- 21. Unrecorded leaseholds, if any; rights of parties in possession other than the vestees herein; rights of chattel mortgagees and vendors under conditional sales contracts of personal property installed on the premises herein; and the rights of tenants to remove trade fixtures.

END OF EXCEPTIONS

NOTES

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**SCHEDULE B, PART II
EXCEPTIONS**

(continued)

Note A: NOTE: According to the records of the County Assessor's office,
Parcel No.: S1315120800
Code Area: 239
General Taxes for the year 2016, were \$1,082.46

Note B: NOTE: Pursuant to the State of Idaho Insurance Regulations, a cancellation fee is to be charged on all cancelled orders. Unless otherwise advised, orders will be considered cancelled six months after the effective date on the commitment. The amount of the fee assessed shall be in accordance with our rate filing with the Idaho Department of Insurance.

Note C: NOTE: The Policy or Policies of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

Note D: NOTE: We have searched our records for judgments or liens that may affect the title to the land described in Schedule A, to include judgments or liens against DBTV Agricultural Holdings, LLC. As of the effective date of this commitment we find none, EXCEPT as may be shown as an exception in Schedule B.

END OF NOTES

END OF SCHEDULE B, PART II

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I-Requirements;
- (f) Schedule B, Part II-Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I-Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.
- (g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

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(continued)

- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars (\$2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

END OF CONDITIONS

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**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE**

Effective: May 1, 2015; Last Updated: March 1, 2017

At Fidelity National Financial, Inc., we respect and believe it is important to protect the privacy of consumers and our customers. This Privacy Notice explains how we collect, use, and protect any information that we collect from you, when and to whom we disclose such information, and the choices you have about the use of that information. A summary of the Privacy Notice is below, and we encourage you to review the entirety of the Privacy Notice following this summary. You can opt-out of certain disclosures by following our opt-out procedure set forth at the end of this Privacy Notice.

<p><u>Types of Information Collected.</u> You may provide us with certain personal information about you, like your contact information, address demographic information, social security number (SSN), driver's license, passport, other government ID numbers and/or financial information. We may also receive browsing information from your Internet browser, computer and/or mobile device if you visit or use our websites or applications.</p>	<p><u>How Information is Collected.</u> We may collect personal information from you via applications, forms, and correspondence we receive from you and others related to our transactions with you. When you visit our websites from your computer or mobile device, we automatically collect and store certain information available to us through your Internet browser or computer equipment to optimize your website experience.</p>
<p><u>Use of Collected Information.</u> We request and use your personal information to provide products and services to you, to improve our products and services, and to communicate with you about these products and services. We may also share your contact information with our affiliates for marketing purposes.</p>	<p><u>When Information Is Disclosed.</u> We may disclose your information to our affiliates and/or nonaffiliated parties providing services for you or us, to law enforcement agencies or governmental authorities, as required by law, and to parties whose interest in title must be determined.</p>
<p><u>Choices With Your Information.</u> Your decision to submit information to us is entirely up to you. You can opt-out of certain disclosure or use of your information or choose to not provide any personal information to us.</p>	<p><u>Information From Children.</u> We do not knowingly collect information from children who are under the age of 13, and our website is not intended to attract children.</p>
<p><u>Privacy Outside the Website.</u> We are not responsible for the privacy practices of third parties, even if our website links to those parties' websites.</p>	<p><u>International Users.</u> By providing us with you information, you consent to its transfer, processing and storage outside of your country of residence, as well as the fact that we will handle such information consistent with this Privacy Notice.</p>
<p><u>The California Online Privacy Protection Act.</u> Some FNF companies provide services to mortgage loan servicers and, in some cases, their websites collect information on behalf of mortgage loan servicers. The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through those websites.</p>	
<p><u>Your Consent To This Privacy Notice.</u> By submitting information to us or by using our website, you are accepting and agreeing to the terms of this Privacy Notice.</p>	<p><u>Access and Correction; Contact Us.</u> If you desire to contact us regarding this notice or your information, please contact us at privacy@fnf.com or as directed at the end of this Privacy Notice.</p>

**FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE****Effective: May 1, 2015; Last Updated: March 1, 2017**

Fidelity National Financial, Inc. and its majority-owned subsidiary companies providing title insurance, real estate- and loan-related services (collectively, "FNF", "our" or "we") respect and are committed to protecting your privacy. We will take reasonable steps to ensure that your Personal Information and Browsing Information will only be used in compliance with this Privacy Notice and applicable laws. This Privacy Notice is only in effect for Personal Information and Browsing Information collected and/or owned by or on behalf of FNF, including Personal Information and Browsing Information collected through any FNF website, online service or application (collectively, the "Website").

Types of Information Collected

We may collect two types of information from you: Personal Information and Browsing Information.

Personal Information. FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- social security number (SSN), driver's license, passport, and other government ID numbers;
- financial account information; and
- other personal information needed from you to provide title insurance, real estate- and loan-related services to you.

Browsing Information. FNF may collect the following categories of Browsing Information:

- Internet Protocol (or IP) address or device ID/UDID, protocol and sequence information;
- browser language and type;
- domain name system requests;
- browsing history, such as time spent at a domain, time and date of your visit and number of clicks;
- http headers, application client and server banners; and
- operating system and fingerprinting data.

How Information is Collected

In the course of our business, we may collect *Personal Information* about you from the following sources:

- applications or other forms we receive from you or your authorized representative;
- the correspondence you and others send to us;
- information we receive through the Website;
- information about your transactions with, or services performed by, us, our affiliates or nonaffiliated third parties; and
- information from consumer or other reporting agencies and public records maintained by governmental entities that we obtain directly from those entities, our affiliates or others.

If you visit or use our Website, we may collect *Browsing Information* from you as follows:

- **Browser Log Files.** Our servers automatically log each visitor to the Website and collect and record certain browsing information about each visitor. The Browsing Information includes generic information and reveals nothing personal about the user.
- **Cookies.** When you visit our Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. When you visit a website again, the cookie allows the website to recognize your computer. Cookies may store user preferences and other information. You can choose whether or not to accept cookies by changing your Internet browser settings, which may impair or limit some functionality of the Website.

Use of Collected Information

Information collected by FNF is used for three main purposes:

- To provide products and services to you or any affiliate or third party who is obtaining services on your behalf or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you and to inform you about our, our affiliates' and third parties' products and services, jointly or independently.

When Information Is Disclosed

We may provide your Personal Information (excluding information we receive from consumer or other credit reporting agencies) and Browsing Information to various individuals and companies, as permitted by law, without obtaining your prior authorization. Such laws do not allow consumers to restrict these disclosures. Please see the section "Choices With Your Personal Information" to learn how to limit the discretionary disclosure of your Personal Information and Browsing Information.

Disclosures of your Personal Information may be made to the following categories of affiliates and nonaffiliated third parties:

- to third parties to provide you with services you have requested, and to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to our affiliate financial service providers for their use to market their products or services to you;
- to nonaffiliated third party service providers who provide or perform services on our behalf and use the disclosed information only in connection with such services;
- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to market financial products or services to you;
- to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoena or court order;
- to lenders, lien holders, judgment creditors, or other parties claiming an interest in title whose claim or interest must be determined, settled, paid, or released prior to closing; and
- other third parties for whom you have given us written authorization to disclose your Personal Information.

We may disclose Personal Information and/or Browsing Information when required by law or in the good-faith belief that such disclosure is necessary to:

- comply with a legal process or applicable laws;
- enforce this Privacy Notice;
- investigate or respond to claims that any material, document, image, graphic, logo, design, audio, video or any other information provided by you violates the rights of a third party; or
- protect the rights, property or personal safety of FNF, its users or the public.

We maintain reasonable safeguards to keep your Personal Information secure. When we provide Personal Information to our affiliates or third party service providers as discussed in this Privacy Notice, we expect that these parties process such information in compliance with our Privacy Notice or in a manner that is in compliance with applicable privacy laws. The use of your information by a business partner may be subject to that party's own Privacy Notice. Unless permitted by law, we do not disclose information we collect from consumer or credit reporting agencies with our affiliates or others without your consent.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of our bankruptcy, reorganization, insolvency, receivership or an assignment for the benefit of creditors. You expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings. We cannot and will not be responsible for any breach of security by a third party or for any actions of any third party that receives any of the information that is disclosed to us.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you. The uses of your Personal Information and/or Browsing Information that, by law, you cannot limit, include:

- for our everyday business purposes – to process your transactions, maintain your account(s), to respond to law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders, or report to credit bureaus;
- for our own marketing purposes;
- for joint marketing with financial companies; and
- for our affiliates' everyday business purposes – information about your transactions and experiences.

You may choose to prevent FNF from disclosing or using your Personal Information and/or Browsing Information under the following circumstances ("opt-out"):

- for our affiliates' everyday business purposes – information about your creditworthiness; and
- for our affiliates to market to you.

To the extent permitted above, you may opt-out of disclosure or use of your Personal Information and Browsing Information by notifying us by one of the methods at the end of this Privacy Notice. We do not share your personal information with non-affiliates for their direct marketing purposes.

For California Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by California law. Currently, our policy is that we do not recognize "do not track" requests from Internet browsers and similar devices.

For Nevada Residents: You may be placed on our internal Do Not Call List by calling (888) 934-3354 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Vermont Residents: We will not share your Personal Information and Browsing Information with nonaffiliated third parties, except as permitted by Vermont law, such as to process your transactions or to maintain your account. In addition, we will not share information about your creditworthiness with our affiliates except with your authorization. For joint marketing in Vermont, we will only disclose your name, contact information and information about your transactions.

Information From Children

The Website is meant for adults and is not intended or designed to attract children under the age of thirteen (13). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian. By using the Website, you affirm that you are over the age of 13 and will abide by the terms of this Privacy Notice.

Privacy Outside the Website

The Website may contain links to other websites. FNF is not and cannot be responsible for the privacy practices or the content of any of those other websites.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States or are a citizen of the European Union, please note that we may transfer your Personal Information and/or Browsing Information outside of your country of residence or the European Union for any of the purposes described in this Privacy Notice. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection and transfer of such information in accordance with this Privacy Notice.

The California Online Privacy Protection Act

For some FNF websites, such as the Customer CareNet ("CCN"), FNF is acting as a third party service provider to a mortgage loan servicer. In those instances, we may collect certain information on behalf of that mortgage loan servicer via the website. The information which we may collect on behalf of the mortgage loan servicer is as follows:

- first and last name;
- property address;
- user name and password;
- loan number;
- social security number - masked upon entry;
- email address;
- three security questions and answers; and
- IP address.

The information you submit through the website is then transferred to your mortgage loan servicer by way of CCN.

The mortgage loan servicer is responsible for taking action or making changes to any consumer information submitted through this website. For example, if you believe that your payment or user information is incorrect, you must contact your mortgage loan servicer.

CCN does not share consumer information with third parties, other than (1) those with which the mortgage loan servicer has contracted to interface with the CCN application, or (2) law enforcement or other governmental authority in connection with an investigation, or civil or criminal subpoenas or court orders. All sections of this Privacy Notice apply to your interaction with CCN, except for the sections titled "Choices with Your Information" and "Access and Correction." If you have questions regarding the choices you have with regard to your personal information or how to access or correct your personal information, you should contact your mortgage loan servicer.

Your Consent To This Privacy Notice

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information by us in compliance with this Privacy Notice. Amendments to the Privacy Notice will be posted on the Website. Each time you provide information to us, or we receive information about you, following any amendment of this Privacy Notice will signify your assent to and acceptance of its revised terms for all previously collected information and information collected from you in the future. We may use comments, information or feedback that you submit to us in any manner that we may choose without notice or compensation to you.

Accessing and Correcting Information; Contact Us

If you have questions, would like to access or correct your Personal Information, or want to opt-out of information sharing with our affiliates for their marketing purposes, please send your requests to privacy@fnf.com or by mail or phone to:

Fidelity National Financial, Inc.
601 Riverside Avenue
Jacksonville, Florida 32204
Attn: Chief Privacy Officer
(888) 934-3354



Neighborhood Meeting Certification

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

GENERAL INFORMATION:

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

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

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

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

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

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

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

Description of proposed project: 79.51 acres proposed to annexation + rezone
 Date and time of neighborhood meeting: 9/12/18 6:30pm
 Location of neighborhood meeting: Kuna Public Library

SITE INFORMATION:

Location: Quarter: _____ Section: 15 Township: _____ Range: _____ Total Acres: 79.51
 Subdivision Name: N/A Lot: _____ Block: _____
 Site Address: 3003 N. Ten Mile Rd. Tax Parcel Number(s): S1315110051,
3625 W. Hubbard Rd. S1315120700
 Please make sure to include all parcels & addresses included in your proposed use. S1315120800

CURRENT PROPERTY OWNER:

Name: Thistle Farm, LLC
 Address: 6152 W. Halfmoon Ln City: Eagle State: ID Zip: 83616

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

Name: Katie Miller Business (if applicable): Bailey Engineering, Inc.
 Address: 4242 N. Brookside Ln City: Boise State: ID Zip: 83714

received
9.19.2018 TB

PROPOSED USE:

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

Application Type	Brief Description
<u>Annexation</u>	<u>Annex 39.51 acres into the city of Kuna</u>
<u>Re-zone</u>	<u>Rezone 40 acres from Agriculture to Commercial</u>
Subdivision (Sketch Plat and/or Prelim. Plat)	<u>Rezone 39.51 acres to an R-6 designation</u>
Special-Use	
Variance	
Expansion of Extension of a Nonconforming Use	
Zoning Ordinance Map Amendment	

APPLICANT:

Name: Katie Miller - Bailey Engineering, Inc.
 Address: 4242 N. Brookside Ln.
 City: Boise State: ID Zip: 83614
 Telephone: 208-938-0013 Fax: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)  Date 9/18/18

SIGN IN SHEET

PROJECT NAME: Bodahl-Stiner

Date: 9/12/18

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Tammy Harmon	3620 W. Hubbard Rd	83634	970-218-7543
2	Vicki Johnston	3720 W Hubbard Rd	83634	208-863-9314
3	Vicki de la Concepcion	16821 Purple Sage Rd		208-459-3232
4	property mated -	3250 West Hubbard Rd	83634	
5	David McMuller	3800 W. Hubbard Rd	83634	208-922-4068
6	Jan Rudeen	1409 W Oak Tree	2086399451	208-244-1945
7	Sharon Fisher	1432 W Heartland	83634	208 283 0818
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City of Kuna COMMITMENT TO PROPERTY POSTING

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8.

Applicant/agent signature:

11/20/18
Date:



City of Kuna PROOF OF PROPERTY POSTING

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.kunacity.id.gov

This notice shall confirm that the Public Hearing Notice for BODAHL-STINER WC5
posted as required per Kuna City Ordinance 5-1-5B. Sign posted 4/18/19 & second sign was posted 4/22/19

DATED this 23rd day of April, 2019.

Signature,

Owner/Developer

STATE OF IDAHO)
County of Ada) : ss

On this 23rd day of April, 2019, before me the undersigned, a Notary Public in and for said State, personally appeared before me (Owner, Developer).

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

Adrienne Blackstock
Notary Public
Residing at Meridian, Idaho
Commission Expires 12-30-2022



CITY OF KUNA PUBLIC HEARING NOTICE

Kuna City Council

THE CITY OF KUNA will hold a public hearing on **May 7, 2019**
at **6:00 PM** at Kuna City Hall 751 W. 4th Street, Kuna, ID.

PURPOSE: Rezoning of 1 LOT (S1315110051-40 acres)
from Agriculture to C-1 Commercial and Annexation and
Rezoning of 2 LOTS (S1315120800 & S1315120700-39.56
acres) from Rural Residential property to R-6 Medium
Density Residential.

PROPERTY LOCATION: SW corner of W. Hubbard Rd. and
N. Ten Mile Rd.

APPLICATION BY: Bailey Engineering, Inc.

CASE #: 18-07-AN (Annexation) & 18-05-ZC (Rezoning)

CONTACT: Sam Weiger (208)922-5274 sweiger@kunaID.gov

04.18.2019 12:35

CITY OF KUNA PUBLIC HEARING NOTICE

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THE CITY OF KUNA will hold a public hearing on **May 7, 2019**
at **6:00 PM** at Kuna City Hall 751 W. 4th Street, Kuna, ID.

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Rezoning of 2 LOTS (S1315120800 & S1315120700-39.56
acres) from Rural Residential : property to R-6 Medium
Density Residential.

PROPERTY LOCATION: SW corner of W. Hubbard Rd. and
N. Ten Mile Rd.

APPLICATION BY: Bailey Engineering, Inc.

CASE #: 18-07-AN (Annexation) & 18-05-ZC (Rezoning)

CONTACT: Sam Weiger (208)922-5274 sweiger@kunaID.gov

04 18 2019 12:35

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna City Council
THE CITY OF KUNA will hold a public hearing on May 7, 2019
at 6:00 PM at Kuna City Hall 701 W. 4th Street, Kuna, ID
PURPOSE: Rezoning of 1 LOT (01215170001-42 acres)
from Agricultural to C-1 Commercial and Amusement and
Review of 2 CEFS (01215120000 & 01215120700-26.06
acres) from Rural Residential property to R-S Medium
Density Residential.
PROPERTY LOCATION: SW corner of W. Hubbard Rd.
and N. Top Maui Rd.
APPLICATION BY: Bailey Engineering, Inc.
CASE #: 18-07-AN (Amusement) & 18-05-ZC (Platting)
CONTACT: Dan Weger (208)825-0274 dw@baileyeng.com

04 22 2019 10:40

CITY OF KUNA PUBLIC HEARING NOTICE

Kuna City Council
THE CITY OF KUNA will hold a public hearing on May 7, 2019
at 6:00 PM at Kuna City Hall 751 W. 4th Street, Kuna, ID.
PURPOSE: Rezoning of 1 LOT (S1315110031-40 acres)
from Agriculture to C-1 Commercial and Association and
Rezoning of 2 LOTS (S1315120000 & S1315120700-39.56
acres) from Rural Residential property to R-5 Medium
Density Residential.
PROPERTY LOCATION: SW corner of W. Hubbard Rd.
and N. Ten Mile Rd.
APPLICATION BY: Bailey Engineering, Inc.
CASE #: 18-07-AN (Amendment) & 18-05-ZC (Rezoning)
CONTACT: Sam Weiger (208)822-5274 sweiger@kunaid.gov

04.22.2019 10:40

March 13, 2019

City of Kuna
Planning and Zoning Department
751 W 4th St
Kuna, ID 83634

Reference: 18-07-AN & 18-05-ZC

The corner was zoned for commercial originally, what is it being rezoned to?

What is intended for the corner?

How will you accommodate for commercial traffic on the corner?

Were you aware that at the neighborhood meeting not once was multifamily dwellings mentioned for the corner? It was only proposed as commercial such as a recreation complex or large commercial activity.

The agricultural site at 3625 Hubbard is being requested for R-6. Is there a possibility it could be low density of 1 single family residence per acre? There is no egress on the dead end road for that amount of cars that would be in an R-6 subdivision. How will you accommodate for the traffic on the dead end road from a subdivision?

The irrigation water that goes through that place supplies waste water and irrigation water for the places across the street. How will the waste water be forwarded through a subdivision? Will you have paved ditches? How will the places with water rights get their water? Will there be access to the ditches in case of silt build up?

Will there be a round-about or a 4 way signal light on Hubbard and 10 Mile for the traffic?

If a subdivision, what type of sewer system will you have?

Will it have a park for children to play or neighborhood picnics?

Will there be natural gas in the subdivision?

Where will the school buses go and turn around?

Since these subdivisions significantly impact the school system, will they be assessed a direct fee that goes to the schools, so they won't need another levy?

Thank you for allowing questions since you are looking at something that will impact our lives significantly.

Sincerely,

Vicki Johnston

Sam Weiger

From: Brenda Saxton <bsaxton@kunaschools.org>
Sent: Thursday, November 15, 2018 5:40 PM
To: Sam Weiger
Subject: Re: Kuna Planning and Zoning Request for Comment - Case No. 18-07-AN (Annexation) and Case 18-05-ZC (Rezone)
Attachments: image002.png

Only request would be a area at entrance for student's to wait for the bus.

Thank you,
Brenda Saxton

On Thu, Nov 15, 2018 at 9:32 AM Sam Weiger <sweiger@kunaid.gov> wrote:

November 15, 2018

Notice is hereby given that the following action is under consideration by the City of Kuna:

FILE NUMBER	18-07-AN (Annexation) & 18-05-ZC (Rezone) Bodahl-Steiner Annexation
PROJECT DESCRIPTION	Tim Eck is requesting an Annexation (AN) and a Rezone (ZC) in order to annex and rezone approximately 40 acres for a residential subdivision within an R-6 zoning designation. For the remaining approx. 40 acres, the applicant proposes a rezone from Agriculture to Commercial. (APN: S1315120800, S1315120700, S1315110051)
SITE LOCATION	3925 W. Hubbard Road, Kuna, Idaho 83634
APPLICANT/ REPRESENTATIVE	Tim Eck 6152 West Halfmoon Lane Eagle, ID 83616 208.286.0520 timothyeck@me.com
SCHEDULED HEARING DATE	Tuesday, January 8, 2018

RICHARD DURRANT
CHAIRMAN OF THE BOARD

CLINTON PLINE
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

TEL: (208) 344-1141
FAX: (208) 344-1437

16 November 2018

RECEIVED
NOV 19 2018
CITY OF KUNA

City of Kuna
751 W. 4th Street
Kuna, Idaho 83634

RE: Tim Eck
3925 W Hubbard Rd, Kuna
Boise-Kuna Irrigation District
Teed Lateral 234+50, 257+50
Sec. 15, T2N, R1W, BM.

18-07-AN, 18-05-ZC

BK-285A, 285, 284

Sam Weiger, Planner I:

The United States' Teed Canal lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement 25 feet south and west and 25 feet north and east of the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than grass or gravel) within its easements, as this will certainly increase our cost of maintenance. Easement must remain a flat drivable surface.

Fencing and pathways (as may be required) must be constructed just off the canal easement, to insure public safety and prevent encroachments.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

RECEIVED

NOV 19 2018

CITY OF KUNA

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case, no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case by case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

Local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement.

Should there be any small (neighborhood) irrigation ditches on this site, the developers and/or landowners will be obligated to protect them and allow water to pass to downstream neighbors.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of the irrigation and drainage plans.

Whereas this property lies within the Boise-Kuna Irrigation District it is important that representatives of this development contact the BKID office as soon as possible to discuss a pressure system prior to any costly design work. If applicable, the irrigation system will have to be built to specific specifications as set by the District / Project.

Boise Project Board of Control must receive a written response from the Boise-Kuna Irrigation District as to who will own and operate the pressure irrigation system prior to review and approval of an irrigation plan by Boise Project Board of Control.

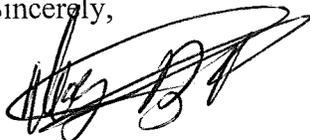
Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statues, Title 42-1209.

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to review plans and require changes when our easements and/or facilities are affected by unknown factors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Thomas Ritthaler
Assistant Project Manager

tbr/tr

cc: Clint McCormick Watermaster, Div; 2 BPBC
Lauren Boehlke Secretary – Treasurer, BKID
File

RECEIVED
NOV 19 2018
CITY OF KUNA

Communities in Motion 2040 Development Review

The Community Planning Association of Southwest Idaho (COMPASS) is the metropolitan planning organization (MPO) for Ada and Canyon Counties. COMPASS has developed this review as a tool for local governments to evaluate whether land developments are consistent with the goals of *Communities in Motion 2040 (CIM 2040)*, the regional long-range transportation plan for Ada and Canyon Counties. This checklist is not intended to be prescriptive, but rather a guidance document based on CIM 2040 goals.

Development Name: Bodahl-Steiner

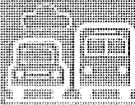
Agency: Kuna

CIM Vision Category: Future Neighborhoods

New households: ±240

New jobs: ±500

Exceeds CIM forecast: Yes

	<p>CIM Corridor: N/A Pedestrian level of stress: R-Hubbard Rd Bicycle level of stress: R-Hubbard Rd</p>	<p>Level of Stress considers facility type, number of vehicle lanes, and speed. Roads with G or PG ratings better support bicyclists and pedestrians of all ages and comfort levels.</p>
	<p>Housing within 1 mile: 1,105 Jobs within 1 mile: 180 Jobs/Housing Ratio: 0.2</p>	<p>A good jobs/housing balance – a ratio between 1 and 1.5 – reduces traffic congestion. Higher numbers indicate the need for more housing and lower numbers indicate an employment need.</p>
	<p>Nearest police station: 1.9 miles Nearest fire station: 2.8 miles</p>	<p>Developments within 1.5 miles of police and fire stations ensure that emergency services are more efficient and reduce the cost of these important public services.</p>
	<p>Farmland consumed: Yes Farmland within 1 mile: 1,236 acres</p>	<p>Farmland contributes to the local economy, creates additional jobs, and provides food security to the region. Development in farm areas decreases the productivity and sustainability of farmland.</p>
	<p>Nearest bus stop: >4 miles Nearest public school: 1 mile Nearest public park: 0.9 miles Nearest grocery store: 3.3 miles</p>	<p>Residents who live or work less than ½ mile from critical services have more transportation choices. Walking and biking reduces congestion by taking cars off the road, while supporting a healthy and active lifestyle.</p>

Recommendations

A site plan was not provided with this development. The application identifies approximately 40 acres of commercial space which could create 500 jobs at this location. This would exceed the employment forecasted for this area. Transportation infrastructure may not be able to support the new transportation demands. There are no fixed route bus service to this area and there are no plans for additional service in the ValleyConnect 2.0 plan.

This location is still in a largely farmland area, with over 1,000 acres of farmland within one mile. Nearby services, such as schools, parks, emergency services, grocery, and other stores are likely accessed only by vehicle and there are no plans for public transportation to this location. However, a mixed use development as proposed by the rezone, could encourage shorter trips and non-motorized trips.

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

Web: www.compassidaho.org

Email info@compassidaho.org

More information about the development review process:

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



COMPASS
 COMMUNITY PLANNING ASSOCIATION
 of Southwest Idaho



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IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

November 28, 2018

Sam Weiger
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

Development Application	18-07-AN, 18-05-ZC
Project Name	BODAHL-STEINER ANNEXATION
Project Location	3925 Hubbard Road, southwest corner of West Hubbard Road and North Ten Mile Road, west of SH-69 milepost 4.0
Project Description	Annexation and a Rezone in order to annex and rezone approximately 40 acres for a residential subdivision within an R-6 zoning designation. For the remaining approximate 40 acres the applicant proposes a rezone from Agriculture to Commercial.
Applicant	Tim Eck

The Idaho Transportation Department (ITD) reviewed the referenced annexation and rezone applications and has the following comments:

1. This project does not abut the State highway system.
2. Future development of this parcel will require submittal of trip generations to ITD, and may require a Traffic Impact Study (TIS).
3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State highway.
4. IDAPA 39.03.60 rules govern advertising along the State highway system. Signs may only display advertising specific to the property on which they are installed. The applicant can contact Justin Pond, Program Manager for ITD's Headquarters Right-of-Way Section at (208) 334-8832 for more information.



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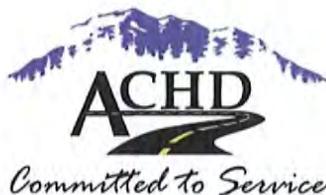
5. ITD does not object to the annexation and rezone as presented in the application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Sarah Arjona'.

Sarah Arjona
Development Services
Sarah.Arjona@itd.idaho.gov



Project/File: **Bodahl-Steiner Annexation/ KUNA19-0001/ 18-07-AN, 18-05-ZC**
 This is an annexation and rezone from Agriculture to R-6, and a rezone from Agriculture to Commercial, located on 80 acres.

Lead Agency: City of Kuna
Site address: 3925 W. Hubbard Road
Staff Approval: March 13, 2019
Applicant: Tim Eck
 Thistle Farms, LLC.
 6152 W. Halfmoon Lane
 Eagle, ID 83616



Representative: Bailey Engineering, INC
 4242 N. Brookside Lane
 Boise, ID 83714

Staff Contact: Elizabeth Allen
 Phone: 387-6132
 E-mail: eallen@achdidaho.org

A. Findings of Fact

- Description of Application:** The applicant is requesting approval of an annexation and a rezone of 40 acres from RR (Rural Residential) to R-6 (Medium-Low Density Residential), and a rezone of 40 acres from A (Agriculture) to Commercial.

The applicant's proposal is consistent with the City of Kuna's comprehensive plan.

- Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Rural Residential	RR (Ada County)
South	Rural Residential	RR (Ada County)
East	Agricultural Rural Residential	A (City of Kuna) RR (Ada County)
West	Agricultural	A (City of Kuna)

- Site History:** ACHD has not previously reviewed this site for a development application.
- Adjacent Development:** The following developments are pending or underway in the vicinity of the site:
 - Malaspina Ranch, consisting of 90 buildable lots and 12 common lots, located east of the site, was approved by ACHD in February 2019.

- Wapiti Creek, consisting of 42 buildable lots and 4 common lots, located southeast of the site, was approved by ACHD in November 2017.
 - Arroyo Indio, consisting of 215 buildable lots, located west of the site, was approved by ACHD in September 2018.
5. **Transit:** Transit services are not available to serve this site.
6. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time. The impact fee assessment will not be released until the civil plans are approved by ACHD.
7. **Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):**
- The intersection of Ten Mile Road and Deer Flat Road is scheduled in the IFYWP to be constructed as a single-lane expandable roundabout with 2-lanes on the north leg, 2-lanes on the south, 3-lanes east, and 2-lanes on the west leg, and reconstructed/signalized.
 - The intersection of Ten Mile Road and Hubbard Road is scheduled in the IFYWP to be widened or constructed as a single-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg.
 - The intersection of Ten Mile Road and Columbia Road is scheduled in the IFYWP to be constructed as a single-lane expandable roundabout with 2-lanes on the north leg, 2-lanes on the south, 2-lanes east, and 2-lanes on the west leg.
 - Ten Mile Road and Bridge Number 1185 is scheduled in the IFYWP to be replaced/widened.
 - Ten Mile Road is listed in the CIP to be widened to 3-lanes from Deer Flat Road to Hubbard Road between 2031 and 2035.
 - The intersection of Hubbard Road and Meridian Road (SH 69) is listed in the CIP to be widened to 6-lanes on the north leg, 5-lanes on the south, 4-lanes east, and 3-lanes on the west leg, and signalized between 2031 and 2035.

B. Traffic Findings for Consideration

1. **Trip Generation:** Below is a list of vehicle trip generation rates based on potential land uses at this site, based on the Institute of Transportation Engineers Trip Generation Manual, 10th edition.

Land Use	Average Daily Rate	PM Peak Hour Rate
Single Family Detached (per unit)	9.44	1.00
Multifamily Housing (low-rise)	7.32	0.56
Nursery (Garden Center) (1,000 sf)	68.10	6.94
Tractor Supply Store	-	1.40
Variety Store	63.47	6.84
Shopping Center (1,000 sf GLA)	37.75	3.81

Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Ten Mile Road	1,305-feet	Minor Arterial	496	Better than "E"
Hubbard Road	2,611-feet	Minor Arterial	9	Better than "E"

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

2. Average Daily Traffic Count (VDT)

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

- The average daily traffic count for Ten Mile Road south of Hubbard Road was 7,965 on 11/06/18.
- The average daily traffic count for Hubbard Road west of Ten Mile Road was 173 on 11/06/18.

C. Findings for Consideration

This application is for annexation and rezone only. Listed below are some findings for consideration that the District may identify when it reviews a future development application. The District may add additional findings for consideration when it reviews a specific redevelopment application.

1. Ten Mile Road

- a. **Existing Conditions:** Ten Mile Road is improved with 2-travel lanes, 25-feet of pavement, and no curb, gutter or sidewalk abutting the site. There is 70-feet of right-of-way for Ten Mile Road (32-feet from centerline).

b. **Policy:**

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of-Way Width Policy: District Policies 7205.2.1 & 7205.5.2 state that the standard 5-lane street section shall be 72-feet (back-of-curb to back-of-curb) within 96-feet of right-of-way. This width typically accommodates two travel lanes in each direction, a continuous center left-turn lane, and bike lanes on a minor arterial and a safety shoulder on a principal arterial.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-

of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Ten Mile Road is designated in the MSM as a Transitional/Commercial Arterial with 5-lanes and on-street bike lanes, a 72-foot street section within 96-feet of right-of-way.

- c. **Staff Comments/Recommendations:** The applicant should be required to dedicate right-of-way to total 48-feet from centerline of Ten Mile Road when the site develops. The applicant should be required to improve Ten Mile Road with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder, a borrow ditch, and construct 5-foot wide detached concrete sidewalks a minimum of 42-feet from the centerline abutting the site.

Provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way to 2-feet behind back of sidewalk.

This segment of Ten Mile Road is listed on the no-cut moratorium through October 2023. Any pavement cuts to Ten Mile Road must be approved by the ACHD pavement cut committee. The moratorium cut request form can be found at the following link: <http://hdlf.achdidaho.org/Forms/RoadMoratorium>

2. Hubbard Road

- a. **Existing Conditions:** Hubbard Road is improved with 2-travel lanes, and no curb, gutter or sidewalk abutting the site. There is 50-feet of right-of-way for Hubbard Road (20-feet from centerline).
- b. **Policy:**

Arterial Roadway Policy: District Policy 7205.2.1 states that the developer is responsible for improving all street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Master Street Map and Typology Policy: District Policy 7205.5 states that the design of improvements for arterials shall be in accordance with District standards, including the Master Street Map and Livable Streets Design Guide. The developer or engineer should contact the District before starting any design.

Street Section and Right-of Way Width Policy: District Policy 7205.2.1 & 7205.5.2 states that the standard 3-lane street section shall be 46-feet (back-of-curb to back-of-curb) within 70 feet of right-of-way. This width typically accommodates a single travel lane in each direction, a continuous center left-turn lane, and bike lanes.

Right-of-Way Dedication: District Policy 7205.2 states that The District will provide compensation for additional right-of-way dedicated beyond the existing right-of-way along arterials listed as impact fee eligible in the adopted Capital Improvements Plan using available impact fee revenue in the Impact Fee Service Area.

No compensation will be provided for right-of-way on an arterial that is not listed as impact fee eligible in the Capital Improvements Plan.

The District may acquire additional right-of-way beyond the site-related needs to preserve a corridor for future capacity improvements, as provided in Section 7300.

Sidewalk Policy: District Policy 7205.5.7 requires a concrete sidewalk at least 5-feet wide to be constructed on both sides of all arterial streets. A parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip. Sidewalks constructed next to the back-of-curb shall be a minimum of 7-feet wide.

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

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

Frontage Improvements Policy: District Policy 7205.2.1 states that the developer shall widen the pavement to a minimum of 17-feet from centerline plus a 3-foot wide gravel shoulder adjacent to the entire site. Curb, gutter and additional pavement widening may be required (See Section 7205.5.5).

ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, arterial street requirements, and specific roadway features required through development. This segment of Hubbard Road is designated in the MSM as a Residential Arterial with 3-lanes and on-street bike lanes, a 50-foot street section within 74-feet of right-of-way.

- c. **Staff Comments/Recommendations:** The applicant should be required to dedicate right-of-way to total 37-feet from centerline. The applicant should be required to improve Hubbard Road with 17-feet of pavement from centerline, a 3-foot wide gravel shoulder, a borrow ditch, and construct a 5-foot wide detached concrete sidewalk located a minimum of 31-feet from centerline.

Provide a permanent right-of-way easement for any sidewalk placed outside of the dedicated right-of-way to 2-feet behind back of sidewalk.

3. New North-South Collector (Master Street Map)

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

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

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

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

Residential Collector Policy: District policy 7206.5.2 states that the standard street section for a collector in a residential area shall be 36-feet (back-of-curb to back-of-curb). The District

will consider a 33-foot or 29-foot street section with written fire department approval and taking into consideration the needs of the adjacent land use, the projected volumes, the need for bicycle lanes, and on-street parking.

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

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

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

Required Improvements: District policy 7206.2.2 states that required improvements to an adjacent collector street shall consist of pavement widening to one-half the required width, including vertical curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

New Collector ACHD Master Street Map: ACHD Policy Section 3111.1 requires the Master Street Map (MSM) guide the right-of-way acquisition, collector street requirements, and specific roadway features required through development. A new collector roadway was identified on the MSM with the street typology of Residential Collector. The Residential Collector typology as depicted in the Livable Street Design Guide recommends a 2-lane roadway with bike lanes, and on street parking, a 36-foot street section within 62-feet of right-of-way.

Staff comments/recommendations: The applicant should be required to construct the new collector street one-half of a 36-foot street section, vertical curb, gutter and concrete sidewalk (minimum 7-foot attached or 5-foot detached), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side along the west side of the site.

4. Internal Streets

a. Policy:

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

Street Section and Right-of-Way Policy: District Policy 7207.5 states that right-of-way widths for all local streets shall generally not be less than 47-feet wide and that the standard street section shall be 33-feet (back-of-curb to back-of-curb).

Standard Urban Local Street—33-foot Street Section and Right-of-way Policy: District Policy 7207.5.2 states that the standard street section shall be 33-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 47-feet of right-of-way.

For the City of Kuna and City of Star: Unless otherwise approved by Kuna or Star, the standard street section shall be 36-feet (back-of-curb to back-of-curb) for developments with any buildable lot that is less than 1 acre in size. This street section shall include curb, gutter, and minimum 5-foot wide concrete sidewalks on both sides and shall typically be constructed within 50-feet of right-of-way.

Continuation of Streets Policy: District Policy 7207.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases pedestrian and bicycle connectivity.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system
- Promotes the efficient delivery of services including trash, mail and deliveries.
- Promotes appropriate intra-neighborhood traffic circulation to schools, parks, neighborhood commercial centers, transit stops, etc.
- Promotes orderly development.

Sidewalk Policy: District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

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

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

Cul-de-sac Streets Policy: District policy 7207.5.8 requires cul-de-sacs to be constructed to provide a minimum turning radius of 45-feet; in rural areas or for temporary cul-de-sacs the emergency service providers may require a greater radius. Landscape and parking islands may be constructed in turnarounds if a minimum 29-foot street section is constructed around the island. The pavement width shall be sufficient to allow the turning around of a standard AASHTO SU design vehicle without backing. The developer shall provide written approval from the appropriate fire department for this design element.

The District will consider alternatives to the standard cul-de-sac turnaround on a case-by-case basis. This will be based on turning area, drainage, maintenance considerations and the written approval of the agency providing emergency fire service for the area where the development is located.

Landscape Medians Policy: District policy 7207.5.16 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

Commercial Roadway Policy: District Policy 7208.2.1 states that the developer is responsible for improving all commercial street frontages adjacent to the site regardless of whether or not access is taken to all of the adjacent streets.

Street Section and Right-of-Way Policy: District Policy 7208.5 states that right-of-way widths for new commercial streets shall typically be 50 and 70-feet wide and that the standard street section will vary depending on the need for a center turn lane, bike lanes, volumes, percentage of truck traffic, and/or on-street parking.

- A 36-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and on-street parking.
- A 40-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane.
- A 46-foot street section (back-of-curb to back-of-curb) will typically accommodate two travel lanes and a center turn lane and bike lanes.

Continuation of Streets Policy: District Policy 7208.2.4 states that an existing street, or a street in an approved preliminary plat, which ends at a boundary of a proposed development shall be extended in that development. The extension shall include provisions for continuation of storm drainage facilities. Benefits of connectivity include but are not limited to the following:

- Reduces vehicle miles traveled.
- Increases access for emergency services.
- Reduces need for additional access points to the arterial street system.
- Promotes the efficient delivery of services including trash, mail and deliveries, water and sewer.
- Promotes orderly development.

Sidewalk Policy: District Policy 7208.5.6 requires concrete sidewalks at least 5-feet wide to be constructed on both sides of all commercial streets. If a separated sidewalk is proposed, a parkway strip at least 6-feet wide between the back-of-curb and street edge of the sidewalk is required to provide increased safety and protection of pedestrians. Consult the District's planter width policy if trees are to be placed within the parkway strip.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-

of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.).

Cul-de-sac Streets Policy: District policy 7208.5.7 states that the minimum radius permitted for a turnaround is 55-feet to back-of-curb.

Landscape Medians Policy: District policy 7208.5.15 states that landscape medians are permissible where adequate pavement width is provided on each side of the median to accommodate the travel lanes and where the following is provided:

- The median is platted as right-of-way owned by ACHD.
- The width of an island near an intersection is 12-feet maximum for a minimum distance of 150-feet. Beyond the 150-feet, the island may increase to a maximum width of 30-feet.
- At an intersection that is signalized or is to be signalized in the future, the median width shall be reduced to accommodate the necessary turn lane storage and tapers.
- The Developer or Homeowners Association shall apply for a license agreement if landscaping is to be placed within these medians.
- The license agreement shall contain the District's requirements of the developer including, but not limited to, a "hold harmless" clause; requirements for maintenance by the developer; liability insurance requirements; and restrictions.
- Vertical curbs are required around the perimeter of any raised median. Gutters shall slope away from the curb to prevent ponding.

b. Staff Comments/Recommendations:

The applicant should construct the internal local streets as 36-foot street sections with curb, gutter and 5-foot wide sidewalk within 50-feet of right-of-way.

The applicant should construct the internal commercial streets per District policy.

5. Roadway Offsets

a. Policy:

Local Street Intersection Spacing on Minor Arterials: District policy 7205.4.3 states that new local streets should not typically intersect arterials. Local streets should typically intersect collectors. If it is necessary, as determined by ACHD, for a local street to intersect an arterial, the minimum allowable offset shall be 660-feet as measured from all other existing roadways as identified in Table 1a (7205.4.6).

Local Offset Policy: District policy 7207.4.2, requires local roadways to align or provide a minimum offset of 125-feet from any other street (measured centerline-to-centerline).

- b. Staff Comments/Recommendations:** The applicant should be required to construct any new local streets to offset per District policy.

6. Stub Streets

- a. Existing Conditions:** There are no existing stub streets to the site.

b. Policy:

Stub Street Policy: District policy 7207.2.4 states that stub streets will be required to provide circulation or to provide access to adjoining properties. Stub streets will conform with the requirements described in Section 7207.2.4 except a temporary cul-de-sac will not be required if the stub street has a length no greater than 150-feet. A sign shall be installed at the terminus of the stub street stating that, "THIS ROAD WILL BE EXTENDED IN THE FUTURE."

In addition, stub streets must meet the following conditions:

- A stub street shall be designed to slope towards the nearest street intersection within the proposed development and drain surface water towards that intersection; unless an alternative storm drain system is approved by the District.
- The District may require appropriate covenants guaranteeing that the stub street will remain free of obstructions.

Temporary Dead End Streets Policy: District policy 7207.2.4 requires that the design and construction for cul-de-sac streets shall apply to temporary dead end streets. The temporary cul-de-sac shall be paved and shall be the dimensional requirements of a standard cul-de-sac. The developer shall grant a temporary turnaround easement to the District for those portions of the cul-de-sac which extend beyond the dedicated street right-of-way. In the instance where a temporary easement extends onto a buildable lot, the entire lot shall be encumbered by the easement and identified on the plat as a non-buildable lot until the street is extended.

- c. **Staff Comments/Recommendations:** Stub streets will be required to the adjacent parcel and should be constructed per District policy.

7. Driveways

6.1 Ten Mile Road and Hubbard Road

- a. **Existing Conditions:** There are no existing driveways on Ten Mile Road. There are 8 driveways located on Hubbard Road.

a. **Policy**

Access Points Policy: District Policy 7205.4.1 states that all access points associated with development applications shall be determined in accordance with the policies in this section and Section 7202. Access points shall be reviewed only for a development application that is being considered by the lead land use agency. Approved access points may be relocated and/or restricted in the future if the land use intensifies, changes, or the property redevelops.

Access Policy: District policy 7205.4.6 states that direct access to minor arterials is typically prohibited. If a property has frontage on more than one street, access shall be taken from the street having the lesser functional classification. If it is necessary to take access to the higher classified street due to a lack of frontage, the minimum allowable spacing shall be based on Table 1a under District policy 7205.4.6, unless a waiver for the access point has been approved by the District Commission.

Driveway Location Policy: District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a single left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 660-feet from the intersection for a full-movement driveway.

District policy 7205.4.5 requires driveways located on minor arterial roadways from a signalized intersection with a dual left turn lane shall be located a minimum of 330-feet from the nearest intersection for a right-in/right-out only driveway and a minimum of 710-feet from the intersection for a full-movement driveway.

Successive Driveways: District policy 7205.4.6 Table 1a, requires driveways located on minor arterial roadways with a speed limit of 45 MPH to align or offset a minimum of 380-feet from any existing or proposed driveway.

Driveway Width Policy: District policy 7205.4.8 restricts high-volume driveways (100 VTD or more) to a maximum width of 36-feet and low-volume driveways (less than 100 VTD) to a maximum width of 30-feet. Curb return type driveways with 30-foot radii will be required for high-volume driveways with 100 VTD or more. Curb return type driveways with 15-foot radii will be required for low-volume driveways with less than 100 VTD.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7205.4.8, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers in accordance with Table 2 under District Policy 7205.4.8.

Cross Access Easements/Shared Access Policy: District Policy 7202.4.1 states that cross access utilizes a single vehicular connection that serves two or more adjoining lots or parcels so that the driver does not need to re-enter the public street system.

- b. **Staff Comments/Recommendations:** The applicant should construct any future driveways per District policy.

8. Tree Planters

Tree Planter Policy: Tree Planter Policy: The District's Tree Planter Policy prohibits all trees in planters less than 8-feet in width without the installation of root barriers. Class II trees may be allowed in planters with a minimum width of 8-feet, and Class I and Class III trees may be allowed in planters with a minimum width of 10-feet.

9. Landscaping

Landscaping Policy: A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

D. Site Specific Conditions of Approval

This application is for a rezone and annexation only. The District may add additional findings for consideration when it reviews a specific development application. Site Specific Conditions will be established at that time.

E. Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.

7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

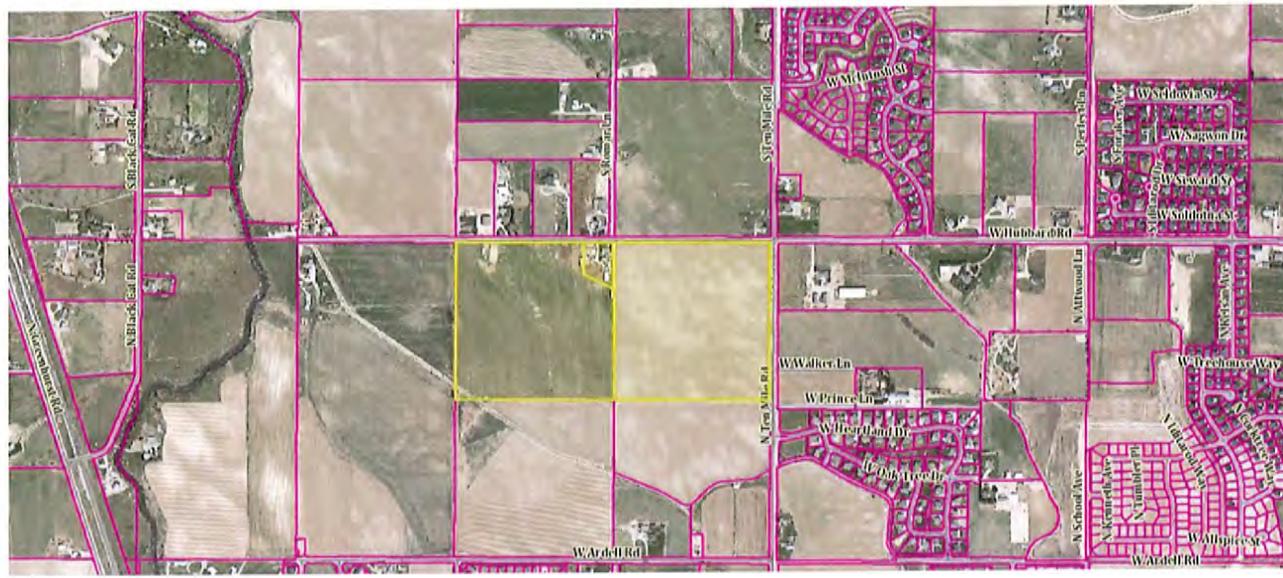
F. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

G. Attachments

1. Vicinity Map
2. Site Plan
3. Utility Coordinating Council
4. Development Process Checklist
5. Appeal Guidelines

VICINITY MAP



Ada County Utility Coordinating Council

Developer/Local Improvement District Right of Way Improvements Guideline Request

Purpose: To develop the necessary avenue for proper notification to utilities of local highway and road improvements, to help the utilities in budgeting and to clarify the already existing process.

- 1) **Notification:** Within five (5) working days upon notification of required right of way improvements by Highway entities, developers shall provide written notification to the affected utility owners and the Ada County Utility Coordinating Council (UCC). Notification shall include but not be limited to, project limits, scope of roadway improvements/project, anticipated construction dates, and any portions critical to the right of way improvements and coordination of utilities.
- 2) **Plan Review:** The developer shall provide the highway entities and all utility owners with preliminary project plans and schedule a plan review conference. Depending on the scale of utility improvements, a plan review conference may not be necessary, as determined by the utility owners. Conference notification shall also be sent to the UCC. During the review meeting the developer shall notify utilities of the status of right of way/easement acquisition necessary for their project. At the plan review conference each company shall have the right to appeal, adjust and/or negotiate with the developer on its own behalf. Each utility shall provide the developer with a letter of review indicating the costs and time required for relocation of its facilities. Said letter of review is to be provided within thirty calendar days after the date of the plan review conference.
- 3) **Revisions:** The developer is responsible to provide utilities with any revisions to preliminary plans. Utilities may request an updated plan review meeting if revisions are made in the preliminary plans which affect the utility relocation requirements. Utilities shall have thirty days after receiving the revisions to review and comment thereon.
- 4) **Final Notification:** The developer will provide highway entities, utility owners and the UCC with final notification of its intent to proceed with right of way improvements and include the anticipated date work will commence. This notification shall indicate that the work to be performed shall be pursuant to final approved plans by the highway entity. The developer shall schedule a preconstruction meeting prior to right of way improvements. Utility relocation activity shall be completed within the times established during the preconstruction meeting, unless otherwise agreed upon.

Notification to the Ada County UCC can be sent to: 50 S. Cole Rd. Boise 83707, or Visit iducc.com for e-mail notification information.

Development Process Checklist

Items Completed to Date:

- Submit a development application to a City or to Ada County
- The City or the County will transmit the development application to ACHD
- The ACHD **Planning Review Section** will receive the development application to review
- The **Planning Review Section** will do one of the following:
 - Send a **"No Review"** letter to the applicant stating that there are no site specific conditions of approval at this time.
 - Write a **Staff Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.
 - Write a **Commission Level** report analyzing the impacts of the development on the transportation system and evaluating the proposal for its conformance to District Policy.

Items to be completed by Applicant:

- For **ALL** development applications, including those receiving a **"No Review"** letter:
 - The applicant should submit one set of engineered plans directly to ACHD for review by the **Development Review Section** for plan review and assessment of impact fees. (Note: if there are no site improvements required by ACHD, then architectural plans may be submitted for purposes of impact fee assessment.)
 - The applicant is required to get a permit from Construction Services (ACHD) for **ANY** work in the right-of-way, including, but not limited to, driveway approaches, street improvements and utility cuts.
- Pay Impact Fees prior to issuance of building permit. Impact fees cannot be paid prior to plan review approval.

DID YOU REMEMBER:

Construction (Non-Subdivisions)

- Driveway or Property Approach(s)**
 - Submit a "Driveway Approach Request" form to ACHD Construction (for approval by Development Services & Traffic Services). There is a one week turnaround for this approval.
- Working in the ACHD Right-of-Way**
 - Four business days prior to starting work have a bonded contractor submit a "Temporary Highway Use Permit Application" to ACHD Construction – Permits along with:
 - a) Traffic Control Plan
 - b) An Erosion & Sediment Control Narrative & Plat, done by a Certified Plan Designer, if trench is >50' or you are placing >600 sf of concrete or asphalt.

Construction (Subdivisions)

- Sediment & Erosion Submittal**
 - At least one week prior to setting up a Pre-Construction Meeting an Erosion & Sediment Control Narrative & Plan, done by a Certified Plan Designer, must be turned into ACHD Construction to be reviewed and approved by the ACHD Stormwater Section.
- Idaho Power Company**
 - Vic Steelman at Idaho Power must have his IPCO approved set of subdivision utility plans prior to Pre-Con being scheduled.
- Final Approval from Development Services is required** prior to scheduling a Pre-Con.

Request for Appeal of Staff Decision

1. **Appeal of Staff Decision:** The Commission shall hear and decide appeals by an applicant of the final decision made by the Development Services Manager when it is alleged that the Development Services Manager did not properly apply this section 7101.6, did not consider all of the relevant facts presented, made an error of fact or law, abused discretion or acted arbitrarily and capriciously in the interpretation or enforcement of the ACHD Policy Manual.
 - a. **Filing Fee:** The Commission may, from time to time, set reasonable fees to be charged the applicant for the processing of appeals, to cover administrative costs.
 - b. **Initiation:** An appeal is initiated by the filing of a written notice of appeal with the Secretary and Clerk of the District, which must be filed within ten (10) working days from the date of the decision that is the subject of the appeal. The notice of appeal shall refer to the decision being appealed, identify the appellant by name, address and telephone number and state the grounds for the appeal. The grounds shall include a written summary of the provisions of the policy relevant to the appeal and/or the facts and law relied upon and shall include a written argument in support of the appeal. The Commission shall not consider a notice of appeal that does not comply with the provisions of this subsection.
 - c. **Time to Reply:** The Development Services Manager shall have ten (10) working days from the date of the filing of the notice of appeal to reply to the notice of the appeal, and may during such time meet with the appellant to discuss the matter, and may also consider and/or modify the decision that is being appealed. A copy of the reply and any modifications to the decision being appealed will be provided to the appellant prior to the Commission hearing on the appeal.
 - d. **Notice of Hearing:** Unless otherwise agreed to by the appellant, the hearing of the appeal will be noticed and scheduled on the Commission agenda at a regular meeting to be held within thirty (30) days following the delivery to the appellant of the Development Services Manager's reply to the notice of appeal. A copy of the decision being appealed, the notice of appeal and the reply shall be delivered to the Commission at least one (1) week prior to the hearing.
 - e. **Action by Commission:** Following the hearing, the Commission shall either affirm or reverse, in whole or part, or otherwise modify, amend or supplement the decision being appealed, as such action is adequately supported by the law and evidence presented at the hearing.



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

Paul A. Stevens, P.E.
 Kuna City Engineer
 208-287-1727

REZONE REVIEW MEMORANDUM

Date: 19 February 2019
From: Paul A. Stevens, P.E.
To: Wendy Howell, Planning and Zoning Director
RE: Bodahl-Steiner Annexation 18-07-AN & Rezone 18-05-ZC

The Bodahl-Steiner Annexation & Rezone request by Thistle Farms, LLC, dated November 15, 2018 has been reviewed. No preliminary plat was provided. The following narrative is limited to the rezone and annexation request. A discussion regarding the availability of city utility services (pressurized irrigation, sewer, & water) will accompany the preliminary plat when submitted.

1. General

- a) With the addition of this property into the corporate limits of Kuna and its potential connection to pressurized irrigation, sewer, and water utilities, this property will be placing demand on constructed facilities and on water rights provided by others. It is expected that this property transfer to the City, at time of connection, all conveyable water rights by deed and "Change of Ownership" form from Idaho Department of Water Resources (IDWR). The domestic water right associated solely with a residence and ½ acre or less is not conveyable. The water right held in trust by an irrigation district is also not conveyable.
- b) A plan approval letter will be required if this project affects any local irrigation districts or its facilities. Teed Lateral is one of those facilities.
- c) The City reserves the right of prior approval to all agreements involving the applicant, successors & assigns and the irrigation or drainage district related to the property of this application and any attempt to abandon surface water rights.
- d) R-6 is defined as six dwellings per net acre. Or about 7,260 square feet per lot. This is considered medium density development by the City of Kuna Code (5-2-2, B).
- e) Zoning – commercial. Four commercial zones are listed in the current zoning ordinance (5-2-2, C) governing the City of Kuna. No specific commercial zone has been shown.

2. Property Description

- a) The applicant provided a metes and bounds property description (legal description) of the subject parcels. The legal description pertains to the gross area and the property boundaries of the described land. No subdivision has been presented.

Attorney/Client Privileged Information



Attorneys at Law
5700 E. Franklin Road, Suite 200
Nampa, Idaho 83687
Telephone: (208) 466-9272

Revised Memorandum¹

Attorney/Client Privileged Information

To: Sam Weiger
Planner 1
City of Kuna
Via e-mail to: sweiger@kunaid.gov

From: Wm. F. Gigray, III

Date: May 21, 2019

Re: **18-07-AN (Annexation) & 18-05-ZC (Rezone) for Thistle Farm, LLC and Bodahl Farm, LLC/Tim Eck**
*Letter from Applicant’s attorney Mr. Jeff W. Bower addressed to the Mayor and City Council via e-mail to Chris Engels dated March 18, 2019.

I have prepared this legal memo in order to provide legal advice in reference to the above referenced letter from the Applicants’ attorney. The issue of concern is the Applicants’ claim that they are entitled to pursue, in a subsequent development application, multi-family residential development and use of the real property which is the subject of their applications for annexation and C-1 Zoning even though the C-1 Zoning ordinance has been amended and multi-family use is no longer permitted in a C-1 Zone.

Facts Assumed:

1. The Applicant filed an application for the annexation and an application for the rezoning of the subject real property to a C-1 Commercial Zone.
2. Applicant filed their application for rezone on November 25, 2018.
3. Applicant has not filed any other applications for permits.
4. The City Council adopted Ordinance No. 2019-04 which amended the C-1 Zone allowed uses, which after its effective date upon publication, now no longer includes multi-family residential uses.

¹ This Memorandum has been revised to discuss additional legal authority that supports the analysis provided in our letter dated March 25, 2019.

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- 5. Letter asserts that the City Staff recommendation that the City Planning and Zoning Commission’s recommendation: “*The Planning and Zoning Commission recommended a condition that ‘The preliminary plat shall include no more than 25 acres of multi-family use.’ Due to Ordinance No. 2019-04, staff recommends that the condition be removed.*” is incorrect and that the Idaho Supreme Court holdings in *S. Fork Coal, v. Bd. Of Comm’rs of Bonneville Cty.*, 117 Idaho 857 (1990) and *Taylor v. Canyon Cty. Bd. Of Comm’rs*, 147 Idaho 424 (2009) support the Applicant’s position.

Opinion: The City Staff’s recommendation that the Planning and Zoning Commission’s condition, regarding multi-family use, be removed is correct. I agree that it is the law in Idaho that: “... *an applicant’s rights are determined by the ordinance in existence at the time of filing an application.*” This rule does not apply to the Planning and Zoning Commission’s recommendation because the Applicant has not filed any application for any multi-family development. All that was before the Planning and Zoning Commission and is now before the City Council is an application for annexation and zoning designation, neither of these applications seek a permit or approval of any multi-family development. If the applicants had filed, at the same time they filed for annexation and zoning an application for a PUD or some other application seeking a permit to construct multi-family residences, such an application would have proceeded under the prior zoning ordinance.

Mr. Bower cited two Idaho Cases in support of the Applicant’s position, but has failed to consider the distinguishing factual situations presented in those cases to the factual situation now presented by the Applicants’ applications.

Review of Cases cited by Attorney Bower:

- *South Fork Coal, v. Bd. Of Comm’rs of Bonneville Cty.* - involved an application for preliminary approval of a PUD of sixty-six single family residential units. The Bonneville County ordinance, at the time the PUD application was filled, would have permitted such a development, but after the application was filed Bonneville County amended its zoning ordinance which only allowed one residence every sixty acres in the zone. The Supreme Court, at page 861, applied the rule that the *applicant’s rights are determined by the ordinance in existence at the time of filing an application for a permit.* In this case, the application was for a specific development permit.
- *Taylor v. Canyon Cty. Bd. Of Comm’rs*, 147 Idaho 424 (2009) - involved, among other issues, a determination as to whether a conditional rezone was in accordance with the County’s comprehensive plan. The 1995 Comprehensive Plan was in effect at the time the application was filed.

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Subsequently, the County approved the 2010 Comprehensive Plan. The issue was which Comprehensive Plan is to be applied in determining whether the application was in accordance with the policies set forth in the comprehensive plan. The Court held, at page 436, that the *applicant's rights are determined by the ordinance in existence at the time of filing an application for the permit.*

Some other Idaho cases involving issue of ordinance application:

- *Urrutia v. Blaine County*, 134 Idaho 353 (2000) - involved an application for subdivision approval. An issue in the case was whether the evaluation of the subdivision application should have been under the 1975 comprehensive plan or the 1994 revision of that plan. The subdivision application was filed when the 1975 comprehensive plan was in effect, and the Idaho Supreme held, at page 359, that *an applicant's rights are determined by the ordinance in existence at the time of filing an application.*
- *Canal/Norcrest/Columbus Action Committee v. City of Boise*, 137 Idaho 377 (2002) - involved an application for a conditional use permit for a mobile home park. There was an amendment to the mobile home park provisions of the City's ordinance after the application was filed. The Idaho Supreme Court at page 379 applied the same rule that *an applicant's rights are determined by the ordinance in existence at the time of filing an application for the permit.*
- *Foster v. City of St. Anthony*, 122 Idaho 883 (1992) – involved a building that the city of St. Anthony had leased to the State of Idaho for use as a correctional facility. A citizen challenged the validity of the lease on grounds that the applicable zoning ordinance did not allow for that use without a special use permit (which had not been issued). The trial court then enjoined the city and State from using the building as a correctional facility. Thereafter, the city amended its zoning ordinance and the property was rezoned as a “public service district.” The state then applied for a new building permit, which the planning and zoning commission approved based upon the amended ordinance that had taken effect. Citing *South Fork Coalition*, the Idaho Supreme Court at page 887 upheld the decision to approve the building permit on grounds that the ordinance in effect when the building permit application was submitted controlled, not the earlier ordinance.

What is different factually from this zoning application now before the City Council and the cases relied upon by Applicant above is: the Applicants' applications and zoning do not include an application for a permit to develop and use the subject property for multi-family

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residential uses. Consistent with *Foster*, which is not discussed in Mr. Bower’s letter, if such an application had been filed, before the amendment of the C-1 Zone, the prior zoning ordinance governing C-1 zones would apply.

The City has the authority to amend its zoning ordinances which affect existing land uses as provided in Idaho Code Section 67-6511. The Idaho law recognizes when a property owner is in a lawfully existing use of their property prior to an enactment of a zoning ordinance, which prohibits that use after the effective date of the ordinance, even though that use is not in compliance with the new zoning ordinance, it is a lawful *nonconforming use and has grandfather rights which protects the owner from abrupt termination of what had been a lawful condition or activity on the property*. [*Baster v. City of Preston*, 115 Idaho 607 (1989) at page 609; also see *Kootenai County v. Harriman-Sayler*, 154 Idaho 13 (2012) at page 18]. The Applicants have not applied for any permitting of any multi-family residential use of the real property which is the subject of the applications.

The City cannot now permit a use that is prohibited by its land use ordinance. *City of Coeur d’Alene v. Simpson*, 136 P.3d 310, 142 Idaho 839 (2006). Therefore, under the City’s current C-1 zoning ordinance, any condition of zoning approval that included a special condition which limited multi-family use development is contrary to the City’s current zoning ordinance.

WHITE PETERSON



Wm. F. Gigray, III

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White Peterson

Attorneys at Law
5700 E. Franklin Road, Suite 200
Nampa, Idaho 83687
Telephone: (208) 466-9272

Memorandum

Attorney/Client Privileged Information

To: Sam Weiger
Planner 1
City of Kuna
Via e-mail to: sweiger@kunaid.gov

From: Wm. F. Gigray, III

Date: March 25, 2019

Re: **18-07-AN (Annexation) & 18-05-ZC (Rezone) for Thistle Farm, LLC and Bodahl Farm, LLC/Tim Eck**
*Letter from Applicant's attorney Mr. Jeff W. Bower addressed to the Mayor and City Council via e-mail to Chris Engels dated March 18, 2019.

I have prepared this legal memo in order to provide legal advice in reference to the above referenced letter from the Applicants' attorney. The issue of concern is the Applicants' claim that they are entitled to pursue, in a subsequent development application, multi-family residential development and use of the real property which is the subject of their applications for annexation and C-1 Zoning even though the C-1 Zoning ordinance has been amended and multi-family use is no longer permitted in a C-1 Zone.

Facts Assumed:

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3. Applicant has not filed any other applications for permits.
4. The City Council adopted Ordinance No. 2019-04 which amended the C-1 Zone allowed uses, which after its effective date upon publication, now no longer includes multi-family residential uses.
5. Letter asserts that the City Staff recommendation that the City Planning and Zoning Commission's recommendation: *"The Planning and Zoning Commission recommended a condition that 'The preliminary plat shall*

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include no more than 25 acres of multi-family use.’ Due to Ordinance No. 2019-04, staff recommends that the condition be removed.” is incorrect and that the Idaho Supreme Court holdings in S. Fork Coal, v. Bd. Of Comm’rs of Bonneville Cty., 117 Idaho 857 (1990) and Taylor v. Canyon Cty. Bd. Of Comm’rs, 147 Idaho 424 (2009) support the Applicant’s position.

Opinion: The City Staff’s recommendation that the Planning and Zoning Commission’s condition, regarding multi-family use, be removed is correct. I agree that it is the law in Idaho that: “... *an applicant’s rights are determined by the ordinance in existence at the time of filing an application.*” This rule does not apply to the Planning and Zoning Commission’s recommendation because the Applicant has not filed any application for any multi-family development. All that was before the Planning and Zoning Commission and is now before the City Council is an application for annexation and zoning designation, neither of these applications seek a permit or approval of any multi-family development. If the applicants had filed, at the same time they filed for annexation and zoning an application for a PUD or some other application seeking a permit to construct multi-family residences, such an application would have proceeded under the prior zoning ordinance.

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What is different factually from this zoning application now before the City Council and the cases cited above is: the Applicants' applications and zoning do not include an application for a permit to develop and use the subject property for multi-family residential uses. If such an application had been filed, before the amendment of the C-1 Zone, the prior zoning ordinance governing C-1 zones would apply.

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WHITE PETERSON



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GIVENS PURSLEY LLP

Attorneys and Counselors at Law

601 W. Bannock Street
PO Box 2720
Boise, ID 83701
Telephone: 208-388-1200
Facsimile: 208-388-1300
www.givenspursley.com

Jeff Bower
208 388 1260
jeffbower@givenspursley.com

Gary G. Allen
Christopher J. Beeson
Jason J. Blakley
Clint R. Bolinder
Jeff W. Bower
Preston N. Carter
Jeremy C. Chou
Michael C. Creamer
Amber N. Dina
Bradley J. Dixon
Thomas E. Dvorak
Debora Kristensen Grasham
Martin C. Hendrickson
Brian J. Holleran
Kersti H. Kennedy

Neal A. Koskella
Michael P. Lawrence
Franklin G. Lee
David R. Lombardi
Kimberly D. Maloney
Kenneth R. McClure
Kelly Greene McConnell
Alex P. McLaughlin
Melodie A. McQuade
Christopher H. Meyer
L. Edward Miller
Patrick J. Miller
Judson B. Montgomery
Deborah E. Nelson
W. Hugh O'Riordan, LL.M.

Randall A. Peterman
Jack W. Relf
Michael O. Roe
Jamie Caplan Smith
Jeffrey A. Warr
Robert B. White

William C. Cole (Of Counsel)

Kenneth L. Pursley (1940-2015)
James A. McClure (1924-2011)
Raymond D. Givens (1917-2008)

March 18, 2019

Via email chris@kunaid.gov

Attn: Mayor Joe Stear and Kuna City Council
751 West 4th Street
Kuna, ID 83634

Re: Multi-Family Use Allowed Under 18-05-ZC

Dear Mayor Stear and Council Members:

Givens Pursley LLP represents the applicant in 18-05-ZC, a pending application to rezone 38.98 acres on the southwest corner of Hubbard and Ten Mile (the "Property") from Agricultural to Commercial (C-1). The requested rezone to C-1 is proper because Kuna's Comprehensive Plan Map designates the Property as "Commercial."

The purpose of this letter is to inform the Council that multi-family remains an allowed use on the Property despite the City's recent amendment to the allowed uses in the C-1 zone.

The applicant submitted this rezone application on November 25, 2018. The purpose of this rezone application is to use a portion of the Property for multi-family. The application states: "the 40 acres (S1315110051) on the southwest corner of W. Hubbard Road and N. Ten Mile Road, is proposed to be C-1 (multifamily/apartments)."¹ On the date this application was filed, multi-family was an allowed use in the C-1 zone, and no additional application or approval was required to allow multi-family use on the Property.

The Commission took this application up on January 8, 2019. The applicant discussed its plan to use a portion of the Property for multi-family and, the overall focus of the Commission's hearing was the use of the Property for multi-family.² Ultimately, the Commission recommended approval of the rezone to C-1 with the condition that no more than 25 acres of the Property be used as multi-family.³

¹ See Staff Memo at p. 11.

² See generally Commission minutes from January 8, 2019 attached hereto as Exhibit A.

³ See Exhibit A; Staff Memo at p. 5.

March 18, 2019

Page 2

Approximately three months after the applicant filed the rezone application, the City adopted Ordinance No. 2019-04, which prohibits multi-family in the C-1 zone for applications filed after the effective date, which is February 13, 2019.

Staff's memo prepared for the Council on applicant's pending rezone application states:

"The Planning and Zoning Commission recommended a condition that 'The preliminary plat shall include no more than 25 acres of multi-family use.' Due to Ordinance No. 2019-04, staff recommends that the condition be removed."⁴

Staff's comments indicate that Staff believes Ordinance No. 2019-04 affects the applicant's ability to use the Property for multi-family. That is not the case based on Idaho Supreme Court precedent. Ordinance No. 2019-04 has no effect on this application or the applicant's ability to use the Property for multi-family. "Idaho law is well established that an applicant's rights are determined by the ordinance in existence at the time of filing an application." *S. Fork Coal. v. Bd. of Comm'rs of Bonneville Cty.*, 117 Idaho 857, 860-61, 792 P.2d 882, 885-86 (1990). The Idaho Supreme Court has repeatedly affirmed this as black letter law.⁵ The policy behind this rule of law is "to prevent local authorities from delaying or withholding action on an application in order to change or enact a law to defeat the application." *Taylor v. Canyon Cty. Bd. of Comm'rs*, 147 Idaho 424, 436, 210 P.3d 532, 544 (2009).

Applying the amended allowed uses in the C-1 Zone from Ordinance No. 2019-04 to defeat the applicant's use of the Property for multi-family would be improper in this case because multi-family was an allowed use at the time the application was filed. Instead, the rezone application should proceed based on the ordinances in place at the time submitted. The multi-family use is an allowed nonconforming use.

The applicant requests that this Council approve the requested rezone. The rezone is proper under the Kuna City Code because it comports with the Property's Comprehensive Plan Map designation. The applicant does not object to the recommended limitation imposed by the Commission and will accept a 25-acre limitation on multi-family development.

Sincerely,



Jeff Bower

/JWB

cc: Bill Gigray
Sam Weiger
(via electronic mail)

14584745_2.docx [13707-8]

⁴ See Staff Memo at pp. 4-5.

⁵ See e.g. *Payette River Prop. Owners Ass'n v. Bd. of Comm'rs of Valley Cty.*, 132 Idaho 551, 555, 976 P.2d 477, 481 (1999) ("Idaho law is well established that an applicant's rights are determined by the ordinance in existence at the time of filing an application..."); *Ferguson v. Bd. of Cty. Comm'rs for Ada Cty.*, 110 Idaho 785, 788, 718 P.2d 1223, 1226 (1986) ("The rule in Idaho is that the application is viewed under the law in effect at the time it was submitted.").

March 18, 2019

Page 3

Exhibit A
January 8, 2019 Minutes of the Planning and Zoning Commission

CITY OF KUNA
PLANNING & ZONING COMMISSION

MEETING MINUTES
Tuesday, January 8, 2019

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	X
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	Absent
Commissioner Cathy Gealy	X	Jace Hellman, Planner II	Absent
Commissioner Stephen Damron	X	Sam Welger, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at **6:00 pm**.

Call to Order and Roll Call

CONSENT AGENDA

Meeting Minutes for December 11, 2018.

Findings of Fact and Conclusions of Law For 18-05-AN (Annexation), 18-06-5 (Preliminary Plat) & 18-34-DR (Design Review) – Redcloud Subdivision.

Commissioner Hennis Motions to approve the consent agenda; Commissioner Damron Seconds, all aye and motion carried 4-0.

PUBLIC HEARING

18-07-AN (Annexation) & 18-05-ZC (Rezone) - Bodahl-Stiner Annexation. The applicant, Tim Eck, requests to annex approximately 39.56 acres into Kuna City with an R-6 zoning, and to rezone approximately 38.98 acres from agricultural to commercial. The sites are located at the southwest corner of Hubbard and Ten Mile Roads, the site addresses are 3925 and 3625 West Hubbard Road and 3003 N Ten Mile Road, Kuna, Idaho; In Section 15, Township 2 North, Range 1 West; (APN# S1315120800, S1315120700 & S1315110051).

David Bailey: 4242 N Brookside Lane, Boise, ID. I'm representing Thistle Farm, LLC for the annexation and rezone. Bodahl-Stiner consists of about 79.5 acres. The eastern 40 acres is already annexed into the city, but is zoned agricultural. The western parcel is planned for R-6 which is in accordance with the Kuna Comprehensive Plan. We held a neighborhood meeting on September 12 at the Kuna Library. The comments at the neighborhood meeting concerned the number of units per acre on the residential. **The C-1 allows for multifamily and commercial uses on there.** Again, it is consistent with the comprehensive plan. The R-6 zone would allow for up to six units per acre, but most of those end up in the four-unit densities with the zoning ordinance for the subdivision. Both of the properties would not be eligible for development in any way until we came in with preliminary plat or a conditional use or project so if it were commercial, we'd partner a conditional use or apartments on the eastern portion and a subdivision would be required on the western portion of the development. The neighbors were also somewhat concerned with the traffic that could be generated from the project. We did not complete a traffic study for this as we have no specific application in terms of the numbers on the property and we don't do those with annexations. That would be required to be completed and reviewed by the city and Ada County Highway District for their requirements or anything else on the property. We're requesting a favor of recommendation on this and I'll stand for any questions you may have. **C/Young:** On the eastern property that wants to be commercially zoned to multifamily, what kind of density are you looking at? **David Bailey:** Mr. Chairman, we haven't actually drawn any specific plans for this would be in accordance with a C-1 zone. It's submitted with a planned unit development so I don't know that we have any specific density in mind for that. **C/Hennis:** Are you planning to use the whole parcel for the multi-family?

March 18, 2019

Page 4

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, January 8, 2019**

David Bailey: I suspect not, we have a very large project that would be multifamily covering 40 acres, but I doubt that we have any specific layout. The significant portion would be some type of commercial, and then there would be a multifamily project. **Sam Weiger:** Chairman, Commissioners, for the record, Sam Weiger, Kuna Planning and Zoning Staff 751 W. 4th St. The application before you this evening is for an annexation and rezone approval at the Southwest corner of Hubbard and Ten Mile Road. The applicant requests to annex two sites, approximately 39.54 acres and 2 acres, into Kuna City limits with an R-6 (Medium Density Residential) zoning designation. A residential subdivision will likely be proposed for these parcels in the future. The applicant also requests to rezone one site, approximately 38.98 acres, from an agricultural zoning to a commercial zoning. Multifamily dwellings may be proposed for a portion of this parcel, with the balance as commercial. Curb, gutter and detached sidewalk shall be installed throughout the proposed project site and along the site's frontages on West Hubbard Road and Ten Mile Road. Staff recommends the applicant be conditioned to work with ACHD and follow the American Association of State Highway and Transportation Officials (AASHTO) standards and guidelines for the development of bicycle facilities. Staff would like to note that in the letter of intent, the applicant stated that the planned use for the 38.98-acre parcel is multifamily dwellings. The next item on the agenda, the ordinance amendment, proposes an adjustment to code regarding multifamily in a C-1 zone. All noticing requirements for this application's hearing tonight have been met: The property was posted, notices were mailed to property owners within 400 feet of the property, and an ad was run in the Kuna Melba News. Staff has determined the annexation and rezone comply with the goals and policies for Kuna City, Title 5 and Title 6 of the Kuna City Code; Idaho Code; and the Kuna Comprehensive Plan; and forwards a recommendation for a recommendation of approval for Case No's 18-07-AN (Annexation) and 18-05-ZC (Rezone) subject to any conditions of approval outlined by Kuna's Planning and Zoning Commission and any additional conditions added by the Commission. I will now stand for any questions you may have. **C/Gealy:** Will any changes in that zoning amendment be applied to the property if it is rezoned to commercial tonight as well? Would this be for instance grandfathered in? **Sam Weiger:** We had the intention that it would be grandfathered in, because it's coming after this, but we are leaving that to your decision. **C/Gealy:** It doesn't necessarily have to be that way. **Sam Weiger:** Correct, it's up to you. **C/Young:** I will open the public hearing at 6:10, and I will close the public hearing at 6:11. **Wendy Howell:** Until we have an official application for multi-housing, whichever one goes first would determine if it's grandfathered. **Tim Eck:** Good evening Commissioners, Tim Eck, applicant 6152 E Atwood Lane, Eagle Idaho. There is not much to rebut, but I thought that I would just come up and stand for any questions that you may have that Mr. Bailey was unable to answer. **C/Young:** Do you have a vision for the multifamily piece? How much of the 40 acres would be multifamily? **Tim Eck:** For the R-6 it's easy, for the multifamily, it's a big site. We really think there is an adequate demand for an attached product or a higher density product. Our initial thoughts are a product for sale. We want to put some higher density for a more affordable product. That's one approach we're looking at there. I don't even know what you would put on a 40-acre commercial site that would be a commercial. We just chose C-1 as being the most diverse that would allow some higher density residential in there. With an improved use, we'd come back and start working on a plan to try and figure out how much commercial space we need and what kind of commercial uses we can actually attract. Once we have that figured out, the rest goes to residential. All we could fill then would be 20 acres of residential. **C/Laraway:** For 40 acres, do you foresee coming back and breaking this partial up more after certain requirements are passed to change things to C-2 and then C-1 and break up the partial more? **Tim Eck:** That's not our vision right now. We're probably not completely up to speed on the amendment to the zoning ordinance. I think the city probably needs a commercial one on Ten Mile. There's a couple of small corners, but find out if they're usable. If we can find a user, then we'll expand that to what we can absorb and then look to the rest for residential. If the zoning ordinance changes, facilitate better residential for the C-2 and C-3, we might come back a little bit with that. I haven't seen the revisions. **Quite frankly, we were looking at this and C-1 gave us the best option for residential.** 40 for commercial is a big site. **C/Young:** There was a question out of the audience. R-6 is a residential zone with a maximum density of six units per acre. A C-1 zone is a commercial zone that has a varied amount of usage for it but fall under it. Multifamily and residential types fall under it. There is no revision to a C-2 or C-3 under this application. Now is Commission discussion. **C/Gealy:** I have no concern with the annexation of R-6. **C/Young:** As far as the zoning for the east parcel to C-1, it's consistent with the new Comp Plan. The new Comp Plan will show that as a neighborhood commercial zone. **C/Gealy:** My only concern with the commercial designation is if the applicant comes back with a proposal to put multifamily on the entire 40 acres. That would be a lot of multifamily in one location and I would have a lot of concerns. If we approve the rezone to commercial then we allow the multifamily to 22 units per acre. When the proposal comes back,

March 18, 2019

Page 5

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, January 8, 2019**

our experience shows that we cannot change it. **C/Hennis:** I agree. **C/Young:** Right now, it's an allowed use, but we can't foresee what the use will be. Is there a way to condition the maximum amount? **C/Gealy:** Can we condition it for maximum acreage or a percent that may be in the multifamily? **Wendy Howell:** You can condition it, it is a recommendation to the council. That is not what's before you, though. The rezone and annexation are what you're making your decision on. The current ordinance and the current comprehensive plan. Ultimately it will be up to the council as to which one goes first. **C/Hennis:** With that in mind, I'd be more apt to not accept the C-1. That's on top of the other 40 acres of R-6. That's far too much density, and the citizens have expressed much concern. It's been stated by the applicant that the maximum is a consideration. We have an approval or denial to the City Council. With those concerns in mind, are there any other thoughts? **C/Laraway:** We have gone through a lot of heartache with the C-1 approval, but we have no basis for going 6-8 months down the road when somebody wants to put up multi housing. **C/Damron:** Can we approve the annexation and table the rezone until we see what City Council does with the zoning? **C/Young:** We are the recommending body so we should decide. **C/Laraway:** I don't see any sense of having all multifamily housing. **C/Damron:** Once we rezone it, then that goes to Council for the zone. **Wendy Howell:** If you would like to call Mr. Eck back up, he would like to address that concern. **C/Gealy:** With respect to comments from the school district, would there be a place for kids to wait for the bus, and I was going to ask if you were willing to do that in the residential areas. **Tim Eck:** Absolutely. **C/Gealy:** If this built out in the commercial area to the extent that it would be allowed under the commercial designation, we're concerned about the multi-family. **Tim Eck:** My intention was not just to make a high-density residential area. We would be willing to have a limitation on the percentage that we could put residential on. I'm confident we could get commercial use on 15 acres. The rest could be subject to residential. We could limit it to 25 acres of the 40. **C/Laraway:** We have been limited by boundaries and law. Once it's approved, it's freelanced as to what you can do there. The percentage would be a great way to start. That's why I asked if you'd be breaking up more parcels to where it's more clarified as to what you have planned. **Tim Eck:** First, I have to get a use before a project gets put together. The economic development coordinator is working on that. Once we have a zoning, we know what uses we can bring in. Right now, if we try to bring in those uses, it's backwards. We need to know what the uses allowed are so that we can fill up those uses and work on some residential behind it. There's a parcel behind that and that parcel is R-4. Coming up that Hubbard corridor we go from R-4 to R-6. I hope to see that as a good transition. **C/Laraway:** I assume that the Ten Mile sector and Hubbard sector will be mostly the commercial that you're talking about and the residential in the back. **Tim Eck:** I'm not a big commercial developer, but I would visualize that the Ten Mile frontage would be the ideal location for the commercial component. Maybe wrapping around the corner down Hubbard a short way. Then you phase that into the residential and keep the commercial. They will all want to be on Ten Mile. **Tim Eck:** We will try to create a pattern where the higher density and even in the R-6 go a little higher density close to the east parcel and low density when we go to the west parcel. We just kind of continue to phase that density from R-4 at Indian Creek to R-6 by the time we get to the commercial and get some high density in there. **C/Hennis:** That helps in my consideration. Even if we wait, it will be harder. It won't help the developer or the city as a whole. **C/Gealy:** The applicant suggested 25 acres of multifamily, we could potentially see 500 units. It's better than 800. **C/Young:** It's good planning practice to have transitioning densities.

Commissioner Hennis motions to recommend approval of Case No. 18-07-AN with the conditions as outlined in the staff report; Commissioner Laraway seconds, all aye and motion carried 4-0. Commissioner Gealy motions to recommend approval of Case No. 18-05-ZC with the conditions as outlined in the staff report; With an additional condition that the preliminary plat before us would include no more than 25 acres of multifamily; Commissioner Damron seconds, all aye and motion carried 4-0.

18-06-ZOA (Zoning Ordinance Amendment) – Multi-family; An Ordinance of The City Council of Kuna, Idaho, Amending Kuna City Code (KCC) to:

- Amending subsection 2 of section 6 of chapter 1 of title 5 Kuna city code by the addition of the following: "data processing facility", "office (home occupation)," "repair service," research and development business," and "research and development facility" to "meanings of terms or words";
- Amending section 2, chapter 3, title 5 of the Kuna city code, regarding the definition book titled, "a planners dictionary" utilized for land use definitions; the official schedule of zoning district

Sam Weiger

From: Sam Weiger
Sent: Monday, May 20, 2019 4:54 PM
To: Mayor Stear; Briana Buban-Vonder Haar; Richard Cardoza; Warren Christensen; Greg McPherson; 'Timothy Eck'; 'jeffbower@givenspursley.com'
Cc: Wendy Howell; Chris Engels
Subject: Bodahl-Stiner Questions and Answers

Mr. Mayor, Members of the Council, Mr. Eck and Mr. Bower,

Council President Buban-Vondar Haar asked staff questions about Case Nos. 18-07-AN & 18-05-ZC (Bodahl-Stiner Annexation), which will be continued at the public hearing tomorrow evening. I've copied and pasted her questions, staff's answers and the City Attorney's legal review of the questions and answers.

1. Under the current zoning rules, what would be required if the applicant in order to build multi-family housing? (What zoning, what steps from this point, etc.)
 - a. **The applicant will be required to apply for a lot split and rezone the new parcel that comes from the lot split to whichever residential zoning density (R-8, R-12, etc.) meets the applicant's need. This application will have to be submitted after the approval of the applications that are being presented on May 21.**
 - b. **WFG COMMENT: I will defer to your comment above as long as such an application could be made for the R-8, R-12 etc. if such zones could be considered in compliance with the City's Comprehensive Plan. You may want to present an additional approach which would be: That the Applicant amend their application in order to seek the correct zoning for their intended use and development and applicant could at the same time file an application for plat approval in order to lock in the use currently allowed in the zoning designation they request in their amended application. I realize they will have to start over if they follow this approach. Another approach could be a planned unit development pursuant to Chapter 7 of Title 5 Kuna City Code.**
 - c. **All of those suggestions were ran past Mr. Eck. He did not want to move forward with those ideas.**

2. Would the applicant be permitted to build multi-family on this site if it was zoned C-1 but they executed a Development Agreement? What are other options to allow multi-family development short of a rezone?
 - a. **No, the applicant cannot build multi-family on this site with only a development agreement and approval of the current applications. The only option for the applicant is to apply to split the Bodahl property and rezone the split parcel to residential.**
 - b. **WFG COMMENT: I agree with your comment. The City cannot authorize a use not allowed in the zone by a development agreement. [See Idaho Supreme Court decisions: *City of Coeur d'Alene v. Simpson*, 136 P.3d 310, 142 Idaho 839 (2006); *County of Ada, Board of County Com'rs v. Walter*, 96 Idaho 630, 533 P.2d 537 (1984).]**

3. What concerns, if any, does the City have with executing a Development Agreement (or other agreement) in this situation?
 - a. **The City is concerned that executing a development agreement will allow the applicant to get the multifamily that he needs without complying with the new ordinance. The City is also concerned that if the applicant does not comply with the new ordinance, future applicants will attempt to utilize this strategy against the City.**
 - b. **WFG COMMENT: I recommend the answer to this question is the same as the answer to question 2. The Applicant's intended use of the subject property, which is in violation of the uses authorized in the requested C-1 zone, cannot be authorized by a development agreement.**

- 4. What concerns, if any, does the developer have with executing a Development Agreement (or other agreement) in this situation?
 - a. **The developer did not express any concerns about the development agreement**
 - b. **WFG COMMENT: I recommend that the answer to this question is the same as the answer to 2 and 3. The Developer's intended multifamily use cannot be authorized in a C-1 Zone by a development agreement.**

Thanks,

SAM WEIGER
Planner I
City of Kuna
751 W 4th Street
Kuna, ID 83634
Sweiger@kunalD.gov



Sam Weiger

From: Jeffrey W. Bower <jeffbower@givenspursley.com>
Sent: Tuesday, May 21, 2019 3:21 PM
To: Sam Weiger; Mayor Stear; Briana Buban-Vonder Haar; Warren Christensen; Richard Cardoza; Greg McPherson; Timothy Eck; Ariana Welker
Cc: William F. Gigray; Wendy Howell
Subject: RE: Revised Legal Memorandum [IWOV-GPDMS.FID881695]

Thank you, Sam. We have reviewed. The applicant maintains that its rights were vested at the time of application. We are looking forward to advancing this position at tonight's hearing. See you then.

Jeff

Jeff Bower
GIVENS PURSLEY LLP
601 W Bannock St, Boise, ID 83702
main 208-388-1200
direct 208-388-1260
fax 208-388-1300
jeffbower@givenspursley.com
www.givenspursley.com

From: Sam Weiger <sweiger@kunaid.gov>
Sent: Tuesday, May 21, 2019 1:27 PM
To: Mayor Stear <mayorstear@kunaid.gov>; Briana Buban-Vonder Haar <bbuban@kunaid.gov>; Warren Christensen <wchristensen@kunaid.gov>; Richard Cardoza <rcardoza@kunaid.gov>; Greg McPherson <gmcpherson@kunaid.gov>; Timothy Eck <timothyeck@me.com>; Jeffrey W. Bower <jeffbower@givenspursley.com>; Ariana Welker <awelker@kunaid.gov>
Cc: William F. Gigray <wfg@WHITEPETERSON.com>; Wendy Howell <whowell@kunaid.gov>
Subject: Revised Legal Memorandum

Mr. Mayor, Members of the Council, Mr. Eck, Mr. Bower,

A revised legal memo regarding Case Nos. 18-07-AN & 18-05-ZC, Bodahl-Stiner Annexation, has been sent to me today from City Attorney Bill Gigray. I have attached the memo to this email.

Thanks,

SAM WEIGER

Planner I
City of Kuna
751 W 4th Street
Kuna, ID 83634
Sweiger@kunaID.gov





City of Kuna
City Council
Staff Addendum

PO Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
KunaCity.ID.Gov

June 18, 2019,

Mr. Mayor, Members of the Council,

On June 4, 2019, the Envision Kuna Comprehensive Plan was presented to City Council. During Staff's presentation, Council was made aware of an oversight on the Future Land Use Map in which parcel no. S1424131800 should have been designated as mixed-use, however it was left with the designation of agriculture. Three additional land use designation requests were made during public testimony. The first, parcel no. S131514880, was requested to be changed from a designation of commercial to low-density residential. The second, parcel no. S131344901, was requested to be changed from a designation of commercial to mixed use. The third, parcel no. S1428223050, and the surrounding area, was requested to be changed from a designation of low-density residential to medium-density residential.

Additionally, public testimony was received regarding the request to insert language supporting Dark Sky lighting within the City of Kuna into the Comprehensive Plan. Council was amendable to the change the designation of the parcel that staff noted in their presentation and the first two requests made during public testimony. Council President Buban-Vonder Haar offered to provide language and a location for Dark Sky compliant lighting within the Comprehensive Plan.

Council moved to continue the hearing to June 18, 2018 and instructed Staff to incorporate the aforementioned changes to the Future Land Use Map, and provide additional options for the requested change for parcel no. S1428223050 and the surrounding area. Staff was also instructed to consider language proposed by Council President Buban-Vonder Haar regarding Dark Skies.

Staff has made the proposed changes to the Future Land Use Map, as requested by Council, and has provided two options for parcel no. S1428223050, and the surrounding properties. The first option, shown as Exhibit one in the packet, shows 237.28 acres, previously designated as low-density residential, now designated as medium-density residential, with 391.98 acres of low-density residential, previously designated as medium-density residential. The second option, shown as Exhibit two, depicts 237.28 acres, previously designated as low-density residential, now designated as medium-density residential, with 239.69 acres of low-density residential, previously designated as medium-density residential. A copy of the previous version of the Future Land Use Map, Exhibit three, has been provided for reference.

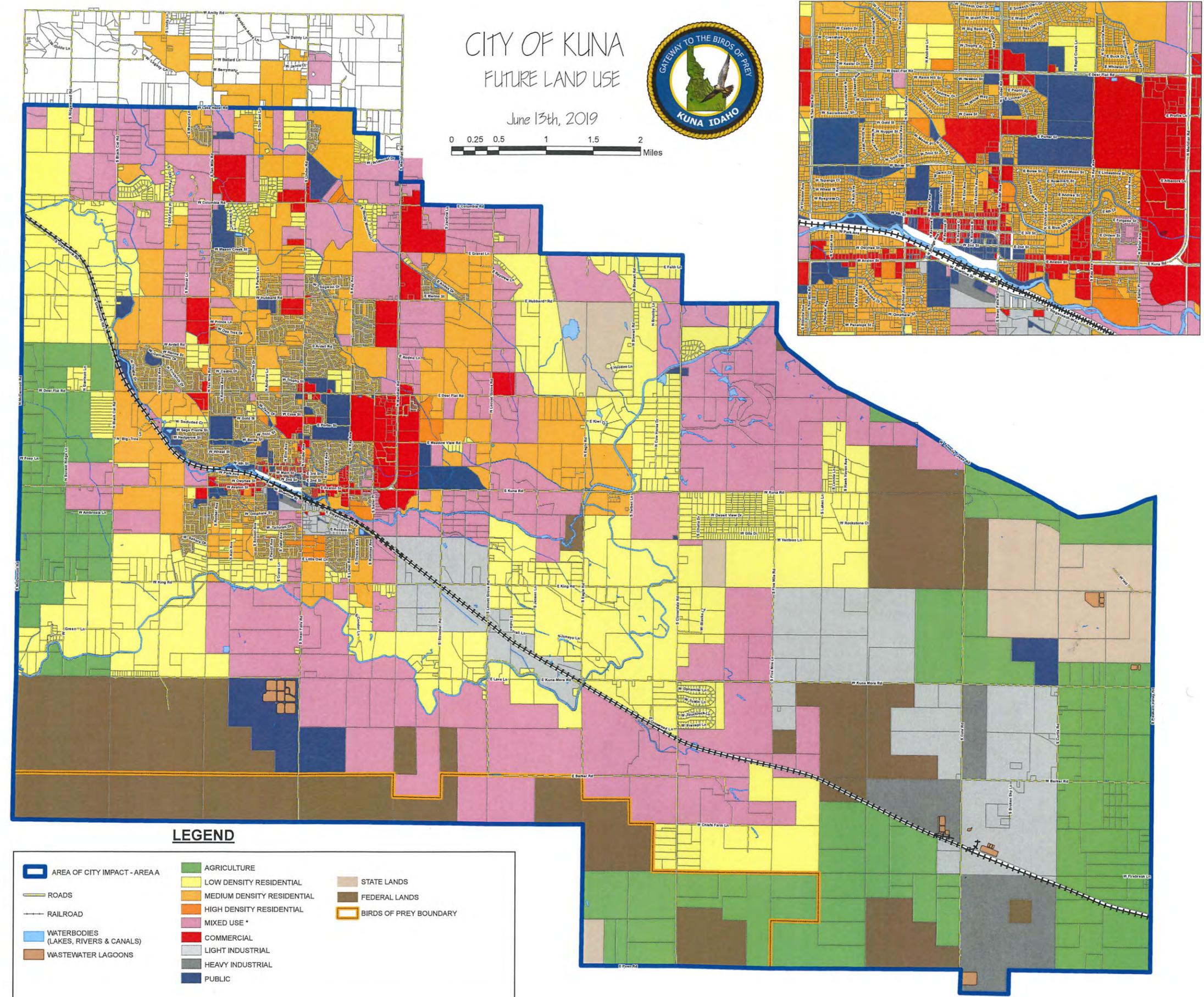
Staff has reviewed the language provided by Council President Buban-Vonder Haar, which has been placed under Objective 2.E.5: *Ensure development and business activity does not negatively impact natural resources, wildlife, open spaces and agricultural lands.* Staff also included a reference to Dark Sky street lighting in the Comprehensive Plan text under Goal 4.F: ***"Street lighting is managed by the City of Kuna. Kuna has adopted Light Emitting Diode (LED) and Dark Sky street lighting standards for both standard lighting and upgraded/decorative lighting."*** The additions have been included in the packet as Exhibit four.

Thank you,

Jace Hellman
Planner II
Kuna Planning and Zoning Department

CITY OF KUNA FUTURE LAND USE

June 13th, 2019



LEGEND

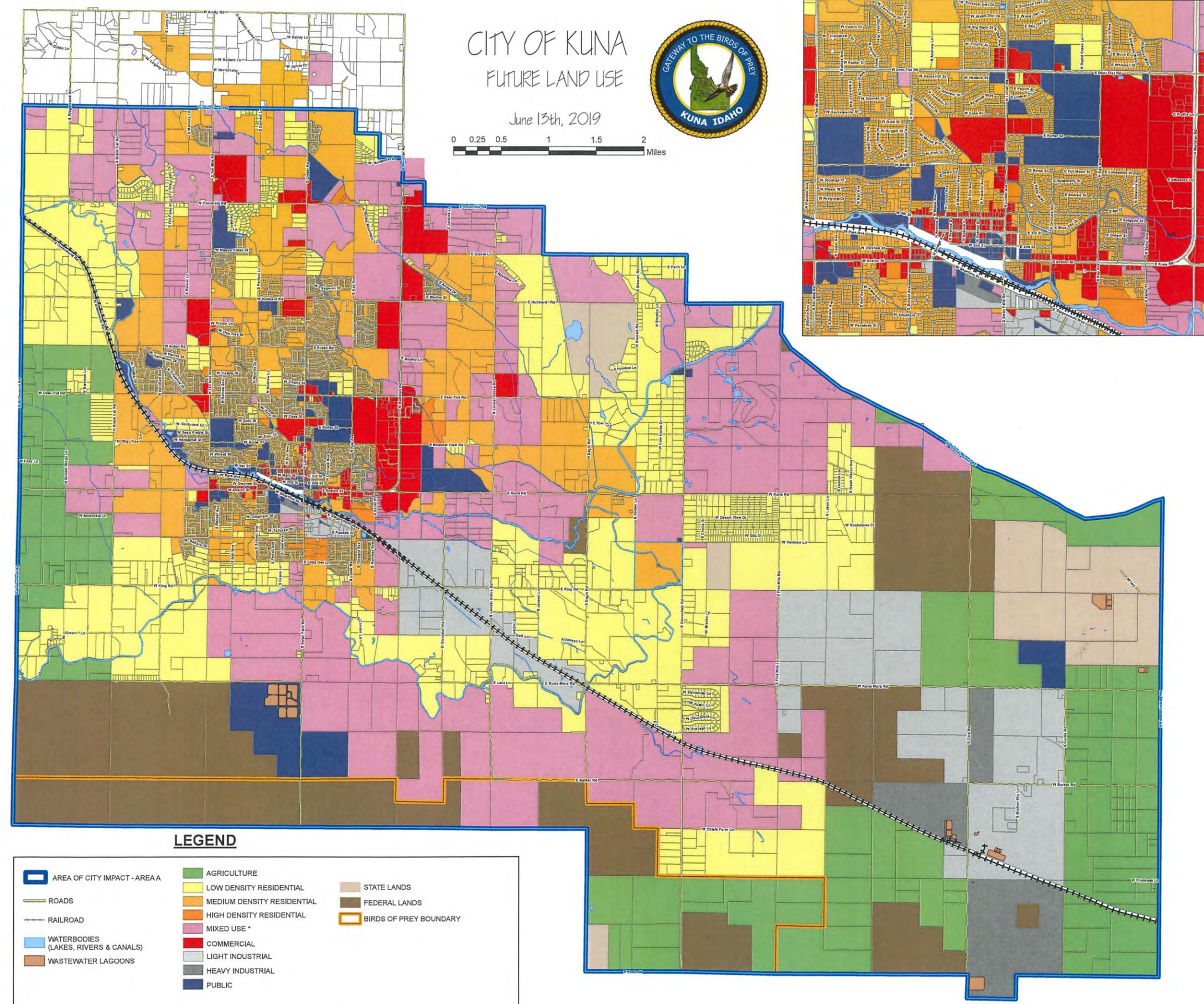
AREA OF CITY IMPACT - AREA A	AGRICULTURE	STATE LANDS
ROADS	LOW DENSITY RESIDENTIAL	FEDERAL LANDS
RAILROAD	MEDIUM DENSITY RESIDENTIAL	BIRDS OF PREY BOUNDARY
WATERBODIES (LAKES, RIVERS & CANALS)	HIGH DENSITY RESIDENTIAL	
WASTEWATER LAGOONS	MIXED USE *	
	COMMERCIAL	
	LIGHT INDUSTRIAL	
	HEAVY INDUSTRIAL	
	PUBLIC	

* SEE COMPREHENSIVE PLAN TEXT FOR MORE DETAIL.

DESIGNED BY:
MAYEL L. BOLZEL
CITY OF KUNA, IDAHO

CITY OF KUNA FUTURE LAND USE

June 13th, 2019



LEGEND

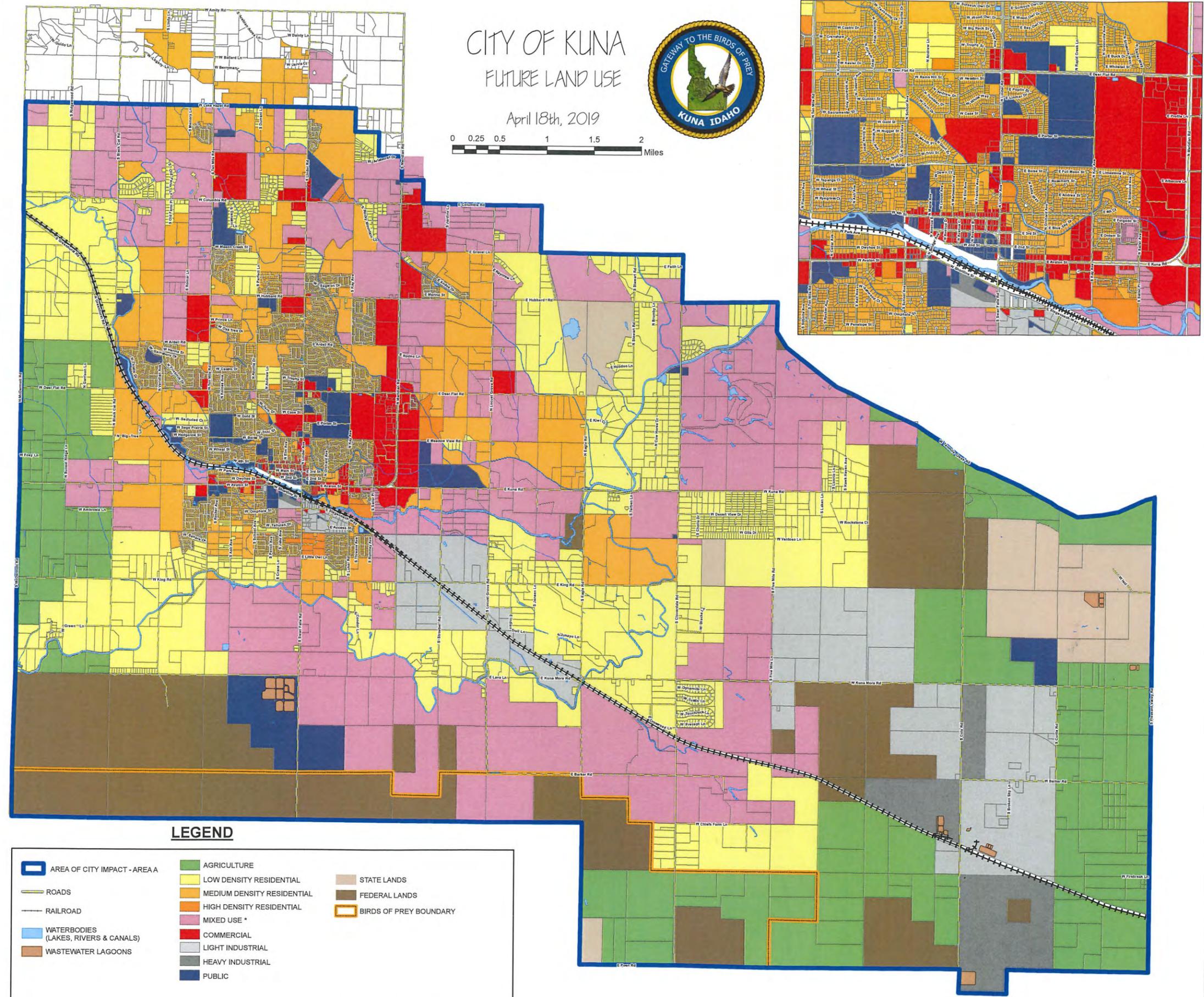
AREA OF CITY IMPACT - AREA A	AGRICULTURE	STATE LANDS
ROADS	LOW DENSITY RESIDENTIAL	FEDERAL LANDS
RAILROAD	MEDIUM DENSITY RESIDENTIAL	BIRDS OF PREY BOUNDARY
WATERBODIES (LAKES, RIVERS & CANALS)	HIGH DENSITY RESIDENTIAL	
WASTEWATER LAGOONS	MIXED USE *	
	COMMERCIAL	
	LIGHT INDUSTRIAL	
	HEAVY INDUSTRIAL	
	PUBLIC	

* SEE COMPREHENSIVE PLAN TEXT FOR MORE DETAIL.

CREATED BY:
 DENISE L. POLZEEK
 & WALTER
 CITY OF KUNA, IDAHO

CITY OF KUNA FUTURE LAND USE

April 18th, 2019



LEGEND

- | | | |
|--------------------------------------|----------------------------|------------------------|
| AREA OF CITY IMPACT - AREA A | AGRICULTURE | STATE LANDS |
| ROADS | LOW DENSITY RESIDENTIAL | FEDERAL LANDS |
| RAILROAD | MEDIUM DENSITY RESIDENTIAL | BIRDS OF PREY BOUNDARY |
| WATERBODIES (LAKES, RIVERS & CANALS) | HIGH DENSITY RESIDENTIAL | |
| WASTEWATER LAGOONS | MIXED USE * | |
| | COMMERCIAL | |
| | LIGHT INDUSTRIAL | |
| | HEAVY INDUSTRIAL | |
| | PUBLIC | |

* SEE COMPREHENSIVE PLAN TEXT FOR MORE DETAIL.

**EXHIBIT
THREE**

DATE: 04/18/19
DRAWN BY: J. FORCER
CHECKED BY: J. FORCER
CITY OF KUNA, IDAHO



Objective 2.E.3. Protect wildlife habitats and maintain healthy populations of native species.

Policies:

- 2.E.3.a. Promote the use of conservation tools such as conservation easements, fee-simple acquisition and cluster development to protect riparian areas, wetlands and other critical habitats.
- 2.E.3.b. Encourage design and site plans that minimize impact to plant and wildlife species.
- 2.E.3.c. Work with partner agencies to monitor the populations of native wildlife and plant species and assess the impact of the built environment and strategies to reduce harm.
- 2.E.3.d. Require soil reports and other environmental evaluations as necessary to address drainage, erosion, sedimentation and other soil concerns.



Objective 2.E.4. Promote and encourage clean energy sources and reduce the amount of emission and waste produced in Kuna.

Policies:

- 2.E.4.a. Support efforts to pursue renewable energy production alternatives such as solar electricity, wind power, geothermal and other alternative energy sources.
- 2.E.4.b. Work with partner agencies and other city departments to develop waste reduction programs such as a city-wide compost program, improved recycling, or energy efficiency incentives.
- 2.E.4.c. Encourage non-motorized forms of transportation.
- 2.E.4.d. Encourage sustainable building practices and energy conservation techniques for all new construction and rehabilitation of buildings and other facilities.
- 2.E.4.e. Promote and educate the public about existing programs to minimize waste.



Objective 2.E.5. Ensure development and business activity does not negatively impact natural resources, wildlife, open spaces and agricultural lands.

Policies:

- 2.E.5.a. Work with existing and future businesses to implement sustainable business practices.
- 2.E.5.b. Ensure new business and commercial uses meet local, state and federal standards for environmental impact.
- 2.E.5.c. Develop watershed plans that reduce erosion and road hazards, do not increase natural runoff rates, and maintain the area’s water quality and recharge capabilities.
- 2.E.5.d. Require lighting plans comply with dark sky principles by developing lighting and advertising policies which minimize light pollution and impact on wildlife.

Goal 4.F Ensure water, sewer, irrigation, street lighting, storm water and solid waste systems are capable of serving the current and future population.

The city of Kuna provides potable (drinking) water, sewer and irrigation services to the community.

Kuna’s potable water system consists of the following components:

- 10 active groundwater wells
- 2 storage reservoirs
- 2 booster pump stations
- 106 miles of distribution pipelines

Kuna’s Water Master Plan was last updated in 2017. Potable water challenges/capacity issues include keeping up with demand, water supply and being strategic on well placement to ensure a viable potable water system.

The Kuna sewer system is comprised of the following components:

- 2 treatment plants to include the membrane sewer lagoons located south of town and a wastewater treatment plant located on the north side of town.
- 5 regional pumping stations - Ten Mile, Crimson Point, Danskin, Memory Ranch, Springhill, with the new Orchard lift station.
- 8 satellite pumping stations.
- 402 acres of land application irrigated property adjacent to the sewer lagoons.
- 30 miles of force main.

Kuna’s Sewer Master Plan was last updated in 2017. Sewer challenges/capacity issues include the Ten Mile lift station nearing capacity, keeping up with demand and accommodating steady growth.

The city of Kuna owns and operates a municipal pressurized irrigation system. Irrigation water is provided through a separate pressure irrigation system and a gravity irrigation system. Surface water is diverted from the New York Canal, and its laterals. The major irrigation canals include the Teed Lateral, Kuna Canal, Kuna Mora Canal and Ramsey Lateral on the north side of Indian Creek, and the South Lateral on the south side of Indian Creek. The Boise-Kuna Irrigation District, Nampa-Meridian Irrigation District, and New York Irrigation District control the surface water; however, all of the system is controlled by the City once the water flow is diverted from the irrigation canals or laterals.

Kuna’s Irrigation Master Plan was last updated in 2017. Irrigation challenges/capacity issues include ensuring there is a source and supply for every square mile, system looping and securing water rights with annexation.

Street lighting is managed by the city of Kuna. Kuna has adopted Light Emitting Diode (LED) and Dark Sky street lighting standards for both standard lighting and upgraded/decorative lighting. Standard street lighting is installed by the developer and ultimately owned and maintained by the city of Kuna. Decorative street lighting installed by developers are typically owned and maintained by a private entity and/or homeowner’s association.

Kuna is covered under ACHD’s National Pollutant Discharge Elimination System (NPDES) permits issued by the Environmental Protection Agency (EPA). These permits require ACHD to implement



City of Kuna

City Council Memo

PO Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
www.kunacity.id.gov

To: Kuna City Council

File: Envision Kuna – Comprehensive Plan (Text and Maps)
Including the Future Land Use Map

Planner: Wendy I. Howell, Planning & Zoning Director

Hearing date: June 4, 2019
Continued to: June 18, 2019

Applicant: Kuna Planning & Zoning Department
PO Box 13
Kuna, Idaho 83634

Table of Contents:

- | | |
|--------------------------|--------------------------------|
| A. Course Proceedings | F. Staff Analysis |
| B. Request | G. Applicable Standards |
| C. History | H. Proposed Findings of Fact |
| D. General Project Facts | I. Proposed Conclusions of Law |
| E. Plan Adoption Process | J. Proposed Order of Decision |

A. Course of Proceedings:

Envision Kuna - Comprehensive Plan (text and maps) and the Future Land Use Map proposal is a public hearing with Planning and Zoning Commission as the recommending body and City Council as the decision-making body. This plan was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

- | | |
|---------------------------|----------------------------|
| i. Agencies | March 12, 2019 |
| ii. Kuna, Melba Newspaper | May 8, 2019 & May 15, 2019 |

B. Request:

This request is to consider the new Envision Kuna–Comprehensive Plan (text and maps), including the Future Land Use Map for approval. The Planning and Zoning Commission has recommended approval to Kuna City Council. This Plan, if approved, will replace the 2015 Kuna Comprehensive Plan and Future Land Use Map.

C. History:

The history of Kuna's Comprehensive Plan is detailed below:

- December 6, 1977 - Resolution No. 85 approved Kuna Comprehensive Plan (1977 Comprehensive Plan);
- October 25, 1979 - Resolution No. 90 an amendment to the 1977 Comprehensive Plan was adopted;
- July 1, 1980 - Resolution No. 93 an amendment to the 1977 Comprehensive Plan was adopted;
- July 21, 1998 - Resolution No. 165 adopted a revision of the new 1988 Comprehensive Plan;
- September 8, 2003 – Resolution No. 205 adopted the 2003 Comprehensive Plan;
- 2008 – 2015 prepared and revised the Comprehensive Plan by making certain updates and amendments;
- January 19, 2016 – Resolution No. R04-2016 adoption of the 2015 Comprehensive Plan.

D. General Project Facts:

Kuna City Council approved the expansion of the Area of City Impact Boundary and the Future Land Use Map for the comprehensive plan on February 16, 2016. Ada County Commissioners unanimously approved the expansion of Kuna's Impact Boundary on February 15, 2017. The Commissioners chose to recognize Kuna's 1998 comprehensive plan land use designations and Ada County's Comprehensive Plan land use designations outside of the 1988 boundaries but within the boundaries of Kuna's newly approved area of city impact. The thought behind this type of approval was that Kuna was going to begin to develop a new comprehensive plan that included land use designations. After the completion of the new comprehensive plan, it would be brought back to the Ada County for approval.

An agreement has been reached between Kuna and Meridian in regards to the controversial boundary between the two cities. Kuna has agreed to submit a joint application to officially change Kuna's most northern boundary and Meridian's southwestern boundary, that is anticipated to be submitted in late Fall.

During the initial phase of this project, the Team collected extensive data that is relevant to the City of Kuna, including reviews of previous Kuna plans, policies, and city code. Upon gathering the Advisory Committee members, the public, and the Project Team's comments, a summary analysis was completed that resulted in identifying areas of change. (Transportation, Quality of Life, Land Use, etc.)

Throughout Phase 2 additional outreach to the committees and community members produced over 500 individuals that were engaged in the process shaping the vision, values, goals and strategies that were incorporated into Envision Kuna.

Envision Kuna Comprehensive Plan is a result of extensive outreach to the community ensuring this plan is the community's vision. The following are the outreach opportunities that took place throughout the planning process:

- June 28, 2017 – Advisory Committee Meeting #1 (46 members)
- August 1, 2017 – Project Website Launch
- August 4-5, 2017 – Kuna Days Booth (Gathered public input and provided survey information.)
- August 17, 2017 – 3P Visual Survey Opens via the Website
- August 18, 2017 – Posted several Signs and Flyers for Public Workshop #1
- September 15, 2017 – Kuna Senior Center Presentation for input
- September 20, 2017 –Public Workshop #1 (Broad public agency representation present; solicited input and ideas from residents and businesses.) (57 comments)
- September 21, 2017 – Kuna High School Football Game Booth and Raffle (gathered public input.)
- September 28, 2017 – Advisory Committee Meeting #2
- October 4, 2017 – Kuna 3P Visual Survey Closes (621 comments)
- November 30, 2017 – Advisory Committee Meeting #3
- March 1, 2018 – Advisory Committee Meeting #4
- April 20, 2018 – Start Publicity for Public Workshop #2 and Online Survey
- May 1, 2018 – Online Workshop Survey Launches
- May 6, 2018 – Reed Elementary Student Engagement Activity
- May 10, 2018 – Builders and Developers Meeting for input
- May 10, 2018 – Public Workshop #2
- May 28, 2018 – Online Workshop Survey Closes
- November 28, 2018 – Advisory Committee Meeting #5
- January 4, 2019 – Draft Plan Public Review Comment, Opens
- January 25, 2019 – Draft Plan Public Review Comment, Closes

In addition to the listed items above, there were workshop signs placed on key intersections, numerous social media posts, newspaper informational articles, links to the surveys, and workshop flyers sent to the community for their review.

Staff is reviewing city code to determine the areas that need to be added and/or updated in order to align with this new plan.

E. Plan Adoption Process:

1. The Plan adoption process has two parts: First, the Kuna Planning and Zoning Commission will hold a public hearing and after public input has been considered, arrive at a recommendation which is forwarded to the Kuna City Council, who will then act upon the recommendation(s). *Completed*

2. The Commission must give public notice prior to the hearing to include a summary, date, time and place of the public hearing. The first publication shall be done at least 15 days prior to the Commission's public hearing. *Completed*
3. Notice of the Plan amendment is sent to affected political jurisdictions providing services within the planning jurisdiction, including the school district, at least 15 business days prior to the Commission's public hearing. *Completed*
4. After the Commission has concluded the public hearing process, they may make a recommendation to the City Council.
5. The second part of the plan adoption includes a public hearing by the City Council to act upon the Commission's recommendation(s).
6. The Council's noticing requirements are the same as the Commission's except that it must include the Commission's recommendation(s) in the public notification process. *Completed*
7. Following the Council's public hearing, if the council makes material changes to the comprehensive plan amendment application, further notice and additional hearings are required.
8. The Plan is not effective until the governing board approves a resolution adopting it. A copy of the amended maps shall accompany the resolution and will be kept on file with the City Clerk Office.

F. Staff Analysis:

The Comprehensive Plan is a living document, intended for use as a guide by governmental bodies. The plan is not law that must be adhered to in the most stringent sense; it is to be used by public officials to guide their decision making for the City. The Plan may be amended as the need arises. Factors which necessitate changes to the Comprehensive Plan include, but are not limited to, growth, changing social and economic policy conditions, statistical data updates, etc.

This proposed plan is intended to replace the existing comprehensive plan and future land use map. Envision Kuna is the community's vision of how our citizen's want growth to occur.

Appendix A includes a series of maps that enhances the vision of the community:

- ▶ Future Land Use Map and Interpretive Table
- ▶ Downtown Overlay Map
- ▶ Entryway Corridors Map
- ▶ Street Circulation Map

- ▶ Public Parks and Recreation Map
- ▶ Pathways Master Plan
- ▶ Bedrock Depth Map
- ▶ Cemetery District Map
- ▶ Fire District Map
- ▶ Hydrologic Groups Map
- ▶ Irrigation Districts Map
- ▶ Library District Map
- ▶ Location Map
- ▶ Natural Hazards Map
- ▶ Points of Interest Map
- ▶ Slopes Averages Map
- ▶ School Districts Map
- ▶ Existing Served Area-Irrigation Map
- ▶ Existing Served Area-Potable Water Map
- ▶ Existing Served Area-Sewer Map

The Planning and Zoning Commission recommended approval on April 23, 2019 with one recommended change due to the testimony of Mr. David Gronbeck. His request was to change a parcel from a commercial designation to mixed-use on the property located at the northwest corner of Deer Flat Road and Highway 69.

G. Applicable Standards:

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

H. Proposed Findings of Fact:

1. The Kuna City Council accepts the facts as outlined in the staff report, any public testimony and supporting evidence list as presented.
2. Planning and Zoning Commission recommended approval on April 23, 2019 with one recommended change on the future land use map. The parcel located at the northwest corner of Deer Flat Road and Highway 69 to be changed from a commercial designation to a mixed-use designation.
3. Public notices were published in the Kuna Melba News on May 8, 2019, and May 15, 2019 for the City Council Public Hearing.
4. All procedural items have been followed in accordance with Idaho Code and Kuna City Code.
5. The Comprehensive Plan Future Land Use map of the City of Kuna was last updated in 2015.
6. The City of Kuna last updated the Comprehensive Plan in 2015.
7. Envision Kuna – Comprehensive Plan was created from the input received from the extensive outreach to the citizens of Kuna.

I. Proposed Conclusions of Law:

Based on the foregoing findings, staff report and testimony provided the Kuna City Council found:

1. The new Comprehensive Plan is not detrimental to the health, safety and general welfare of the public.
2. The maps located in Appendix A within Envision Kuna including the Future Land Use Map are consistent with the text of the new comprehensive plan.
3. Envision Kuna will advance the public interest and benefit the City of Kuna.
4. Envision Kuna evolved with substantial outreach and community input throughout the planning process.

J. Proposed Order of Decision:

The Council should consider the evidence and testimony presented at the meeting prior to rendering its decision.

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

Based on the facts outlined in the staff report, Planning and Zoning Commission's recommended approval and public testimony (if any), the City Council of Kuna, Idaho, hereby (*approves, conditionally approves, or denies*) Envision Kuna - Comprehensive Plan that consists of the comprehensive plan's text and appendices, including the Future Land Use Map. Envision Kuna will replace the previously approved 2015 comprehensive plan and future land use map.



City of Kuna

Envision Kuna – Comprehensive Plan

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

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

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

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

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 23, 2019**

anything that you build on it. I think that hopefully this erases anything. If they're concerned about it, they're concerned and I appreciate their concerns. I wouldn't want a duplex or a condominium built on a subdivision where most homes are between \$7-8,000. There are \$16 million worth of property taxes and they're being paid right now with aggregate number of houses and I think that since I'm the one who developed that, I'm the one who developed that, I would be the one. I just want to maintain the continuity and the flow. Right now, for a long time it's been a weedy lot. There is thistle all over the place. Whatever kind of weed wants to go, I spray it and they don't like the spray. If I do the weeds, they don't like the dirt. I want to sell it. I can stand for any questions you may have. **C/Young:** With that, I'll close the public testimony at 6:52, which brings up our discussion. **C/Damron:** With the CC&Rs and the conditions, one single-family dwelling with the architectural facades is the same to match the subdivision to have continuity in that. If we do that, I don't think there's an issue. **C/Hennis:** Right, because they're still governed by the CC&Rs. They still have conformed to all of that. **C/Gealy:** The two concerns that I heard from the residents were the concern about it being an R-2 zone, and that might give them an opportunity to have more than one home on the property. I heard a concern that they want to be sure that the lot in the future is a part of the HOA and it conforms to the CC&Rs. The R-2 designation is the designation in Kuna and that means that there can be up to two houses, no more than two houses on a lot or in that zone. There can only be one house on a lot. This is one lot in an R-2 zone. Because we don't have an R-1 zone. What we can do is include in our conditions that there will only be one house on that lot, correct? In other instances, where there may be an R-6 zone, there can be up to six houses per acre but not per lot. We have designated and said well it's an R-6 zone, but we'll limit it to 4.25 units per acre, so this an R-2 zone. That means two houses per acre, but still only one per lot, but we can add another condition and say that this lot will have one dwelling unit on it. With respect to the HOA, I understand that this will remain part of the HOA. I think that we can reinforce that with a condition that this lot as a part once it's annexed into the City to Kuna, will still be a part of the HOA and still be required to conform to the CC&Rs of the subdivision. That way, it's attached to the lot no matter who owns it and no matter who sells it. **Wendy Howell:** Yes, as long as you word it the way you stated. **C/Gealy:** Those were the two main concerns I heard, as well as that it cannot be subdivided. **Troy Behunin:** Just for clarification, you may make a condition that there's only one home per lot. However, it's not under the purview of this body or City Council to condition that the lot split cannot happen. A lot split does not happen easily, it would have to be a replat. There would have to be public hearings, and we would have to do this whole thing all over again. In order for that to be re-subdivided, that would be the only way for that to take place. It is a lot in a subdivision. **C/Damron:** The public will need to understand, too, Troy, that they have the same opportunity if they wanted to split their lot. We're not giving Mr. Guido or whoever buys it any advantages to split that lot. We heard the plan, and we're going to condition it, so it meets the criteria that he wishes for and that you guys also wish for. **C/Hennis:** It seems like they're pretty well protected by the HOA the way it is. Even if that gets sold and developed by somebody else, they don't have any other rules for any other owner in there by annexing to the City. **C/Hennis:** Can we state anything regarding adherence to the CC&Rs in our conditions? I don't think we can, because we're not the governing body. **C/Young:** It's part of the subdivision, which is already a part of the HOA.

Commissioner Hennis motions to recommend approval of Case No. 19-01-AN to City Council with the conditions as outlined in the staff report; With an additional condition that the lot would only contain one house by City Code in that it still has to conform to the CC&Rs of the Ironhorse Subdivision. Commissioner Gealy seconds, all aye and motion carried 4-0.

C/Young: Should we just take a two-minute recess and then continue?

Commissioner Hennis motions to take a two-minute recess. Commissioner Damron seconds, all aye and motion carried 4-0.

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, April 23, 2019

(Reconvened)

Envision Kuna – Comprehensive Plan; A public hearing request from Kuna Planning and Zoning Staff to review the new Envision Kuna – Comprehensive Plan (text and maps). This plan, if approved, will replace the current 2015 Kuna Comprehensive Plan (text and maps) including the Future Land Use Map. Staff is seeking a recommendation to forward to City Council for final consideration.

Wendy Howell: Wendy Howell, PO Box 13, Kuna, ID 83634. I don't have a formal staff report, since we've been discussing this for weeks. I will stand for questions or comments. If it's just typos or a wrong word, submit those through email so we can get those corrected. Right now, I'm looking for context, if there's any concerns with the body of it. If you want to see additional goals subject to the policies. Those are the discussions I would like to have. **C/Young:** I just wanted to thank the entire City staff and the advisory committee, because this has been a process that has spanned over two years. This has been a lot of hard work by a lot of people, and a lot of outreach to the community. **C/Gealy:** Thank you very much for the hard work and community outreach. **C/Hennis:** I like it, it's a lot better than the last version. It's more concise, and a little more direct. I like the context, but how do we want to format this? We should be asking questions in public hearing, so how do we as a board do this since it's a public hearing item? **C/Hennis:** Do you want our comments first? **Wendy Howell:** Let's go through chapter by chapter. **C/Gealy:** I have submitted my comments. **Wendy Howell:** Yes, you did. **C/Hennis:** I found a few little editing things that I'll send over to you, but I like the context. I didn't find anything that I thought was missing or needs to be added. I think it was very succinct as to what direction the City wants to go. I don't have much in the way of context that I can think of to add. **C/Young:** I appreciate the scaled down version from the previous Comp Plan. Let's start with Chapter one and work our way down. **C/Gealy:** I really do like the way that it is set, and I know there is some crossover. I think that was handled really well. I had two kind of broad concerns. They are not really with this plan, but one is really specific. In the developer's meeting, they indicated that they would like more education of the Kuna Planning and Zoning Commission and the City Council. They wanted more education with respect to the economics associated with smaller lots and larger lots. At the same time, we had the input from the citizens. The citizens replied with more large residential lot opportunities. I'm not sure if the developers understand that the Commission and City Council get a lot of pressure from citizens about larger lots. It's not necessarily that we don't understand the economics. I guess that's not a question, it's really just a statement, isn't it? Perhaps we need to do more communicating that we understand the economics, but we also understand what we hear from citizens is a demand for larger lots. I think we as a Commission and City Council also need to find ways to address the concerns of our citizens and the concerns of the developers to find ways to compromise. **Wendy Howell:** We are launching a new website, which will have an area that can explain why we're planning and what we are doing. A specific area we are using as an education component, such as of personal property rights, takings, transportation impact studies, where we're limited, where Ada County Highway District (ACHD) has control, and property rights, addressing if someone says "because you don't want it in your backyard" conflict. This is not a solid enough reason. There will be testifying tips. It is just kind of at the very front end of launching. **C/Gealy:** This will be part of the City website, correct? **Wendy Howell:** Yes, for Planning and Zoning Department. **C/Damron:** It would be nice if they could have in there too the zone designations and the colors, just a quick little outline. That way, they can look at the Comp Plan, and say that these are designated in those areas. Then they would really understand what the Kuna vision is, how we plan to build and grow as we go out. It makes it a little easier for them, I hope. **Wendy Howell:** I might call or email you all about writing something for the webpage. **C/Young:** Is there anything specific in Chapter One that anyone has any concerns with? **C/Damron:** Do you want to go over verbiage too? Maybe we change the verbiage on it? Or just content? **Wendy Howell:** Are you changing the intent of it? **C/Damron:** No. Look at 1-A-3, page 26. **C/Laraway:** A lot of my questions are just clarifications. **C/Damron:** Go to 1-A-3-F and 1-A-3-H, page 26. Look at how they worded those. **Wendy Howell:** They are pretty close to the same, aren't they? **C/Damron:** Exactly, I think we can mix that up so people can understand that a

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, April 23, 2019

little better. I had another concern on page 30. Right towards the bottom, 1-C-4-C. I want to get a clarification on this. Conduct regular assessments of wages and opportunities within Kuna, assess salary rates based on cost-of-living indexes and wages in surrounding jurisdictions, ensure Kuna's employment opportunities match or exceed surrounding area wages. This is way out of our wheelhouse. **Wendy Howell:** Surrounding area averages? **C/Damron:** Averages, right. Even as a city. **Wendy Howell:** Part of that is so that we are able. The reason is to try to keep the staff we spend the time training and getting up to speed. We spend education funds to train further and continue education, because once upon a time we weren't up to that level. We were behind pretty much everyone else in the valley. We're pretty stable right now, but it was implied that we'd be the training ground and they would go somewhere else. **C/Hennis:** You're talking about more City positions at this point. **Wendy Howell:** This piece here is talking about the same type of thing, but on a wider scale, economic development of the entire city. **C/Hennis:** I see what your intention is. **C/Young:** The intention is the City drawing in the types of businesses that have increased wages, and bring those wages up in the City as a whole. **C/Young:** Does anybody have any specific elements for Chapter Two? **C/Hennis:** A lot of what I've heard at a couple events I was at was the open space part, the City amenities, trails, and I think they've addressed it well. **C/Young:** I think a lot of that is well documented, then we get down to the impact fees and what those fees are for. They are targeted for the future. **C/Gealy:** I like that there is a goal, the City of Kuna's service goals of one acre of park land for every 1,000 residences. It's there in black and white. That's what I'm striving for. **Wendy Howell:** That's what we've been striving for, and we've been working with the Parks Department, and will be coming back with that open space that we added to the ordinance. I'm coming back with a tiered section based on dwelling units. That'll get closer to that, we're not quite there yet, but we'll be a lot closer than what we currently are to achieving that goal. **C/Damron:** How close are we to watching land prices and developments going through the rough? How close are we to actually purchasing some property to help offset that now, as we're there? **Wendy Howell:** I know that the parks department have just purchased an area, about 20 acres, south of the railroad. They are also looking at a piece up north as well, but I do not know the status of that one. **C/Young:** Onto Chapter Three. **C/Laraway:** Let's look at 3-A-1-B and 3-A-1-A. Is this document something that's going to be reevaluated every year? The reason I ask is because it uses words in here like "concentrate a mix of medium and high density residential, commercial, and mixed-use areas in Kuna's core. What is defined as Kuna's core? **Wendy Howell:** Core is your downtown area. **C/Laraway:** But it grows. **Wendy Howell:** The part that grows is not considered the core. The middle of town basically is the core. **C/Laraway:** How often are we going to reevaluate these things? **Wendy Howell:** We could add that definition to the glossary. **Lisa Holland:** Members of the Commission, Lisa Holland, Economic Development Director, the "xx" sub note says that Kuna's core is defined as the area between the northern border of West Fourth Street, southern border of river and rail line, the western border of North School Avenue, and the Eastern border of North Kay Avenue. Kuna's future downtown area is extending north and south, and welcomed things are intended to create seamless transitions into the branding of downtown from major downtown entryway corridors. **C/Hennis:** Where are you finding that "xx" definition? **Lisa Holland:** In the footnotes in the back, the reference section. **Wendy Howell:** We can add that to the glossary if you'd like. **C/Laraway:** It states, "provides incentives to encourage desired types of housing such as density bonuses, expedited applications and processes for parking reductions." Under 3-D-1-D, "Encourage development accounting options", I'm just wondering who that benefits. **Wendy Howell:** Our Planned Unit Development (PUD) process already allows density bonuses. **C/Laraway:** Are we talking about the difference between R-6 and R-8? **Wendy Howell:** I really feel that this is referencing different types rather than multi-family housing, maybe townhouses, maybe condos, and single-family lots. **C/Young:** I think part of that which you said is in part of the PUD process, that planned unit development. In the process of that you have trade-offs where someone can be in one section of the development and be allowed to have slightly more density than what is typically in that zone. There is a trade-off of more open space in another area, and it's that kind of a give-and-take in that process that is kind of what I believe is the direction of what that is. **C/Laraway:** In 3-D-1-F, it states, "evaluate the housing demand and supply that just policies and regulations as needed to encourage development of diverse houses." Are we reopening the Comp Plan? **Wendy Howell:** No, just policies and regulations, basically code. For instance, if we're getting only

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, April 23, 2019

townhouses everywhere. The City governing body says that they've had enough of this, let's try something different. We can look at code to see if there's a way to change it to guide development in a different direction.

C/Laraway: When I first asked that question about the core, that's why it was kind of coming back to us. If we're going to adjust our policies and procedures, where does the core fall in? **Wendy Howell:** Downtown and right around it. **C/Laraway:** Under Community Design and Character Implementation, under top community design and character projects, then actions. For number two, it says, "Develop the City of Kuna housing needs and analysis to address future housing demand, inventory, and strategies to increase diverse housing options." What does this mean? I was talking to your office, and I know we have an inventory list. I know that it is kind of hard to keep track of inventory, and we're going to have building lots that aren't built yet versus housing permits. I know you don't keep track of local real estate, pulling lots on the market. **Wendy Howell:** To a degree, in the downtown core, we do. We keep track of that. Our Economic Development Director keeps track of that, in order to try pulling more commercial, or what they might be thinking could help them find the correct people for the property. **C/Laraway:** If we have a certain number of subdivisions, developments, being approved, at what point do we oversaturate the area? If we are keeping track of the inventory. **Wendy Howell:** They're selling as fast as they're building them. They're not sitting out there, idle. I don't know if we can really say that we're saturating the area, when they're literally being bought so fast that they can't keep up with them. **C/Damron:** I think what John is saying is, if we have an economic downturn and a large inventory of open houses, is that what you're looking at John? **Wendy Howell:** We won't have a large inventory of open houses. We might have unfinished lots, and the developers at that point in time will wait to develop further, like they did in the last one. **C/Laraway:** When they do stuff like that, does their reaction cause us to react? **Wendy Howell:** Yes. When the downturn happened, we were trying to pull people into the area. **C/Laraway:** With all of the subdivisions that we've approved, I was talking to staff about this inventory. How do we know when we are overfilling? I didn't know we had an inventory. **Wendy Howell:** We have an informal inventory that we keep track of. For example, which permits we've issued to how many actual buildable lots there are per subdivision. That's where we're at on that. **C/Laraway:** I'm just trying to watch the balance of which way we go from my end. I don't know where you go from your end. When we set up here, trying to figure out, "guys we've approved 15 subdivisions in the last three months." **Wendy Howell:** I don't know from either end if we can guess the perfect balance. **C/Hennis:** The intention of this is to try and prevent some of the oversaturation of either certain subdivision types or certain zoning types of certain housing types. That's kind of what I read into this that the City wants to be kind of reactive to what we need. If we get a bunch of R-6 zones coming in, then we will try to push to some R-2 zones and push the multifamily when we need. A year and a half ago, we had nothing in town. Now we have enough of those, so we're trying to push into some other type. I see that is the intention as I read it. I think that's good. We're trying to be reactive and watch it. **C/Laraway:** I was just trying to see where you came from with these statements. **C/Damron:** As staff, Wendy, are you guys educating the developers on what our desires are as opposed to someone coming in and saying that they bought lots and want multifamily housing. **Wendy Howell:** We try, we strongly recommend. We'll let them know if we know there's no way it's going to pass Council, based off of what they've instructed us, we'll inform them of it. **C/Hennis:** We just had that one that we went through, they were working with the architect to try to present a different kind of housing, so that it worked well. **C/Damron:** I know a lot of them aren't going to be as nice as those were. **Wendy Howell:** They're typically receptive to what we recommend, or our comments. We've only had one that was a little more difficult to work with than the others. **C/Young:** Onto Chapter Four. On 4-B-2 I had a question. I know as far as making the Comp Plan goes, we always try and keep the mid-mile collectors. I'm glad that it's in the Comp Plan. It's something that supports those goals and reiterates that for developers and everybody as we go to avoid those like Eagle Road. **Wendy Howell:** Exactly, and we're going to work on some overlays that will hopefully add to not having another situation like Eagle Road. We'll put some more requirements in it. **C/Hennis:** I like that in Chapter 4, the plan tries to push towards stuff on the southern side of the tracks for development, too. There are a couple sections in here for amenities, as well as services. **C/Young:** Should we save the comments until after we hit the chapters? **Wendy Howell:** Yes. **C/Young:** Onto Chapter Five. **C/Hennis:** I liked it. **C/Young:** Onto Chapter Six. **C/Hennis:** I didn't see anything in this chapter that I was concerned

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, April 23, 2019

with. I liked the portions that state the City will self-evaluate. Education is important for city government, and we all could use it. **C/Gealy:** I appreciate the orientation and training program. On page 119, I liked that you have this goal to create an official orientation and training program for newly elected officials. I thought that when I read it, that would include us. **Wendy Howell:** I believe we took out "appointed", because when they say "appointed officials", that means Treasurer, City Clerk. **C/Gealy:** I was thinking of us. **Wendy Howell:** It's something we can add in there, if you want. **C/Gealy:** It probably wouldn't be bad to have an orientation for new hires. **Jace Hellman:** For the record, Jace Hellman, Kuna Planning and Zoning Staff, 751 West Fourth Street. If we did want to add the appointed officials, we should probably identify it directly as Planning and Zoning, because of all of the committees that we do have. **Wendy Howell:** They are not appointed officials. **Jace Hellman:** That's true. **Wendy Howell:** You can put newly appointed Commission members. I have no problem doing that. Cathy, I know you were on the Commission before I ever came, but we have a whole booklet we give the new people, with information. We then meet with them after they read everything. **C/Hennis:** That's good, we didn't realize there was a training manual. It would be helpful. **C/Damron:** You could just put governing bodies. You have people that are appointed that aren't governing bodies. **C/Young:** What about questions or comment on any of the appendices, maps, etcetera? **Wendy Howell:** Specifically, let's look at the Future Land Use Map. Is there anything that stands out on that? **C/Damron:** Is that the big one? **Wendy Howell:** Yes. **C/Hennis:** I didn't see anything on here that wasn't kind of what we've gone through in the neighborhood meetings and such that we've talked about. **C/Young:** Just because it kind of dovetails off of one of the comments that we've received, the letter from Ada County. **Wendy Howell:** We will be meeting with them, because it's a whole new Commission than what originally was going through with us on this. We're going to have to meet with them and work through it. The area where it was discussed about the mixed use, some of that land, especially towards the south of the map, it is entitled. It cannot be unentitled. **C/Hennis:** That was all done at one time, so. **C/Gealy:** Have you decided mixed-use? **Wendy Howell:** Mixed-use will be coming out in the ordinance, and it will be two specific, different uses. Two types of housing will not be mixed-use. Mixed-use is going to be commercial and residential, commercial and industrial, etc. **C/Gealy:** I wonder in reading the Ada County comments, that your mixed-use could also include an agricultural designation. You are defining it yourself, really. **Wendy Howell:** We have to decide on that. **C/Gealy:** It was just a thought I had. A lot of that all is currently agricultural. **C/Hennis:** Most of it is. **C/Young:** That is a good thought. **C/Gealy:** I had one small comment that I had was in my written comments too. There are some times where the Future Land Use Map is not called the "Future Land Use Map". Sometimes it's called something else. **Wendy Howell:** Comprehensive Plan Map? **C/Gealy:** Or Area of City Impact. **C/Young:** The summaries kind of gone through the bulk of the Comp Plan. **Wendy Howell:** The two summaries, one is an overview of what happened through Phase One, with the data that was collected, the input that was received from Phase One. **C/Young:** Are there comments on the appendices? **C/Gealy:** I don't know if it's changed since I looked at it, but there are two places where there is a history of Kuna. I think we can combine those two. **Wendy Howell:** We will get that fixed. **C/Gealy:** The fallacy between the Future Land Use Map versus private property rights. **Wendy Howell:** The Future Land Use Map is a guide, not a zone designation. **C/Gealy:** People who own the land, it's their land, and we can't infringe on their property rights, correct? **Wendy Howell:** Correct. **C/Gealy:** This is a guide, so just because we give someone a color doesn't mean that's the only use that can happen out there. **Wendy Howell:** They can come in and ask for Comprehensive Map change and change it to what they would like. **C/Gealy:** On the map, where it shows where they want to have public parks. We're not saying that this bar is going to become a public park. **Wendy Howell:** We don't want to encumber any specific property. **C/Young:** It's important that the general public knows that the plan itself is a guide, it's not set in stone. It is a living document, and it does ebb and flow as needed. It's not a "thou shall document". It is definitely a guide. **C/Young:** I will open the public testimony at 7:50. **David Gronbeck:** 1400 East Kokanee Lane, Kuna, Idaho. I helped with the advisory committee, and working through that document took some work. I also participated on the Park Impact Fee Committee, the Fire Impact Fee Committee, and the Economic Development Committee. It's my understanding that apartments are going to be removed from the Commercial zoning in this plan. **C/Young:** That's actually an ordinance change, that's not part of the Comprehensive Plan. In that case, I'm currently working on a commercial

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, April 23, 2019

development on the corner of Meridian and Deer Flat. Even though I was involved in the committee, the property has been designated as commercial future use. Without a comp plan amendment, that would mean to me that I can't develop any portion of that property with multifamily. I'm here today, and it's tough to ask for a zoning or future land use that isn't defined yet. I'm here to hope that you would agree to approve a mixed-use for the corner of Meridian Road and Deer Flat, both north and south in the canal. **C/Young:** That would have to be an application-specific thing, it doesn't have anything to do with the Comprehensive Plan. **David Gronbeck:** But you're approving the map. **C/Hennis:** It's already zoned as commercial. **David Gronbeck:** It is not zoned. It is in the county, and it hasn't been annexed. **C/Hennis:** When you annex, you have to pick a zone at that point. **David Gronbeck:** At this time, though, you're making the property commercial under the Comprehensive Plan. **C/Damron:** It's just a guideline, it's not set in stone. **David Gronbeck:** I will have to amend the Comprehensive Plan. **C/Damron:** You request the zoning. This is the ideas of how we want the City to expand. You request the zoning that you like. **Wendy Howell:** I believe what Mr. Gronbeck is asking is, for consideration for the Comprehensive Plan map on the northwest corner of Deer Flat and Meridian Road to be mixed-use rather than commercial designation. In the long run, he's hoping that will match his proposal. **C/Gealy:** That's what's on the south corner there, it's what we will call mixed-use. Right now, there's some commercial and residential. It would not be inconsistent to modify to proposed Future Land Use Map to make that mixed-use. **Jace Hellman:** I think it would also be important to note that by doing so, all you're doing is making a recommendation to the Council that this piece be considered as a mixed-use piece on the Future Land Use Map. That just gets shifted before the plan is approved. It can be done that way, if that's the route you guys would like to go. I would be a recommendation to Council, and they would have the final say on this. **C/Gealy:** He's asking to change it before it gets approved. We have another letter from someone else, asking us to change a designation before we approve it on the map, correct? **C/Young:** Correct. **David Gronbeck:** May I approach with a very preliminary plan? **C/Young:** No, this is just for the Comp Plan discussion. **David Gronbeck:** I think it was a mistake removing multifamily from the commercial zoning. Multifamily is an excellent buffer between residential, single-family and commercial. I'm not proposing nor can I afford to build multifamily on 42 acres. I would like to be able to develop some multifamily as a buffer between the commercial use and the single-family to the west. **C/Damron:** That would be under ordinance. **David Gronbeck:** It's under ordinance, but when you're defining the property as commercial. **C/Damron:** Ordinance is ordinance, and when we do the Comp Plan as the guideline and then it's zoned for commercial use, it's commercial only. It can't be a buffer. That's the ordinance and we can't change the ordinance. **David Gronbeck:** That's why I'm requesting a mixed-use in the Future Use Map. **C/Young:** I understand where you're coming from. My only fear is that the next time we do a Comp Plan, and everybody within a ten-mile radius says, "I specifically want this zone." If we set a precedent, then it kind of opens the door almost for somebody to come in and mark their square. "This is my request for this parcel!" **David Gronbeck:** Isn't that the point of community involvement in planning to some degree? **C/Young:** My point is that, the map is a guide. If you go in and every specific parcel, everybody can say they want mixed-use or commercial. It doesn't become a guide. **David Gronbeck:** The challenge on a lot of these parcels will be with our current annexation and lot split rules, is that you will have a 40, 80, 160-acre piece that is zoned potentially commercial, and the developer can't buy that at a commercial rate and develop all commercial in the City of Kuna. **C/Hennis:** The problem that we had is that we had the opposite. We had developers coming in and purchasing small commercial. We were trying to lay in as much multifamily as they can. We've had that come before us several times, and it was an uncontrollable situation. Although we understand your side, we have the opposite side. That's why the City chose to go the direction that it did. We can try to help with the mixed-use, but we had specific reasoning for why we changed that ordinance. It's because it had some negative effects to the citizens on several occasions. **David Gronbeck:** Isn't that your job? To mitigate those instances. **C/Hennis:** That's what we did. **David Gronbeck:** I'm not saying that you shouldn't need to do that by simply saying there's no residential in a commercial zone. **C/Gealy:** That's the position we were in, because it was an allowed use in that zone. **Wendy Howell:** Chairman Young, I would like to remind everyone that this isn't a discussion about the ordinance. **C/Young:** I don't know that I'm necessarily against saying that is a mixed-use corner, because it is a good use for that. Mixed-use as itself is really a way that

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, April 23, 2019

a lot of cities would like to go. You can live there, you can work there, you can shop there. I'm just kind of voicing some of my fears about next time we come around. If everyone wants to have their lot, then it's not a guide anymore. It turns into a "well this is what I think my lot should be." I'm not necessarily opposed to that, and something for us to discuss. I was kind of trying to show both sides of the coin. **C/Damron:** What we see in this is that if there's a lot like that, that would be better suited for the project that you want, and it's zoned differently, you can ask for a zone change, and that zone can be changed. That way you can do what your project would require on that property. It's not set in stone. If we zone that R-6 right there, and you have a mixed-use or light commercial and we look at the area, and the area would fit a light commercial, or the designation you would like, we can change that. We have that flexibility to change that. **C/Hennis:** As a zone, it's a Comprehensive Land Use Map Change. **C/Young:** Are you talking about that entire parcel? **C/Hennis:** Which corner is this? **David Gronbeck:** The northwest corner. Frankly, if there was any way just to approve a mixed-use zoning on everything north of the canal, I would be fine with that as a buffer between the commercial and residential. Our hope is to bring in a big box for the corner and different type commercial uses on that corner. **C/Young:** I don't think we can talk specifics. I understand your concept though. **David Gronbeck:** Unfortunately, I can't, right, because I don't have a lot split, because of the current split rules within the County and the City. **C/Damron:** It would be zoned in, and when you zone it into the City, you request a zone. **C/Young:** What he's wanting to avoid is to do a Comp Plan Amendment at the same time. I see where he is coming from. It's something that we can discuss. **Mike Losh:** I live at 1032 S Threave Ave. This is a nice project. My area is south of the railroad tracks. There was some talk of an overpass in this Comprehensive Plan. I have talked once with John, and he said that it will be a long time. I wonder if it will be feasible in a few years. Thank you. **C/Young:** I'll go ahead and close the public testimony at 8:05, which brings up our discussion. The Comp Plan as a whole, with the comments that we made, I am very happy with. **Wendy Howell:** Did you have any questions about any of the letters that were sent in? **C/Gealy:** Can you address the two late exhibits? **Jace Hellman:** There's also a series of comments on the back of your packet as well. Some are from citizens and some are from local agencies as well that should be addressed too. **Wendy Howell:** On the one comment from Mr. Chase Craig, received today, again this is for a specific parcel that they are wanting to re-designate from low density to medium density. **C/Young:** For which specific parcel? **Wendy Howell:** 5055 East Kuna Road. **C/Gealy:** We have two requests to change a designation on a proposed future land use map. **Wendy Howell:** Kuna Road and Eagle. **C/Gealy:** I think what we're facing here is that the map was colored without really consideration of specific parcels. We've impacted at least two people that we know of now with the general designations. **Wendy Howell:** I do want to emphasize though that the future land use map is a result of all the community input that we received. As far as the other letter from Ada County, I don't really have a lot to say about it at this time. We're going to be meeting with the county commissioners and try to bring them up to date. They weren't in on the initial plan, since there are two new commissioners. We'll be trying to bring them up to date and have a meeting here in the near future to go over everything with them. **C/Gealy:** Was Ada County Development Services represented on the committee. I thought they were, I thought I saw them there. Would you want to review the sections that they mentioned and see if there are some goals that we could identify to include with respect to the preservation of farmland in those areas? **Wendy Howell:** I'm just going to read a statement for the focus on main agricultural and industrial have area. Kuna may be viewed by the County as a major ag industrial hub in the valley, but that is a limited view of how Kuna sees its own future. Residents and businesses would like strong commercial employment services and housing choices, as well as industrial and ag uses. These are elements that we endeavor to balance in the Comprehensive Plan and reflect in the Future Land Use Map. While the City is limited in the mechanisms that it can employ to preserve ag lands, there are numerous policies in the plan related to both agricultural and industrial development including some very specific implementation actions about how to move this forward. My guess is the plan is likely one of the most forward-thinking examples of policies and actions related to ag preservation and food security in the entire state of Idaho. I wonder if the same expectation has been set for Kuna's neighboring jurisdictions. We need to look through all the bits and pieces to determine our direction. **C/Gealy:** When you talked about the overpass, there was some conversation in the plan about working with the Union Pacific Railroad to try to bring a rail transportation hub to

CITY OF KUNA PLANNING & ZONING COMMISSION

MEETING MINUTES Tuesday, April 23, 2019

Kuna. That's been something that we've talked about for a long time. It's been totally off the table for a long time. Union Pacific said they will be going through Kuna, but not stopping. Is that something that's changing? **Lisa Holland:** Members of the Commission, Lisa Holland, Economic Development Director. What we're doing now is taking what's in the Comp Plan and trying to move forward with creating an Economic Development Strategy that would complement what we've done in the Comp Plan. We've had some initial conversations with UP about the potential of engaging a partnership. They have a program that helps if you have 200 acres or more in an industrial area. If you've got some developers that area interested in moving forward with creating an industrial development, they can partner with you to promote those sites. That doesn't mean that there's a specific plan in action of a rail park or any sort of thing happening yet. It's something we're looking into as part of our Economic Development Strategic Plan. We'd like to pursue at least what might be possible there. There's a lot of long-term planning, a lot of infrastructure planning that would have to happen first, but we have hopes that this can be something that we can talk about in the future. **C/Hennis:** These were several letters that Jace had indicated in the back that had issues, but they were more City-oriented, City website-oriented or services oriented. It wasn't anything specific to do with the Comp Plan. These were good items for us to work on, but not for the Comp Plan. **C/Hennis:** I'm not necessarily opposed to recommending to the City Council about making that a mixed-use parcel at Deer Flat and Meridian. I'm not sure about this other request, because it would in fact just be in the middle of a low-density. He's just singling out a certain parcel without a real direction other than specific for his use. I think that one, at that point, when there is an intended use, maybe he could do a Comp Plan Amendment. I don't think that's necessarily something I would recommend at this time. **C/Gealy:** I would suggest that we make that whole section mixed-use, the one at Kuna and Eagle. I'm looking at his map, and it's a southeast corner. Not what he's outlined in red, but that whole section. Make that all mixed-use, because that would be a continuation of the mixed-use that we have here. The only question would be would we want to modify the whole piece to mixed use? **C/Young:** There's a subdivision here that's an R-2 subdivision. You're putting a potential mixed-use commercial directly next to a low-density housing. **C/Gealy:** My understanding is that mixed-use can be almost anything. It can be low-density, high-density, or medium-density. **Wendy Howell:** The way we've been instructed and the direction we're going with mixed-use is two distinct, different uses. Commercial housing, commercial industrial, not just one house type versus another. Multifamily and single-family is all housing. **C/Gealy:** On all the parcels that are designated as mixed-use, does everything have to have two uses? **Jace Hellman:** Yes. Every piece, the intention is a mixed-use is to be identified to accomplish two or more uses, whether that's commercial industrial, commercial residential, or industrial residential which doesn't go over well, but could happen. **C/Gealy:** Does it preclude the possibility of a single use? **Jace Hellman:** For a while, with our old Comp Plan, we did allow that, and there's been some projects where they had mixed-use as a future land use. People just said that they will do an R-6 on it. Our goal is to move away from that and actually have mixed development that people can live in and work in. One, that will reduce the number of cars off the roads. People are within walking distance of jobs. Two, it will bring more commercial and different types of housing, because it's encouraging multiple uses. The goal is to be steadfast at a minimum of two different uses. Multiple uses can creep in, where you're at three or four, and you do an entire mixed complex of uses. It's pretty steadfast at two minimum, or that's the intention. **C/Hennis:** I just don't like the aspect of taking that whole portion and making it a mixed-use underneath on top of the development that's been there. **C/Gealy:** That is the dilemma with the Future Land Use Map. It's a guide. **C/Hennis:** We've already got that preexisting, nothing over here. We're giving something to somebody that has a possibility versus people that are already living there. **C/Young:** I kind of tend to agree that this should stay a lower density than the possibilities that mixed-use gives right next to an R-2 zone. On the flip side, as Dana mentioned on the parcel on the northwest corner of Deer Flat and Meridian with that commercial versus mixed-use, mixed-use is inappropriate for that corner, as is Commercial is appropriate for that corner. I don't have a hard time with the mixed-use and changing that here other than in the future. Next, there's 50 of these that you hodge-podge your way through the map. That was my biggest concern, but with this specific parcel again, I don't have any trouble with it being mixed-use. **C/Hennis:** My feeling on this is that, you know, this one seems like it's way over here. It's one specific person or project that they're kind of targeting. Whereas the one along Meridian,

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, April 23, 2019**

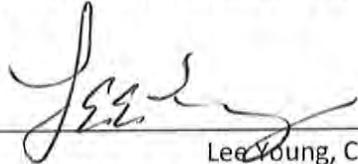
one seems like it's way over here. It's one specific person or project that they're kind of targeting. Whereas the one along Meridian, we're trying to provide some diversity along that core. A mixed-use might allow us a better diversity along that core, instead of just putting all commercial. We can throw some other diversities into there. I think that might be something where that's a designation that we might want to at least, because it's not saying this parcel out at Eagle and Kuna couldn't be that way. It would be one that would have to be a Comp Plan Map Change. That would have to be specifically, doesn't mean that we're denying anything. It just means that it's just an extra step that we'd have to do once they figure out what they want to do. I think that along the corridor, it makes sense. We have a lot of mixed-use, but it makes sense to me along the corridor there with what we're talking about, and not trying to become an Eagle Road as much. **C/Gealy:** Each application that comes before us on a future land use map in an area where the Future Land Use Map designates mixed-use would need to include at least two uses. **Jace Hellman:** Correct. The code and the ordinance are still in the works, so we're fixing out the fine details of what that will look like exactly. The intention is for two or more uses identified with the application. **C/Hennis:** It would make sense to me for a large parcel. **Jace Hellman:** Correct, and we're also adding a mixed-use zone. It's not going to be like a mixed-use where they pick C-1 and R-6. There would be a legitimate mixed-use zone and legitimate uses allowed within that mixed-use zone. **C/Gealy:** Some of the smaller parcels could perhaps have some flexibility, correct? **Jace Hellman:** Yes, and that's something we'd have to look at whether it's just two smaller parcels next to each other and they do more of a regional concept plan that gives them that mixed-use. There might be that flexibility for that as well. **C/Gealy:** We might do ourselves some favors if we provide that kind of flexibility. My feeling is that there's been a lot of public input and a lot of opportunity for public input. At the same time, this is a public hearing. This is also an opportunity for public input. It may be that in the future we'll get 50 of these piece parts. I think that if that happens in a public hearing, then we deal with each one that we get. There's been a lot of opportunity. This is one more opportunity. There will be an opportunity at City Council. I think that's a good thing. **Jace Hellman:** Even though they did close the public hearing, this will go to City Council again. This isn't the only public hearing opportunity that we'll have on this.

Commissioner Hennis motions to recommend approval to City Council of the Envision Kuna Comprehensive Plan with the additions discussed tonight; With a map change at the northwest corner of Meridian and Deer Flat Road to a mixed-use parcel for that 42 acres. Commissioner Damron seconds, all aye and motion carried 4-0.

3. COMMISSION REPORTS

4. ADJOURNMENT

Commissioner Hennis motions to adjourn; Commissioner Damron Seconds, all aye and motion carried 4-0.



 Lee Young, Chairman
 Kuna Planning and Zoning Commission

ATTEST:



 Wendy I. Howell, Planning and Zoning Director
 Kuna Planning and Zoning Department



Megan M. Leatherman, MCRP
Director

Ada County Courthouse
200 West Front Street
Boise ID 83702
208.287.7900
Fax 208.287.7909
www.adacounty.id.gov

Department Divisions
Building
Community Planning
Engineering & Surveying
Permitting
Strategic Planning

Ada County Commissioners
Diana Lachiondo, First District
Rick Visser, Second District
Kendra Kenyon, Third District

ADA COUNTY
Development Services Department

April 15, 2019

Mayor Joe Stear,
City of Kuna,
736 W Avalon St
PO Box 13
Kuna, ID 83634
Sent Via E-mail

Re: Ada County's Comments to the Envision Kuna – Comprehensive Plan

Dear Mayor Stear and City Council:

Thank you for this opportunity to participate in, and comment on, the City of Kuna's Draft Comprehensive Plan Update, *Envision Kuna*. As you are aware, Ada County has a new Board of County Commissioners, and they are interested in collaborating with you and their regional partners in ensuring that your goals are met along with the region's.

My team has participated in this process from the beginning. I would like to again compliment your staff for a robust public outreach effort for this update. From the beginning of this update, we continue to believe that Kuna is uniquely situated to emerge as a major agricultural/industrial hub in the Treasure Valley, and this update provides a great opportunity to maximize that potential.

Mayor Stear, we are very much reassured to hear your commitment to working with other regional elected officials for "preservation of farmland." Preservation of agricultural lands is important to us because of the many roles that it plays in Ada County and our neighbors – generating jobs, providing other economic benefits, enhancing regional food security, supporting local food access, contributing to rural character and quality of life to name a few. The draft Envision Kuna Comprehensive Plan is a document that guides the future actions of the City. And yet, we noticed very few proposed objectives under "Economically Diverse and Vibrant", "Healthy and Safe" or "Connected" goal areas that carry forward your vision.

Per Idaho Code 67-6508, this draft Comprehensive Plan will guide future land use development within the City's area of jurisdiction. Of the total 51,011 acres within the City's Area of Impact (A and B), approximately 35,500 acres are currently receiving agricultural exemptions. However, only 6,212 acres are proposed as an Agriculture land use designation on the proposed "Future Land Use Map." We are wondering how you are planning on addressing this loss of

83% agricultural land in the future.

Currently, pursuant to *Ada County 2025 Comprehensive Plan and County Ordinance 862-863*, the County has adopted Kuna's Comprehensive Plan from 1998 for the Area of City Impact A (ACI-A) and the Ada County Comprehensive Plan for the Area of City Impact B (ACI-B). Per Idaho State Code 67-6526, this unique arrangement was negotiated because the proposed ACI at the time would have pre-maturely expanded urban and suburban types of land uses in rural areas, extending demands for public facilities, services and utilities in Ada County's remote locations.

Per the most recent growth forecast (Reconciliation #5) by COMPASS, Kuna will need to accommodate 20,485 households to support a total population of 60,200 by 2040. Even with the most conservative land use assumptions applied to the proposed "**Future Land Use Map**", the Draft Envision Kuna Comprehensive Plan provides for land use capacity to accommodate 50,575 households and a population of 147,173. We completely respect the City's ability to plan for a little more capacity in their future land use designations than the growth demands. And yet, we also believe that 250% more capacity than needed demand would place an unnecessary burden on the County's public facilities and services including jail, court, emergency communication, coroner, emergency medical, juvenile services and many more. Also, Mixed Use is a useful concept in land use planning if used in a strategic manner to target economic development in urban centers. Having said that, the proposed "**Future Land Use Map**" applies this designation very liberally to more than 8,900 acres, which is counter-intuitive to the purpose of this designation or future land use planning. Therefore, we look forward to discussing with you how this proposal is an improvement on the 1998 Comprehensive Plan in guiding the future growth.

In the meantime, this letter is to inform you that Ada County does not support the *Envision Kuna Comprehensive Plan* as proposed. In complying with statutory requirements, Development Services staff will not be able to justify use of this (draft) Comprehensive Plan within Kuna's Area of Impact B (ACI-B) during a renegotiation process. Development Services staff looks forward to working with you to find the optimal solution for our community.

Sincerely,



Meg Leatherman, MCRP

Attachment: Chapter Level Comments

CC: Board of County Commissioners
Mitra Mehta-Cooper, Strategic Planning Manager
Wendy Howell, Planning and Zoning Director



Working together to plan for the future

January 28, 2019

Wendy Howell, Planning and Zoning Director
751 W. 4th St.
PO Box 13
Kuna Idaho 83634

Re: COMPASS Comments for Envision Kuna

Dear Ms. Howell:

COMPASS appreciates the opportunity to comment on Envision Kuna, the update to the City of Kuna's comprehensive plan. COMPASS has participated in the process to update this plan and would like to highlight how this plan can work in tandem with the *Communities in Motion 2040 2.0*, the regional transportation plan.

City of Kuna Future Land Use Map (p. 56): The updated land use designates a sizable portion of the Kuna Area of City Impact as "Mixed Use" (Figure 5). Mixed use areas, when developed well, can encourage short vehicular trips and promote bicycle and pedestrian travel. However, this flexibility also makes forecasting future travel demand difficult. COMPASS encourages the City of Kuna to prioritize Policy 3.A.1.c to "define 'mixed-use' designations in Kuna's adopted zoning code." Secondly, it is difficult to determine Medium Density Residential and High Density Residential on the City of Kuna Future Land Use Map. COMPASS would also encourage Kuna to more clearly identify the High Density Residential locations and locate these near existing public transportation service, public schools and parks, or employment centers.

Objective 4.A.3. (p. 79): COMPASS supports the City of Kuna's objective to preserve the Kuna Mora Road as a Freight /Truck Corridor. Consider also including a policy to preserve land for potential future intermodal connection/facility with the UPRR mainline if that supports the City's goals for freight.

Objective 6.D.2 (p. 117): COMPASS supports the objective to "Evaluate new forms of revenue..." Consider adding a policy to work with COMPASS to secure additional transportation funding through the COMPASS Resource Development Plan. This has been a successful approach to generating additional revenue for transportation projects.

Please contact Carl Miller at cmiller@compassidaho.org or (208) 475-2239 if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Liisa Itkonen'.

Liisa Itkonen, Planning Team Lead

CM: T:\FY19\700 Services\701 Member Services\Envision Kuna\Envision Kuna Comp Plan letter.docx



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IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

March 27, 2019

Jace Hellman
City of Kuna, Planning and Zoning Department
751 W. 4th St.
Kuna, ID 83634

VIA EMAIL

Development Application	COMPREHENSIVE PLAN
Project Name	ENVISION KUNA – COMPREHENSIVE PLAN
Project Description	A public hearing to review the new Envision Kuna – Comprehensive Plan (text and maps). If approved, it will replace the current 2015 Kuna Comprehensive Plan (text and maps) including the future land use map.
Applicant	City of Kuna

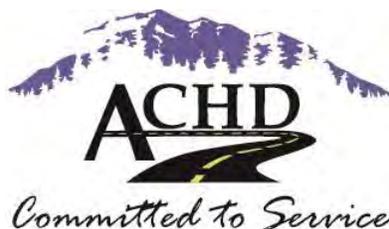
The Idaho Transportation Department (ITD) reviewed the new comprehensive plan and has the following comments:

1. ITD does not object to the new Envision Kuna – Comprehensive Plan as presented in the application.

If you have any questions, you may contact Ken Couch at (208) 332-7190 or me at (208) 334-8338.

Sincerely,

Sarah Arjona
Development Services Coordinator
Sarah.Arjona@itd.idaho.gov



Rebecca W. Arnold, President
Mary May, 1st Vice-President
Sara M. Baker, 2nd Vice-President
Jim D. Hansen, Commissioner
Kent Goldthorpe, Commissioner

February 26, 2019

To: Jace Hellman, via email
City of Kuna
751 W. 4th Street
Kuna, ID 83634

Subject: KUNA19-0002
City of Kuna Draft Comprehensive Plan-Request for Comment

In response to your request for comment, the Ada County Highway District has reviewed the item referenced above.

City of Kuna Draft Comprehensive Plan

Thank you for the opportunity to comment on the Kuna Comprehensive Plan and participate in the development of this important document. Based on the draft land use map submitted and the goals and objectives outlined in Goal Area 4 of the Kuna Comprehensive Plan, ACHD looks forward to working with Kuna through the *Master Street Map* and *Communities in Motion* update process to evaluate any changes proposed to the transportation network through this planning effort.

ACHD is also excited to work with Kuna to help implement many of the bike/pedestrian goals outlined in the document which are supported within our Bike Master Plan. We support the continued emphasis on the low-stress bicycle network and appreciate Kuna's continued involvement on the Bicycle Advisory Committee.

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

Sincerely,

A handwritten signature in blue ink that reads 'Dawn Battles'.

Dawn Battles
Planner
Development Services



OFFICE OF THE MAYOR

MAYOR: David H. Bieter

February 15, 2019

Joe Stear
Mayor
City of Kuna
PO Box 13
Kuna, ID 83634

Re: *Envision Kuna* Comprehensive Plan

Dear Honorable Mayor Stear,

On January 23, the City of Kuna solicited feedback regarding an update to their comprehensive plan, *Envision Kuna*. The City of Boise applauds Kuna for undertaking this process and are in full support of jurisdictions throughout the Treasure Valley creating a shared vision for the future.

Envision Kuna's six primary vision areas are very similar to those within *Blueprint Boise*, the City of Boise's comprehensive plan, and the policies supporting alternative transportation, pathways, public transportation, and other multimodal options are commendable. We encourage you to take these policies one step farther and explore ways to help fund public transportation and other regional multimodal connections. We also applaud your policies encouraging a compact and mixed-use pattern of land uses throughout the City of Kuna are also visionary and commendable.

However, we have concerns the size of the Kuna Area of City Impact and its potential impact on land use patterns over *Envision Kuna's* 20-year planning horizon. As noted within the plan, the City of Kuna's current population is almost 20,000 and COMPASS projections estimate a 2040 population of about 54,000. Kuna's current area of impact is just over 46,000 acres, which is 10-times the historical size of approximately 4,400 acres. By way of contrast, Boise's area of impact is just under 76,000 acres and accommodates a current population of around 230,000 (and is expected to accommodate a population of 332,000 in 2040). Further, the Kuna AOI is around 7,000 acres larger than the City of Meridian's, which has 2040 estimated population of 150,000 (nearly 3 times that of Kuna), and 25,000 acres larger than the City of Eagle's, which has a 2040 population estimated at 58,000 (slightly larger than that of Kuna).

The size of Kuna's area of impact and the intensity of the designated land uses far exceed the area needed to accommodate this level of growth within the 20-year planning horizon of *Envision Kuna*. We encourage you to revisit your area of city impact to create a boundary that reflects a realistic growth pattern and prevents incentives for sprawl and premature annexation.

Again, thank you for the opportunity to provide feedback on *Envision Kuna*. By working together to create a common vision for our region's success, the Treasure Valley's future is indeed bright.

Sincerely,

David H. Bieter
Mayor

cc: Tom Laws, Boise PDS
Daren Fluke, Boise PDS

Jace Hellman

From: Wendy Howell
Sent: Friday, February 15, 2019 12:09 PM
To: Jace Hellman; 'Ellen Campfield Nelson'; 'Aaron Mondada'; Lisa Bachman
Subject: FW: Kuna's Comprehensive Plan

From: Kelli Badesheim <kbadeseim@valleyregionaltransit.org>
Sent: Friday, February 15, 2019 11:47 AM
To: Wendy Howell <whowell@kunaid.gov>
Cc: Mayor Stear <mayorstear@kunaid.gov>
Subject: Kuna's Comprehensive Plan

Hi Wendy,

I'm so sad that I couldn't make the time to provide my comments to your comprehensive plan by the deadline. I did want to share them with you even if it is too late to be incorporated into the document. I really appreciate being a part of the process and was pleased with the way the plan reflects the work of the advisory committee. I'm excited about VRT's work with Kuna and look forward to seeing how the plan gets realized through our collective work.

I hope over time we can work with City of Kuna to have Valleyconnect 2.0 more integrated by reference into your plan. The maps can really help inform development and opportunities for us to engage with future developers to make the connections envisioned in the plan a reality. I was thinking of the value of this in the Housing area Goal #2. It would be great as the city is looking at affordable housing to make sure it is tied into the transit corridors we are working to build for the city.

Some of the policies seem a bit passive. For example, many of them start with "Consider". I think Kuna should be bold to state what they want from the public and their partners through more active policy statements. I do recognize that the passive policy voice was more a minority. Most of them were very clear action-oriented statements.

We would really like to work with City of Kuna to better define the transit elements of Linder Road, and had hoped to see more specific activities around coordinating on identifying transit infrastructure and opportunities for transit supportive development along that corridor.

I was happy to see the references to coordinating mobility needs for older adults and persons with disabilities. As we go forward, we are also thinking about how transportation can be a big barrier to helping young people access educational opportunities and also people accessing healthcare.

Just some food for thought. I want to prioritize getting more engaged in your processes of implementation, so think about how you might like to activate more engagement from VRT. Thanks again for all your hard work on this and forgive me for being so delayed.

Kelli

Wendy Howell

Subject: FW: Lot split
Attachments: Parcel S1315141880_LowDensityRequest.pdf

See Ana's request below, as well as an attached map showing the parcel she is referencing.

Does she need to do anything else, or will this be automatically included in the request to City Council next week?

Thanks!

Lisa M. Bachman, AICP, PCED
Planner / Project Manager
J-U-B ENGINEERS, Inc.

-----Original Message-----

From: Ana M. Paz <anapaz1972@gmail.com>
Sent: Wednesday, May 15, 2019 9:08 PM
To: Lisa Bachman <lbachman@jub.com>
Subject: Lot split

[External Email]

Hello Lisa,

Can you please request that our property show low density instead of commercial for the purpose and use we are wanting our property for?

Thanks so much!

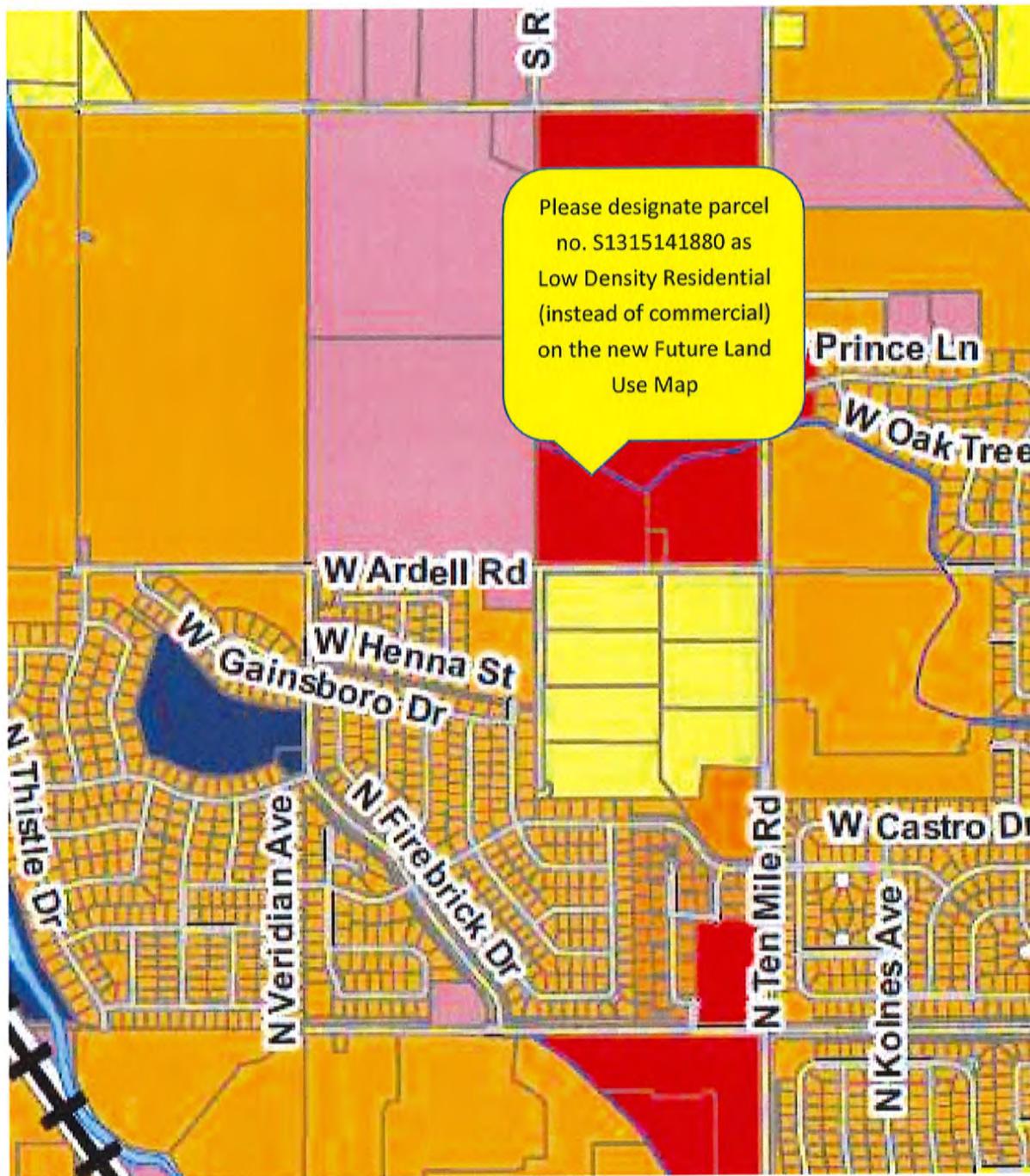
Ana M. Paz

Sent from my iPhone

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Please designate parcel no. S1315141880 as Low Density Residential (instead of commercial) on the new Future Land Use Map

received
4.23.19

Jace Hellman

From: Chase Craig <chase@ownboise.com>
Sent: Tuesday, April 23, 2019 12:37 PM
To: Jace Hellman
Cc: Mike Smith
Subject: Comprehensive Plan - Suggested Adjustment

Good afternoon!

Thank you for your time on the phone earlier today Jace. I'm writing to request an adjustment to the comprehensive plan you are presenting at tonight's meeting. Unfortunately, I am not able to attend the meeting in person.

The adjustment we are looking at in particular would be to the 22.75 acres located at 5055 E. Kuna Rd. This is just to the East of the intersection of Eagle and Kuna roads. Per the current appendices of the comprehensive plan, it shows this property as low density residential. We believe this property's highest and best use would actually be medium density residential. We also believe that this would be best for the overall comprehensive plan.

Currently, the suggested map would go directly from low density residential to mixed use, which could be anything from commercial to retail and even to high density residential. We believe it would be beneficial to go from low density residential, which is the property east of the subject property, to medium density residential (the property we are suggesting) and then to mixed use would be a better transition for the community.

Can you please confirm receipt and let me know if you have any questions? Also, we would love it if you could please present this suggestion at the meeting tonight.

Thank you and let me know if you have any questions or need clarification!

Chase Craig

Team Leader | **Own Boise**

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208.284.0829

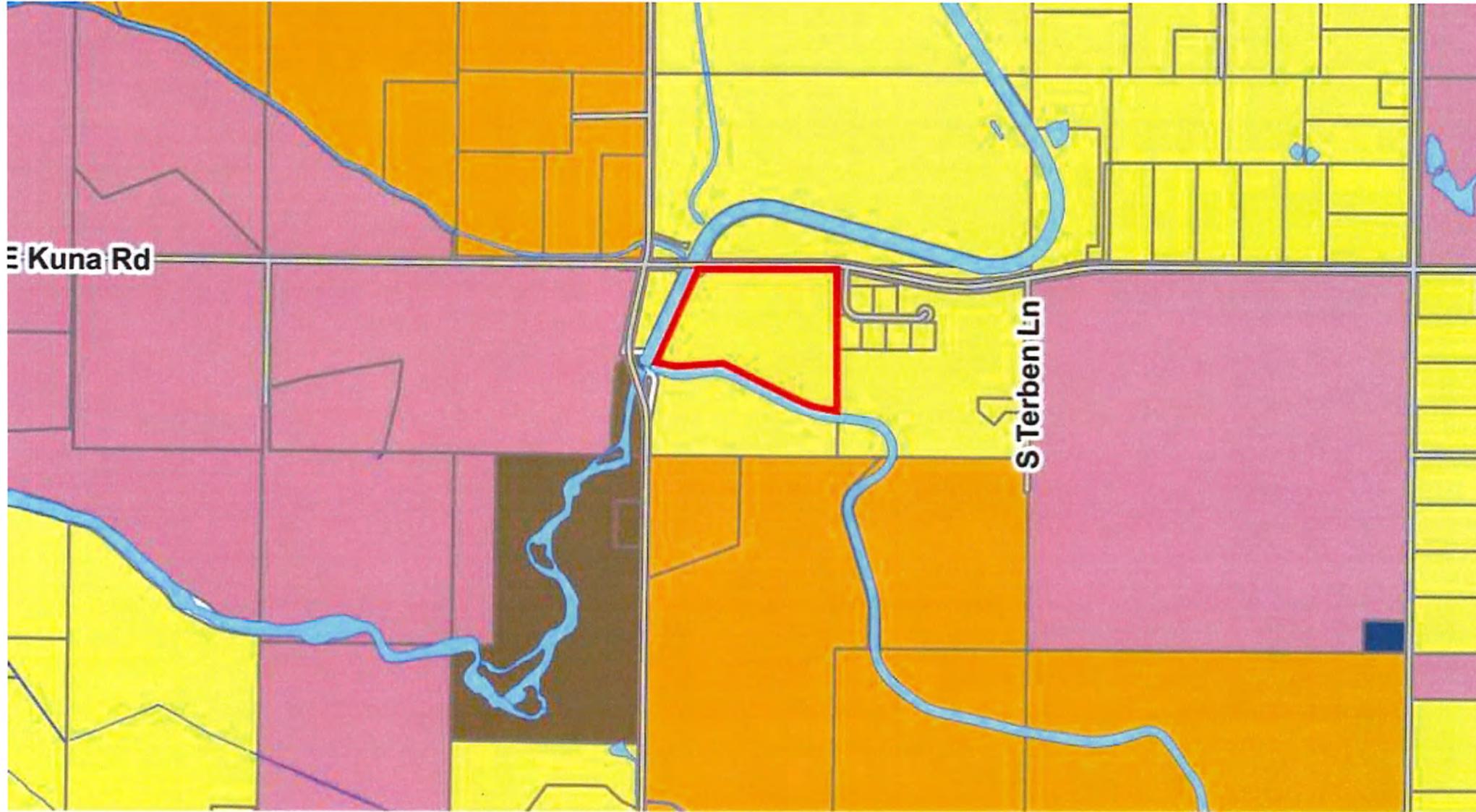
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Jace Hellman

From: Wendy Howell
Sent: Friday, January 25, 2019 9:24 AM
To: 'Aaron Mondada'; 'Ellen Campfield Nelson'; Lisa Bachman
Cc: Jace Hellman
Subject: FW: Feedback on Envision Kuna draft plan

From: Cheryl Richards <cherylrichards@gmail.com>
Sent: Friday, January 25, 2019 8:40 AM
To: Wendy Howell <whowell@kuna.gov>
Subject: Feedback on Envision Kuna draft plan

Hello,

Thank you for allowing citizens the opportunity to continue to respond to the comprehensive plan. First, I want to acknowledge that this was an extreme effort and I appreciate that you are asking and considering the public in this process. Many of the goals seem to be with good intent behind them. I have both questions and comments to the plan.

1 - I live south of the railroad tracks and have been concerned for quite some time about the canal overpass on Swan Falls Road. How will this overpass be changed and expanded? It is highly used (and will continue to be) and not safe as a pedestrian or cyclist crossing. I'm uncertain from your plan how this will be addressed to make it better rather than just maintain; it's current condition is not good. I would also like to see an overpass from Luker Road connecting over the railroad tracks, but I recognize this is likely a challenge with the railroad and anyone owning surrounding properties. It is a necessary development considering the amount of housing you anticipate increasing in this area.

2 - I previously read a number of comments on the original survey regarding not making Meridian Road like Eagle Road. With the number of commercial use areas planned along Meridian Road, you WILL turn it into Eagle Road regardless of the speed limit. Commercial use properties would be better served throughout the community and split also on Ten Mile more fairly. I know a lot of thought has went into this plan, however, it appears the concerns over Meridian Road are being dismissed and downplayed. My commute time is already 25 minutes and I don't commute into Boise. The majority of my time is spent on Meridian Road. I'm very concerned about this not being well supported in the long term and the end result being exactly what the community has said they don't want.

3 - I'm alarmed at the amount of agricultural land that is being encroached upon. I moved to Kuna because I wanted a good mix of land including agricultural land. Yet I see community members trying to force out agricultural properties such as the dairy farm by the school, failing to recognize that those are important functions in our society and our food source. Your plan to have an educated workforce isn't bad, except there needs to be a balance with support for agricultural jobs that are vital to the functioning of the economy, which requires the appropriate level of agricultural land. The plan seems imbalanced in this area.

4 - I have not had much interaction with the local city government, and I hope this will change. I want to mention here that I submitted a request on the city site back in August of 2018 regarding the dog park at Sadie Creek Park. There was no way to easily submit the request so it ended up in the graffiti section. However I never received a response on that safety request. So I will reiterate my concerns here. This dog park is a safety hazard to those using the pond, especially with children. If someone needs to have their dog fenced-in to control them, then having the dog park next to a pond where dogs and children regularly swim is not a good solution. It sends mixed messages and causes a safety hazard for people and other dogs when uncontrolled dogs are not maintained around the pond. This problem has increased as

more people use the dog park. I hesitate to even go there because of this, and we LOVE the pond! We want the pond to stay near are home (this has been such a great and unexpected amenity!). I would like the dog park removed and placed in a different park where there is not a swimming area. I also look forward to the actions of good customer service as outlined in your goals. The lack of acknowledgement of my request and no response to it makes me feel like the city is not concerned about the safety of my children. Animal Control can only do so much in these instances. We need the the city's help to find a better strategic location for this park.

Thank you for your time and consideration.

Cheryl Richards

Greetings,

With the cooperation and willingness of the Kuna City Zoning and Planning Department, I propose that the ENVISION KUNA PLAN add at least one more Goal to their document. It could be fit into any/many of the Goal sections already existing, as an action plan. And of course reworded as needed.

THE NEW GOAL: The creation of a 'Kuna City Lighting Ordinance' will be added to Kuna City Code book, designed to avoid and reduce light pollution, while clearly explaining lighting expectations for the developers, planners and community. Careful attention to lighting in our region will protect our health, our safety, our environment and will improve the lives of the living organisms within it (people, animals, plants). With this attention to light and with good planning, we will retain some of the 'rural', smaller town qualities of our region - the qualities and considerations that keep and attract people to Kuna.

Details as to why I feel this Goal is needed:

When reading the Envision Kuna Plan, most the emphasis to me seems to be on development. It is very well done and I realize much time, great effort and community input has created it.

However, to me, there doesn't seem to be much to convince me that you hope to protect a little bit of Kuna the way it is - unique, semi-rural, with special places to the south (river, dark skies, protected birds, crop land, recreation and farm animals). I ask that you throw us 'a bone'. A bone to those who have lived in Kuna for years or moved to Kuna because of its small town, rural, simple life style vibe. Give us comfort that we won't look like Las Vegas or even Eagle Road as we grow. Put something in your Goals that assure us that we won't be excessively 'LIT UP', and that Kuna leaders will protect our sleep, health, peace and our skies from light pollution.

Although the city codes do have some good lighting requirements and suggestions throughout, it is difficult to find them and many have not been added to or refined, as we experience new situations during Kuna's rapid growth. Without clarity and/or a complaint, they are hard to enforce. I have been paying attention to lighting details for quite a while.

This new Ordinance will become the primary source of information, so that lighting considerations can be to easily referred to during the development application, review,

approval, public hearing, building and enforcement stages. It should address all the general considerations of lighting, such as color, intensity, purpose, direction, shielding, timers, sensors etc.. and should serve to teach and instruct us of current best lighting methods.

To complete the ordinance and lighting code development, more detailed lighting requirements will be needed (or revised) in various sections of the existing Kuna Code Book, so that the best lighting practices will be used in all project needs (signs, roads, parks, zones etc..)

The ordinance's focus should be to promote environmentally responsible, well designed and safe lighting for our region and the organisms living within it (humans, animals, plants). With the objective of shining light only where it is needed; to use only enough light to see well; and to turn off lights when they aren't needed.

The outcome will be that our region will be better protected from the health, environmental, and safety issues that arise when lighting is not being paid attention to as the city grows. Our night skies, water ways, farms and animal sanctuaries will be better protected.

If you have any questions, suggestions or concerns, I am very interested in helping to reduce light pollution, so please contact me.

Thank you for the work you have done for this plan and on committees.

I will appreciate your careful consideration of my requests for the new Goal and Ordinance to control and reduce light pollution as we grow. I will also greatly appreciate the actions that will be required by the Planning and Zoning Departments to get a lighting ordinance and more code details in place, to better protect those living in the Kuna region.

Sincerely,

Cindy Giesen
1363 S. Ash Avenue
Kuna, Idaho 83634

Jace Hellman

From: P. J. Piper <piperpj@hotmail.com>
Sent: Sunday, January 20, 2019 4:42 PM
To: Wendy Howell; Jace Hellman
Subject: Kuna's Future

Hello,

I've been a Kuna resident for 2 1/2 years. My husband and I drove the whole valley from Emmett to Mountain Home and Star to Melba before we chose Kuna. It's a wonderful, friendly, and lovely town.

There are a couple of things that need to be addressed. The first is the need for a stoplight at the intersection of Kay and Avalon. There have been wrecks and near misses there when people try to get to the medical facilities, businesses, or Walgreen's. Another concern is Deer Flat road. There is enough traffic there to warrant 5 lanes and sidewalks especially with the new subdivision being built and the high school students who walk along the road.

The other things that you listed in the paper seem appropriate to our growing community. Thank you for keeping us in the loop.

Sincerely,
PJ Piper
piperpj@hotmail.com

**WORKSHOP
SUMMARY****FINANCING TOOLS
&
URBAN RENEWAL**

On June 5, 2019, the City of Kuna, in collaboration with J-U-B Engineers, Inc., hosted a public workshop on financing tools and urban renewal. There were approximately 30 attendees from local agencies and taxing districts, as well as local business owners and property owners. After the informational presentation, an *input gathering* session was held to gather input from attendees regarding urban renewal. A summary of input received is outlined below and [slides are linked here](#).

***What types of improvements/ initiatives should be considered?***

1. Parking improvements
2. Industrial park (jobs)
3. Public safety
4. Overpass
5. Downtown
6. Higher Education
7. Amenities (recreation center, activities, bowling)
8. Office park
9. Ten Mile Road
10. Recreation Center

***What issues and concerns should be considered?***

1. Money – people don't want to have to pay for it
2. Impacts to others outside the District
3. Getting out-priced in a district and increasing property taxes
4. Re-allocation of tax dollars
5. Possibility of property tax value reduction
6. Impacts to emergency services
7. Need to look at end result
8. Educating the public
9. Transparency
10. Identifying roadway improvement in the plan
11. Term of district
12. Infrastructure impacts
13. Clearly messaging to the public: well-defined and timeline of projects

***Which areas should be explored for eligibility?***

1. Railroad Improvements/crossings: safety; emergency facilities south and west of Ten Mile Road
2. Downtown: family-friendly, breweries, locally-owned/small businesses, small town feel, lights
3. Parks/recreation areas
4. Industrial areas for Kuna (near Stroebel Rd and King Rd & S Cole Rd and W Barker Rd)